



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

Nestled In A Peaceful Rural Setting A Delightful 3 Bedroom Detached Bungalow Situated on An Elevated Site Within The Heart Of The Countryside.

**43A Skreen Road
Omagh
Co Tyrone
BT78 1SR**

ASKING PRICE: £126,000 (negotiable)



- **3 Bedrooms /1 Reception Room /2 Bathrooms**
- **Oil Fired Central Heating**
- **Built in 2011**
- **PVC Double Glazing With Thermal Glass**
- **Well Insulated (400mls insulation in roofspace & 75mls insulation in the walls**
- **Pine Doors & Skirting Throughout**
- **All Blinds Are Included In The Sale**
- **Wired For Alarms**
- **Lawns to Front And Side**
- **Ample Parking Around The House**
- **Delightful Open Views**
- **Centrally Located from Dromore, And Omagh**

This well maintained detached 3 bedroom residence occupies an elevated position with open views of the countryside. This property is centrally located between the village of Dromore, and the county town of Omagh. Viewing is essential to fully appreciate the location, and the potential this property has to offer!

Accommodation Comprises:

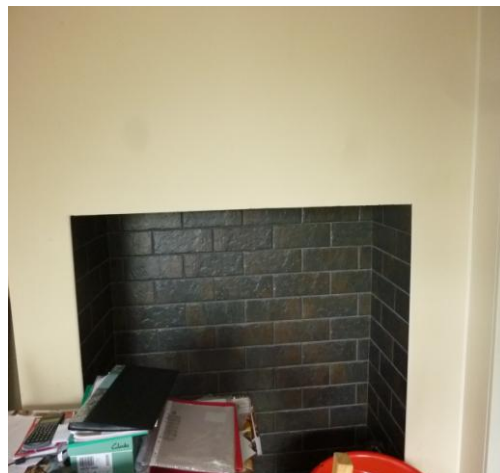
Entrance Hall: 17'11 x 17'6 Spacious entrance hall allows for potential for a staircase and attic conversion, hotpress.

Living Room: 13'9 x 12'6 Cast iron antique fireplace surround, stone hearth, TV point and telephone point.



Kitchen/

Dining Area: 16'7 x 13'10 Fitted cream high and low level units, a chimney flue facility for stove or a range cooker, stainless steel sink unit with single drainer, tiled floor, integrated cooker, fridge /freezer, extractor fan, patio doors to side.



Rear Hall: PVC exterior door, tiled floor.

Utility Room: 6'6 x 5'5 Single drainer stainless sink unit, tiled floor, fitted cupboard, economy boiler, plumbed for washing machine.

Toilet: 6'3 x 3'8 Sink, toilet, tiled splash back and tiled floor.

Bathroom: 9'9 x 8'11 White suite includes sink, toilet, bath, and separate shower cubicle, tiled splash back, tiled floor

Bedroom (1): 16'4 x 14'1 Laminated floor. Ensuite: 8'6 x 3'3 includes toilet, sink, wet room shower, tiled floor, tiled splash.



Bedroom (2): 13'8 x 9'10 Laminated floor.



Bedroom (3): 13'9 x 9'9 Laminated floor.



OUTSIDE

The property benefits from a pillared entrance to the front allowing access to a sweeping stone driveway, which provides ample parking, which in turn leads to a walled area. Lawns to front and side. Wheelchair ramp at front. Steps at Patio doors and front door.



**FOR FURTHER DETAILS CONTACT
A & S Property Sales
07729262655
07773060036
www.aspropertysales.com**

Disclaimer:

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.