

FOR SALE

79 Brollagh Road, Garrison BT93 4AF

3 BEDROOM DETACHED BUNGALOW ON A SITE OF c.0.7 ACRES

Lisney

COMMERCIAL REAL ESTATE



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FEATURES

Ideal refurbishment opportunity

Situated in a quiet, rural location

Self-contained plot with land to the rear

Site of circa 0.7 acres

Potential for obtaining planning for a replacement dwelling

Property outline for indicative purposes only

LOCATION

The subject property is situated just outside Garrison, a small village on the shores of Lough Melvin, situated between Donegal, Sligo and Enniskillen.

Garrison is located 23 miles from Enniskillen Town Centre. The village is in the council district of Fermanagh and Omagh, with a population of around 411 people.

Local facilities include St Martin's Primary School along with local cafes, shops and bars.

DESCRIPTION

The subject property is set on land of c.0.7 acres and accessed directly from the B52 Brollagh Road.

The property is a three bedroom bungalow, consisting of an entrance hall, living room, kitchen, family bathroom, and three bedrooms. The property requires refurbishment throughout.



Living room



Land



Kitchen

ACCOMMODATION

The areas below are approximate:

Room	sqm	sqft
Front Hallway	2.15	23.11
Living Room	13.59	146.33
Kitchen	6.36	68.46
Bathroom	3.27	35.17
Main Hallway	2.91	31.33
Bedroom 1	9.75	104.95
Bedroom 2	6.39	68.82
Bedroom 3	8.44	90.81
Total	52.86	569

Land	0.28 ha	0.7 ac
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RATES PAYABLE

Capital Value:	£60,000
Rates Poundage 2024/25:	0.009265
Rates Payable:	£555.90

TITLE

Freehold

PRICE

£80,000 exclusive



Bedroom



Bedroom

LOCATION



VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The EPC rating is G16.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 G	17 G

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23930

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For further information:

Lynn Taylor: 028 9050 1501 / 07813 020 181
ltaylor@lisney-belfast.com

Jordan Mallon: 028 9050 1501
jmallon@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House
29-33 Montgomery St, Belfast BT1 4NX
Tel: 028 9050 1501
Email: property@lisney-belfast.com

[lisney.com](https://www.lisney.com)   

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