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Your  
Local  
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# For Sale

Detached Three Bedroom Bungalow  
With Land C. 3 Acres

31 Drumcullion Lane,  
Ballygawley, Co. Tyrone  
BT70 2NB

RESIDENTIAL



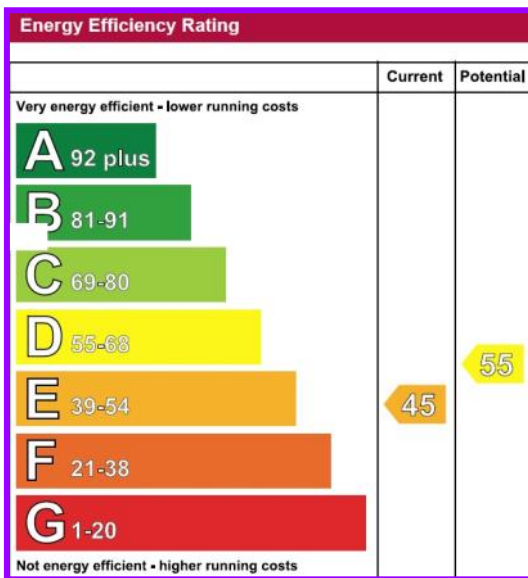
## For Sale

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Ballygawley, Co. Tyrone  
BT70 2NB

#### RESIDENTIAL

#### EPC—TBC



#### Location

This three bedroom bungalow is ideally located in a highly sought after area, off Drumcullion Lane. This peaceful countryside setting allows the purchaser to enjoy the many luxuries of rural living. However given the residence's close proximity to the A4 Ballygawley to Augher road and the Ballygawley roundabout this property also boasts the perfect location for commuters travelling to Belfast, Enniskillen and Omagh. The immediate vicinity comprises agricultural holdings and associated farm dwellings with a range of shops, schools, churches and local amenities

#### Description

This dwelling comprises a detached bungalow providing 3 spacious bedrooms, a kitchen, living room, lounge and conservatory. This property also enjoys mature gardens and landscape views of the Clogher Valley. There is also a range of traditional outhouses.

This property has much potential in a brilliant commuter location.

#### Rates

We have been advised by the Land and property services of the following:

Capital Value—£92,500

Estimated Annual Rates Payable for 2018/2010: £725.29

#### VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

#### Sale Details

We are seeking offers over 145,000.



Front Elevation



View of Garden

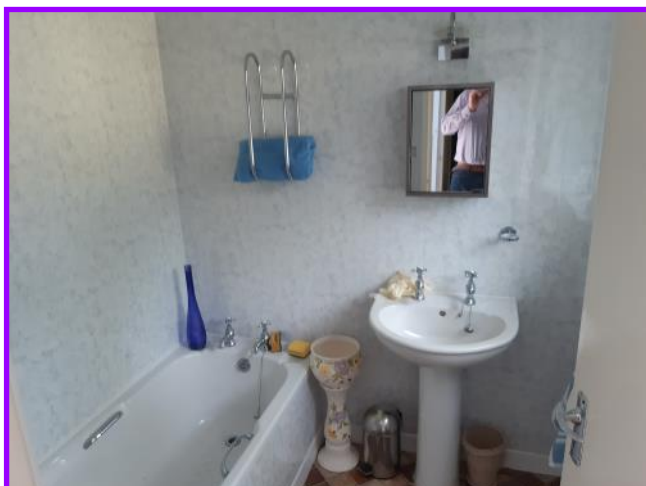
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Living Room



