

## 152 Camowen Avenue Omagh, BT79 0AP



Camowen Avenue, Hospital Road is Omagh's Premier Private Residential New Development.

This exclusive development of 3 and 4 bedroom detached and semi-detached properties are thoughtfully designed and beautifully built and will provide elegant, spacious and high energy rated efficient homes.

Each home will be finished to a renowned high quality standard and the mix of house types would be perfect for the first time buyer, young professional and the growing family.

The Florence is a 4 Bedroom Detached home offering spacious living accommodation and full turnkey finish.

Take some time now to view our house types, site layout, specification, extras and why you should choose us to build your brand new forever home.

**Asking price £279,950**

### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- 4 BEDROOMS
- DETACHED FAMILY HOME
- INCLUDING SUNROOM
- 3 BATHROOMS
- FULL TURNKEY FINISH
- MODERN NEW HOMES
- TRADITIONAL BLOCK CONSTRUCTION
- SOUGHT AFTER LOCATION



# The Florence (HTB)

4 Bedroom Detached  
Plots: 137, 146, 152, 164



## Ground Floor

1. KITCHEN/DINING	6.1m x 3.6m	(20'1" x 11'9")
2. LOUNGE	4.7m x 4.0m	(15'5" x 13'2")
3. SNUG	2.4m x 2.1m	(7'8" x 6'8")
4. UTILITY	1.8m x 2.7m	(6'0" x 8'10")



## First Floor

1. MASTER BEDROOM	3.9m x 4.6m	(12'11" x 15'2")
2. BEDROOM 2	3.3m x 2.9m	(10'9" x 9'4")
3. BEDROOM 3	2.8m x 2.7m	(9'2" x 8'10")
4. BEDROOM 4	2.2m x 3.6m	(7'2" x 11'8")
5. BATHROOM	2.2m x 2.9m	(7'2" x 9'7")

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## Northern Ireland

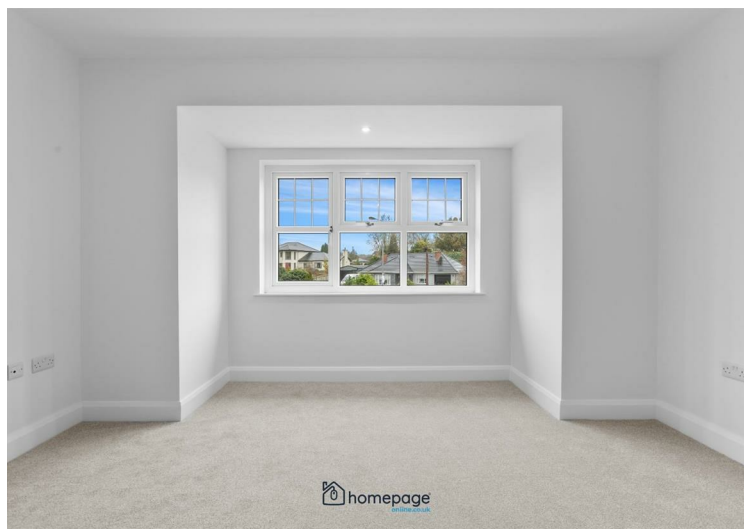
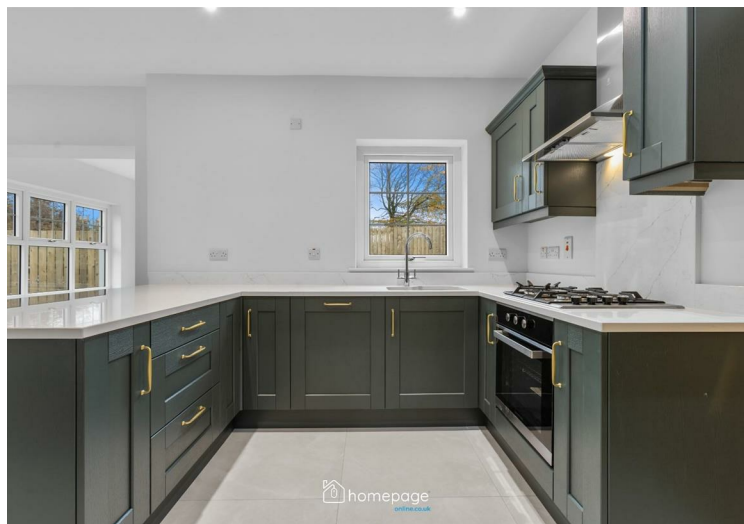
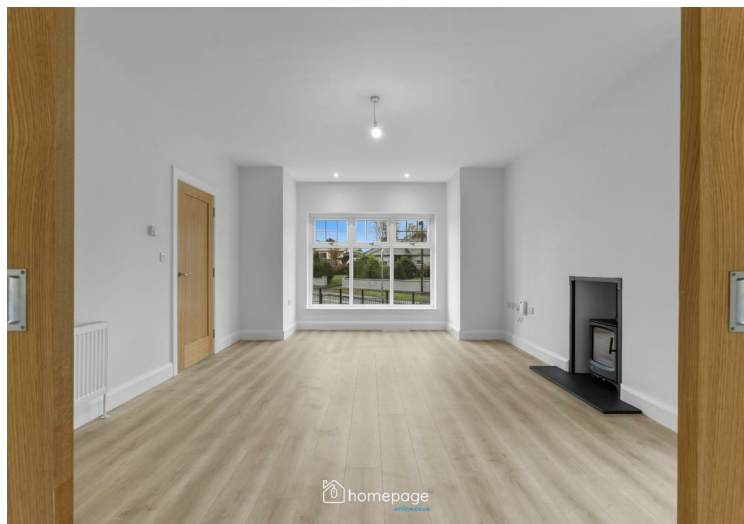
EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## Northern Ireland

EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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