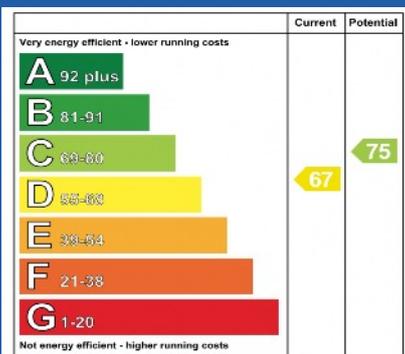


6 Mullaghmenagh Meadows, Omagh, BT78 5QJ.



Taking Opening Offers From £170,000



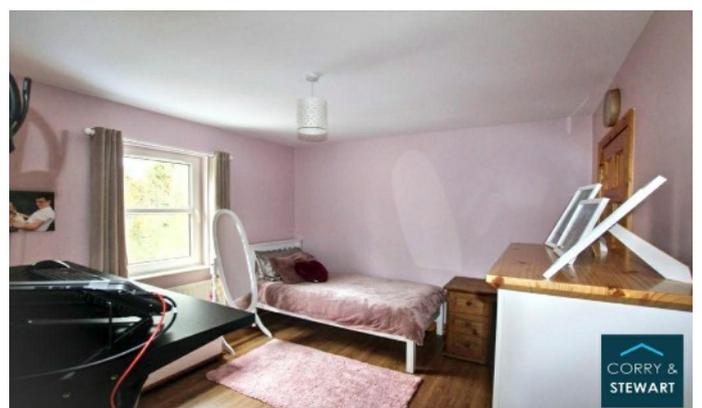
Telephone 02882 250500
www.corryandstewart.com

KEY FEATURES

- * Excellent Semi-Detached Property
- * Spacious Lounge With Open Fire
- * Kitchen / Dinette With Integrated Appliances
- * Double Glazed Windows And Doors
- * O.F.C.H
- * Beautifully Maintained Home
- * Tarmacadam Driveway
- * Popular And Convenient Location
- * Suitable For First Time Buyer
- * Taking Opening Offers From £170,000

SUMMARY

This excellent 3 bedroom semi-detached property is located on the outskirts of the town and is within close proximity to Omagh Town Centre and all local amenities. It is convenient to both primary / secondary schools, churches, shops, leisure facilities, play park, hospital / health centre, bus routes, scenic routes and golf courses.



ACCOMMODATION

GROUND FLOOR

Entrance Hall:

16'02" (Longest Point) x 6'07" (Widest Point) Mahogany Exterior Door With Glazed Panels And Side Panels. Tiled Flooring. Telephone Point. Carpeted Pine Staircase. W.C. Off. Cloak Room Off.

W.C:

5'11" (Longest Point) x 4'01" (Widest Point) Part Tiled Walls. Tiled Flooring. Toilet And Wash Hand Basin.

Lounge:

16'02" (Longest Point) x 12'01" (Widest Point) Laminate Flooring. T.V Point. Wooden Fireplace With Tiled Inset. Open Fire. Granite Hearth.

Kitchen / Dinette:

15'09" (Longest Point) x 10'11" (Widest Point) Shaker Style Fitted High And Low Level Units. Extractor Fan. Tiled Flooring. Part Tiled Walls. Integrated Dish Washer. Integrated Fridge Freezer. Integrated Electric Oven And Hob. S.S Sink.

Utility Room:

10'11" (Longest Point) x 5'08" (Widest Point) Fitted High And Low Level Units. Part Tiled Walls. Tiled Flooring. Plumbed For Washing Machine And Tumble Drier. Sink Unit. Enclosed Oil Burner. PVC Exterior Door With Glazed Panel.

FIRST FLOOR

Landing:

10'03" (Longest Point) x 3'03" (Widest Point) Carpet Flooring. Hot Press Off. Access To Roof Space.

Bedroom 1:

13'03" (Longest Point) x 11'09" (Widest Point) Laminate Flooring. Built In Wardrobe. T.V Point.

Bedroom 2:

11'09" (Longest Point) x 10'11" (Widest Point) Laminate Flooring. Built In Wardrobe.

Bedroom 3:

9'11" (Longest Point) x 9'02" (Widest Point) Laminate Flooring.

Bathroom:

10'11" (Longest Point) x 9'11" (Widest Point) Part Tiled Walls. Tiled Flooring. Toilet And Wash Hand Basin. White Suite. Bath. Separate Electric Shower.

OUTSIDE / GARDENS

Mature Lawns To Front And Rear. Concreted Patio To Rear. Garden Shed With Electric. Tarmacadam Driveway.

Services: All Mains

Heating: Oil Fired Central Heating

Age of Property: Circa 25 Years

Capital Value: £105,000

Rates: £1,016 (Price Correct As Of March 2026)



TMAC

THE MORTGAGE ADVICE CENTRE



Independent Mortgage Advice

If you are buying, up sizing / downsizing house or investing in property, we can put you in touch with our in house Independent Mortgage Advisor Noel Stewart. This is Free, no obligation service, so why not contact us to see what they have to offer.

T 028 8225 0000 or M 077 7188 4633

www.themortgageadvicecentre.net

Mortgage Advice Centre

Lettings Department

Corry & Stewart have an experienced and professional lettings department who offer a comprehensive letting service. Contact our team, without obligation, on 028 8225 0500

DIRECTIONS:

From Omagh, Travel Out The Drumquin Road And Turn Left Into The Mullaghmenagh Meadow Development. Follow The Road Into The Development And Look Out For The Corry & Stewart Sign Outside The Property On The Left.



**36A HIGH STREET, OMAGH, CO TYRONE
BT78 1BP**

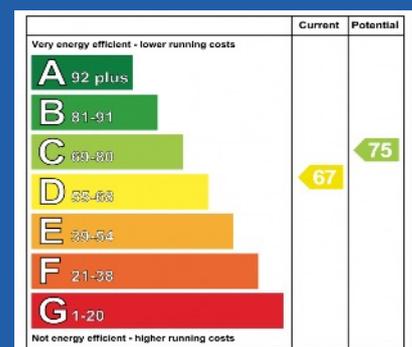
T 028 8225 0500

F 028 8225 0001

Email: enquiries@corryandstewart.com

Corry & Stewart Estate Agents LTD

www.corryandstewart.com



**EPC REFERENCE NUMBER
0300-2454-9670-2426-8065**



Find Us On Facebook And Instagram



Corry & Stewart, for themselves and for the vendors or lessors of this property whose agents they are, give notice that (I) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. (II) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details, are given without responsibility on the part of Corry & Stewart, and intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) The vendor or lessor does not make or give, and neither Corry & Stewart, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.