Kitchen

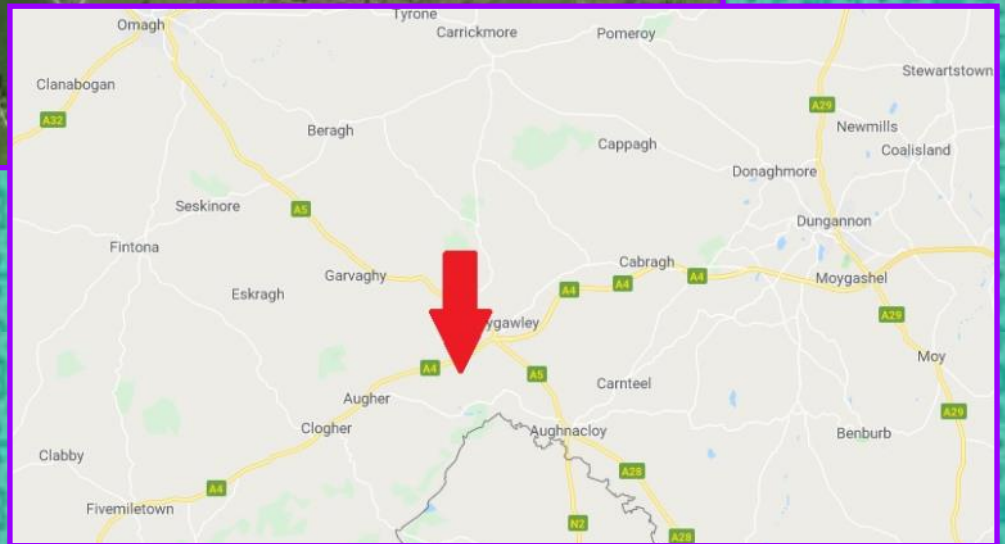
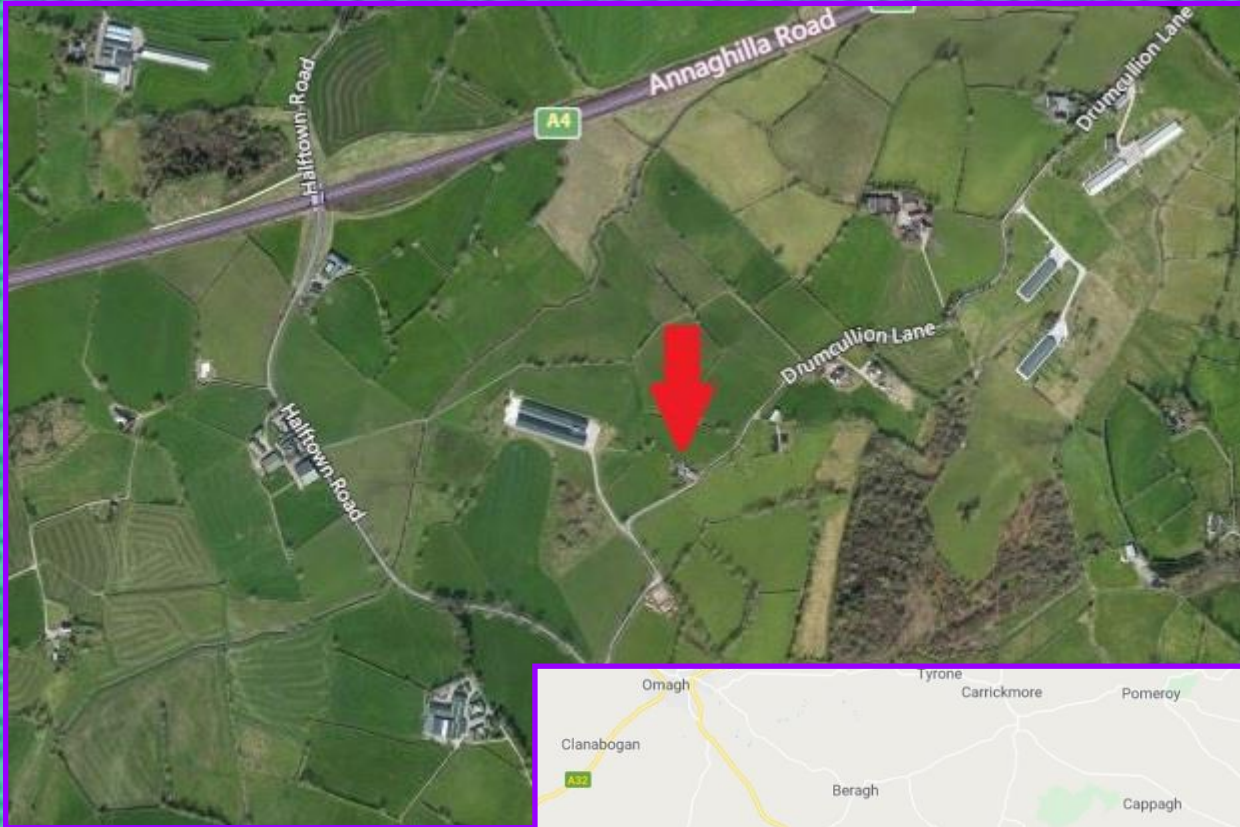


Bathroom



Example Bedroom

## Location Maps



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**RA Noble & Co Ltd**

**T: 028 8554 8242**

**F: 028 8554 9900**

**E: [info@nobleauctioneers.co.uk](mailto:info@nobleauctioneers.co.uk)**

**JONATHAN KEYS**

**M: 077 4632 2257**

**[jonny@nobleauctioneers.co.uk](mailto:jonny@nobleauctioneers.co.uk)**

**STEPHEN KEYS**

**M: 077 6242 7557**

**[stephen@nobleauctioneers.co.uk](mailto:stephen@nobleauctioneers.co.uk)**



**R. A. Noble & Co**  
**Clogher, Co. Tyrone**  
Tel: 028 855 48242  
Fax: 028 855 49900  
[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)

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