



A & S  
PROPERTY SALES

07729262655 or 07773060036

## **FOR SALE**

**This Superb Detached 4 Bedroom Residence Occupies A Delightful Position With Open Scenic Views Of The Countryside. The Property Offers A High Degree Of Privacy And Spacious Living.**

**63A Tattysallagh Road  
Dromore  
Omagh  
Co Tyrone**

**ASKING PRICE: £149,000 (negotiable)**

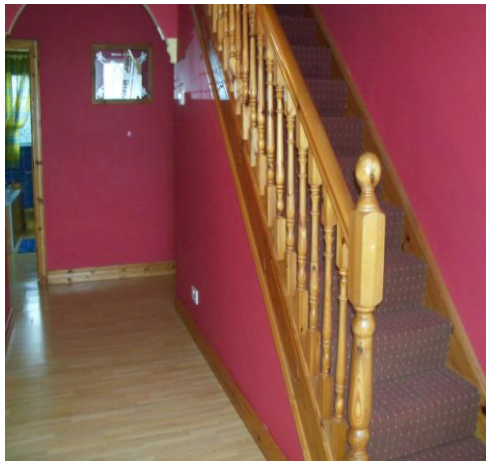


- **4 Bedrooms /1 Reception Rooms /3 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double glazing**
- **Well Presented Throughout**
- **Spacious Garage, Shed**
- **Large Gardens to Front And Rear**
- **Ample Parking Around The House**
- **Delightful Open Views**
- **Centrally Located from Dromore, Drumquin And Omagh**

**This well maintained detached 4 bedroom residence with detached garage and large shed occupies a delightful position with open views of the countryside. This property is centrally located between the villages of Dromore, Drumquin and the county town of Omagh. Viewing is essential to fully appreciate the location, and the delightful views this property has to offer!**

**Accommodation Comprises:**

**Entrance Hall: 17'3 x 13'5 Pine staircase, laminated wooden floor, storage cupboard, hotpress.**



**Living Room: 17'4 x 13'10 Laminated wooden floor, open fireplace with cast iron inset with pine surround, slate hearth, ornate ceiling cornice and centrepiece.**



**Kitchen/**

**Dining Area: 27'11 x 12'6 Fitted pine high and low level units, 2 glazed units, tiled between cupboards, stainless steel sink unit with single drainer, tiled and laminated wooden floor, gas hob, built in oven, integrated dishwasher, fridge /freezer, extractor fan, pine panelled ceiling, solid fuel cooker with red brick surround and inset, patio doors to side.**



**Rear Hall:** PVC exterior door, tiled floor.

**Utility Room:** 10'10 x 7'0 Single drainer stainless sink unit, laminated floor, range of fitted cupboards, tiled between cupboards, plumbed for washing machine and tumble dryer.



**Bathroom:** 10'5 x 7'6 White suite includes sink, toilet, pine panelled bath, and separate shower cubicle with electric shower, partially tiled walls, tiled floor



**Bedroom (1): 14'8 x 12'9**



**Bedroom (2): 13'1 x 10'4** Ensuite: includes toilet, sink, shower cubicle with electric shower, tiled floor, partially tiled walls.



**Landing:** Spacious landing, storeroom, study room.



**Bedroom (3): 17'0 x 14'9 Velux window.**



**Bathroom: White suite includes sink, toilet and Shower cubicle with electric shower, partially tiled walls.**



**Bedroom (4): 17'0 x 12'6 Velux window, built in cupboard.**



## **OUTSIDE**

**This property is accessed by a sweeping driveway which in turn leads to a detached garage, spacious shed and additional private parking. Gardens to front and rear. Ample parking to front, rear and side of the house.**

## **DIRECTIONS**

**Head to Dromore Village, Co Tyrone take the Omagh Road travel, Turn left onto the Aughadulla Road. Travel for approximately for 1 mile, turn right onto the Harpur Road and continue to the end of the road. Drive through the crossroads onto the Tattysallagh Road and house is the first house situated on right hand side.**

**FOR FURTHER DETAILS CONTACT A & S Property Sales  
07729262655  
07773060036  
[www.aspropertysales.com](http://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.