

FOR SALE



AUCTIONEER AND ESTATE AGENT

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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.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		31
G 1-20	11	
Not energy efficient - higher running costs		

59 LANDAHUSSY ROAD, PLUMBRIDGE. BT79 8EL

DETACHED 2-STOREY 1400 sq ft HOUSE

With circa 2 acres of Amenity Grounds

LOCATION Circa 4 miles from Plumbridge in a picturesque setting, approached by a concrete laneway from the Landahussy Road

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM 15' 6" x 10' 11" with black cast iron fireplace

SITTING ROOM 15' 10" x 11' 10" with fireplace

KITCHEN 10' 0" x 9' 9"

WET ROOM 9' 0" x 6' 0" with white suite, toilet & WHB

FIRST FLOOR

BEDROOM 1 12' 0" x 7' 6"

BEDROOM 2 9' 4" x 7' 10"

BEDROOM 3 9' 4" x 7' 10"

BEDROOM 4 12' 0" x 8' 4"

BATHROOM 6' 8" x 6' 4" with separate **TOILET**, fully tiled walls

The House has u PVC double-glazed windows and oil-fired central heating throughout.

GARAGE 17' 11" x 11' 8"

There are also several FARM OUTBUILDINGS

EPC Ref 2959-5096-0224-6793-9964 BAND G







 **T. PATTERSON STEWART**