



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Detached Four Bedroom Bungalow
With Stables & Shed

117 Clabby Road,
Fivemiletown,
BT75 0QY

RESIDENTIAL



Location

This property is in a convenient location just off the main road between the thriving town of Fivemiletown and the village of Clabby and approximately 20 minutes drive from Omagh or Enniskillen. The surrounding area is predominantly agricultural holdings and associated farm dwellings with a vast range of shops, schools, churches and local amenities provided within the nearby towns and villages.

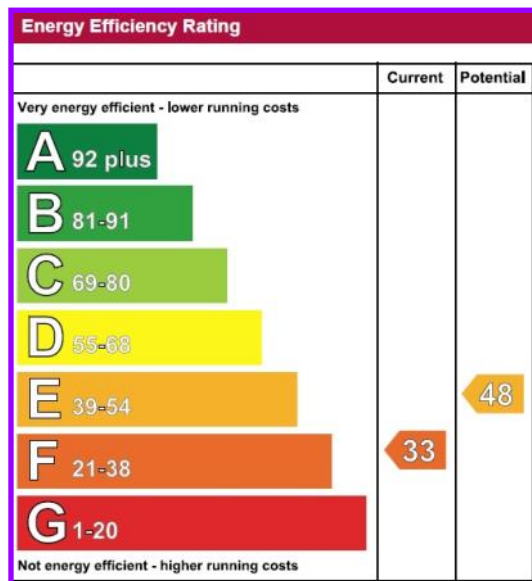
For Sale

Detached Three Bedroom Bungalow

117 Clabby Rd,
Fivemiletown,
BT75 0QY

RESIDENTIAL

EPC



Description

This detached bungalow has much potential but is presented to the market in a run down state due to poor health of the current owner.

The property enjoys a well designed layout with four double bedrooms, two reception rooms and a kitchen/Dinette.

In addition the property benefits from two substantial sheds to the rear and spacious grounds.

Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

Kitchen/Dining: 3.58m x 5.77m	Bedroom 1: 3.64m x 3.92m
Lounge: 3.67m x 4.78m	Bedroom 2: 3.61m x 3.64m
Utility Room: 1.67 x 3.58m	Bedroom 3: 2.81m x 3.25m
Office/Music Room: 2.49m x 4.27m	Bedroom 4: 2.50m x 3.63m
Bathroom: 2.81m x 3.25m	

Rates

We have been advised by the Land and property services of the following:
Estimated Annual Rates Payable for 2018/2019: £940.92.



Side Elevation



Rear Elevation

Sale Details

We are seeking offers over £99,000 exclusive.



Reception



Kitchen



Office/Music Room



Dining Room



Sample Bedrooms



Floor Plan



FOR INDICATIVE PURPOSES ONLY



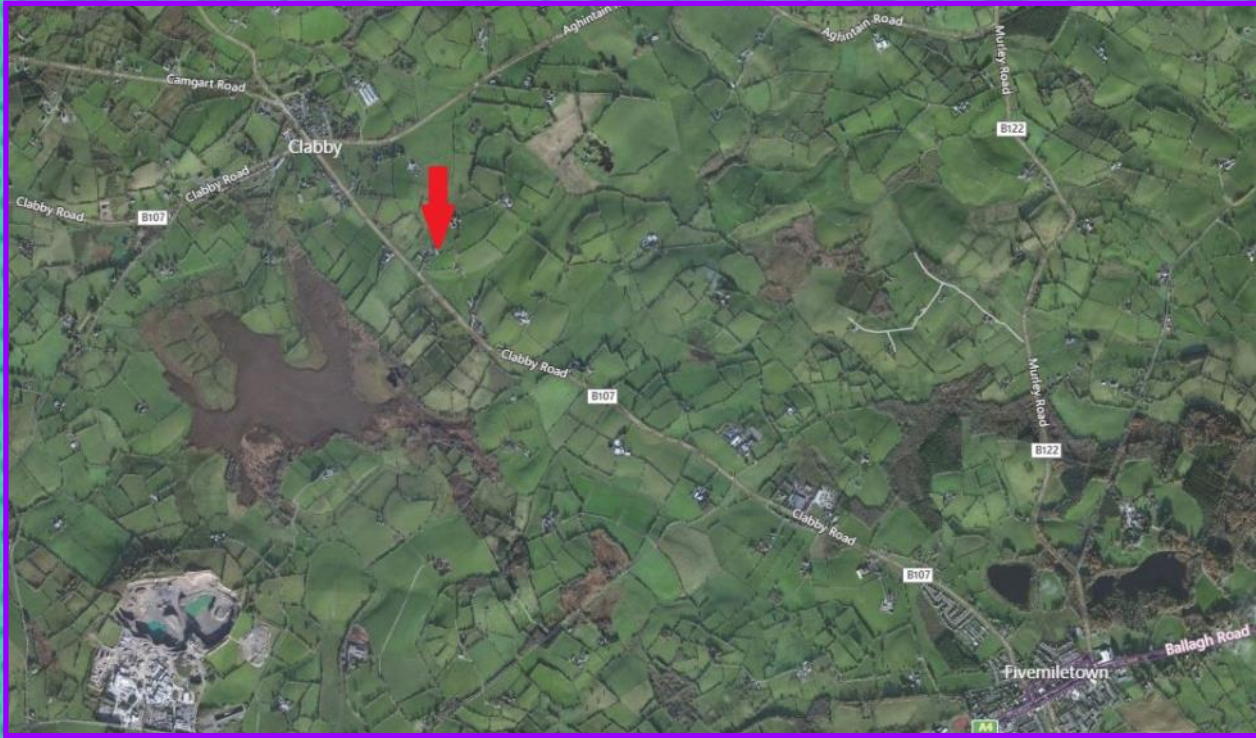
Entrance View



Outbuildings



Location Maps



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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