



FOR SALE

This pleasant detached 2 bedroom bungalow which has been well maintained throughout, enjoys spectacular views over open countryside. The grounds extends to an extensive garden lawn area. This bungalow with its extensive grounds would be ideal for someone as a retirement home with the potential of having a vegetable garden. The property is quite centrally located to Dromore Co Tyrone, Irvinestown, Omagh, Trillick and Enniskillen.

Viewing is recommended to appreciate what this property has to offer!

**8 Newpark Road
Dromore
Omagh
Co Tyrone
BT78 3JS**

Asking Price: £120,000

EPC NO: 5600-5913-0722-4004-3693



3 Bedrooms, 2 Reception Rooms, 3 Bathrooms

- **PVC Double Glazing**
- **Oil Fired Central Heating**
- **Extensive Garden Area**
- **Outbuildings**
- **New Meter Box**
- **Driveway Provides Ample Parking for Several Cars**
- **Rates : £ 788 Approximately**
- **Property Size: 1,022 Sq Feet**

- **Delightful Countryside Location**
- **Picturesque Views of Countryside**
- **Ideal Property for Retirement**
- **Potential to extend the bungalow**

This property has been maintained to a good standard throughout. The property is approximately 3.5 miles from Dromore, Co Tyrone, 6 miles to Irvinestown, 11 miles to Omagh, 5 miles to Trillick and 13 miles to Enniskillen.

Accommodation Comprises:

Entrance Hall: 7'1 x 5'8 PVC glazed exterior door, laminated floor, shelved storage cupboard, telephone point.



Hallway: 12'7 x 3'1

Access to attic, storage cupboard and hotpress.



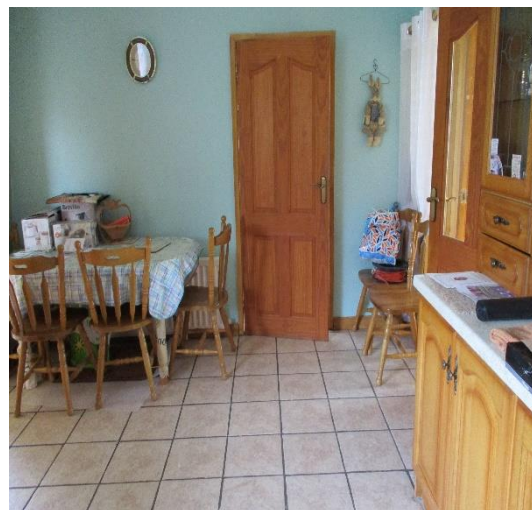
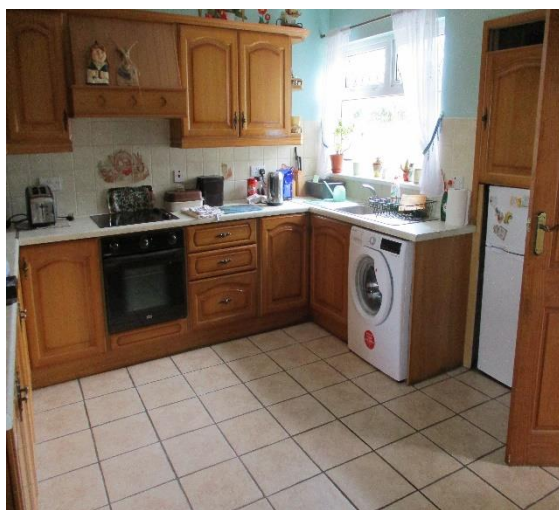
Living Room: 17'9 x 12'2

A spacious room with dual aspect windows and views over the countryside. Blinds are included. Open fireplace with brick surround, marble mantle, tiled hearth. The doors lead to hallway and kitchen, TV point.



Kitchen/Dining: 15'1 x 11'4

A range of high and low level cupboards. Integrated electric oven, hob, electric extractor fan, dresser with cupboards and shelving, plumbed for washing machine, laminated worktop, stainless steel sink unit, glazed unit, tiled between cupboards, tiled floor.





Rear Hall: 9'6 x 5'1

Tiled floor. New meter box.

Bathroom: 9'0 x 6'7 (widest points)

Bathroom includes wet room shower area, vanity sink unit, toilet, fully tiled walls, heated towel rail and PVC panelled ceiling.



Bedroom (1): 12'0 x 11'2

Double built in wardrobe & overhead cupboard, laminated floor.



Bedroom (2): 12'0 x 8'11 Double built in wardrobe & overhead cupboard.



OUTSIDE: The property is accessed via an entrance leading to a concrete driveway with off street parking for several cars. To the front is an extensive garden with mature trees, shrubs and plants. To the rear of the property, is a stepped up lawn area bordered by a wall and hedging. Concrete ramp pathway, hand rail and sensor light at back door. Several outbuildings, boiler is outside. The garden provides an ideal spot to relax and enjoy the countryside setting.





Viewing by Appointment Only

FOR FURTHER DETAILS CONTACT

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

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