

**FOR SALE**

**74 Rehaghy Road, Aughnacloy BT69 6HB**

DETACHED BUNGALOW ON C. 0.3 ACRES IN RURAL LOCATION

**Lisney**

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## FEATURES

Just 4 miles from Aughnacloy  
& 9 miles from Dungannon

Detached 3-bedroom bungalow  
requiring refurbishment

Total plot of circa 0.3 acres

Potential for replacement dwelling  
(STPP)

### LOCATION

The subject property and lands are located circa 3.9 miles from Aughnacloy town centre, 9.4 miles from Dungannon and 13.6 miles from Armagh.

The Rehaghy Road is a rural carriageway located between the town of Aughnacloy and Eglish Village and Caledon Village.

The land uses surrounding the property are a mix of agricultural land and the occasional stand-alone dwelling.

### DESCRIPTION

The subject property comprises a 3-bedroom detached dwelling on a plot of circa 0.3 acres.

Internally, the property consists of a porch, living room, kitchen, dining room, three bedrooms and a bathroom.

The property has not been occupied recently and requires refurbishment.

The property benefits from a large garden at the front of the property with a large, sloped garden to the rear. The entire property is bound by a combination of wooden fencing, trees and hedging.



## ACCOMMODATION

From measurements taken on Spatial NI, we estimate that the approximate site area is c. 0.3 acres.

From measurements taken on site, the approximate area of the dwelling is as below:

Room	sqm	sqft
Porch	1.49	16.04
Living Room	17.87	192.35
Kitchen	10.75	115.71
Boiler Closet	0.89	9.58
Bedroom 1	8.1	87.12
Bedroom 2	8.1	87.12
Bedroom 3	11.3	121.63
Bathroom	3.2	34.44
<b>Total</b>	<b>66.09</b>	<b>711.24</b>



## TITLE

Assumed freehold or long leasehold title.

## PRICE

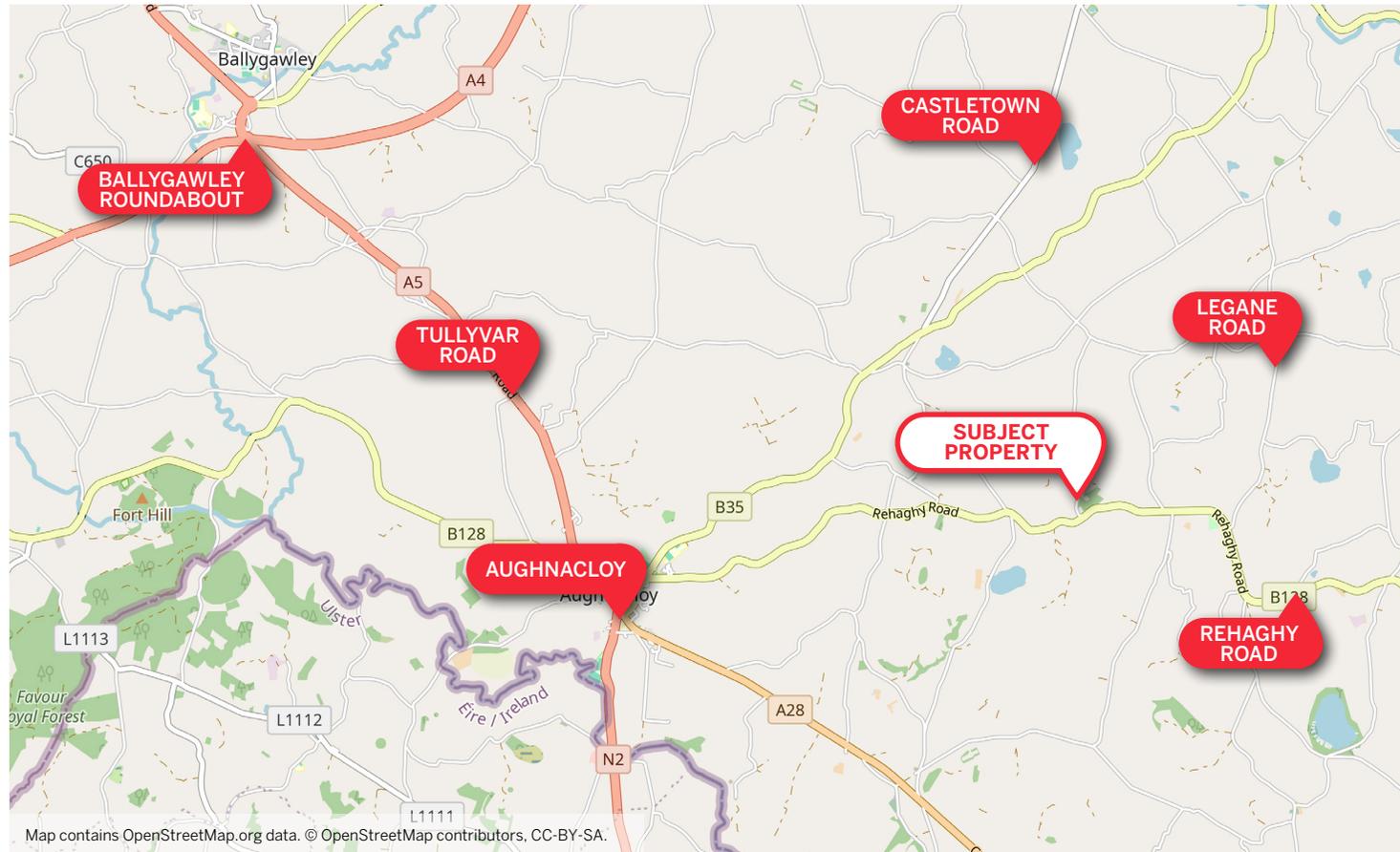
£89,000 exclusive

## RATES PAYABLE

Capital Value: £65,000  
Rates Pounding 2025/26: 0.009482  
Rates Payable: £616.33



## LOCATION



## VAT

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

## STAMP DUTY

Stamp duty, if applicable will be the liability of the purchaser.

## EPC

The EPC rating is 46 E.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	46 E	
21-38	F		
1-20	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 24566

# Lisney

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### For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

### Lisney Commercial Real Estate

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