

FOR SALE



T. PATTERSON STEWART

AUCTIONEER AND ESTATE AGENT

25 HIGH STREET

OMAGH

CO TYRONE

N.IRELAND

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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.

**23 EDENVALE PARK,
OMAGH
BT78 5EB**

**3-BEDROOM DETACHED
BUNGALOW & GROUNDS**



LOCATION In a popular residential Park, inside the Town Boundary, on the Derry Road, within walking distance of local Shopping

ACCOMMDATION

ENTRANCE PORCH 7' 1" x 5' 3"

ENTRANCE HALL 14' 6" x 4' 8"

LOUNGE 15' 11"x 10' 8" into the bay window, with fireplace & a Stanley wood-burning Stove, which heats domestic hot water

DINING KITCHEN 15' 6"x 8' 10" with modern fitted units

BEDROOM 1 11' 9" x 10' 11" with fitted units

BEDROOM 2 11' 2" x 8' 1" with built-in wardrobe

BEDROOM 3 7' 10" x 7' 10" with built-in wardrobe

SHOWER ROOM 7' 10" x 5' 3" with white suite and u PVC sheeted walls

The Bungalow has oil-fired Central Heating and u PVC double-glazed windows and external Doors

GARAGE 25' 8" x 11' 9" with Roller Shutter door and **TOILET & WHB**

The Bungalow occupies a corner Site with Lawns front and rear.

Lease: 999 years. Ground Rent: £20 per year. Rates 2016/17: £703

EPC Ref 0265-2961-0943-9225-7671 Band E

--Viewing invited, strictly by Appointment with the Agent

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		66
E 39-54	54	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

