

FOR SALE



**T. PATTERSON STEWART**

AUCTIONEER AND ESTATE AGENT

25 HIGH STREET OMAGH CO TYRONE N.IRELAND

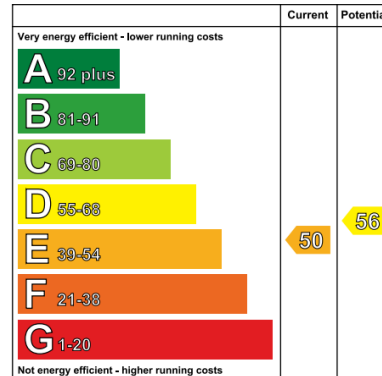
Telephone: Omagh (028) 8224 3603/ 8224 3086

After 6.00 pm: Omagh 8224 5300

Email: Info@pattersonstewart.com

Website: www.pattersonstewart.com

**NOTE** -These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease. Whilst every care is taken in compiling the information we can give no guarantee as to the accuracy thereof and enquirers are recommended to satisfy themselves regarding the particulars.



**130 CLOGHERNEY ROAD, ROSCAVEY, BERAGH  
CO TYRONE BT79 OKE**

**DETACHED 3-BEDROOM BUNGALOW & GROUNDS  
(1330 sq ft in area)**

**With adjoining circa 2 ½ acre Field**

**LOCATION** Half a mile off the main A5 Omagh-Ballygawley Road, 9 miles from Omagh, 4 miles from Beragh, close to Clogherney Primary School

**ACCOMMODATION**

<b>ENTRANCE PORCH</b>	6' 0" x 6' 6"
<b>ENTRANCE HALL</b>	13' 0" x 6' 0"
<b>LIVING ROOM</b>	13' 4" x 13' 0" with Fireplace & high output Back Boiler
<b>DINING KITCHEN</b>	13' 3" x 16' 3" with oil-fired Cooker, wood-effect Fitted Units
<b>UTILITY ROOM</b>	13' 2" x 7' 4" with Oil Burner, <b>TOILET &amp; WHB;</b>
<b>BEDROOM 1</b>	13' 0" x 12' 6" with fireplace & built-in wardrobe

**BEDROOM 2** 13' 2" x 10' 2" with built-in wardrobe

**BEDROOM 3** 13' 2" x 12' 8" with fireplace

=

**BATHROOM & TOILET** 8' 4" x 10' 8" with coloured Suite, fully tiled walls

**HOTPRESS**

The Property has u PVC white double-glazed Windows and Back Door. Oil-fired Central Heating from Firebird Boiler (energy rated A)

**FUEL STORE** 14' 3" x 9' 8"

**DOUBLE CARPORT** 15' 0" x 14' 3"

The Property is approached by a short tarmac driveway with Lawns on each side, and incorporating a variety of flowering shrubs and trees, with ranch-style fencing.

**EPC Ref no 0262-2991-0252-9993-4875 Band E**

**2016/17 Rates £883**

**Viewing invited, strictly by appointment with the Agent**

