

5 Coolnagard Heights, Omagh, BT78 1AT.



Taking Opening Offers From £215,000

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	57	67
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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www.corryandstewart.com

KEY FEATURES

- * Excellent Detached Dwelling
- * Spacious Lounge With Bay Window
- * 4 Well Proportioned Bedrooms
- * UPVC Double Glazed Windows And Doors
- * O.F.C.H
- * Kitchen / Dinette With Garden View
- * Tastefully Decorated Throughout
- * Mature Rear Garden
- * Popular And Convenient Location
- * Chain Free Sale
- * Must Be Viewed To Be Fully Appreciated
- * Taking Opening Offers From £215,000

SUMMARY

This excellent 4 bedroom detached dwelling is located on a mature site within the popular Coolnagard Development just off the Kevin Road 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:

16'10" (Longest Point) x 6'06" (Widest Point) PVC Exterior Door With Glazed Panel And Side Panels. Vinyl Flooring. Telephone Point. Carpeted Hand Painted Staircase. W.C Off. Home Office Off.

W.C:

6'07" (Longest Point) x 4'11" (Widest Point) Toilet. Fitted Vanity Unit With Basin. Tiled Flooring.

Lounge:

15'10" (Longest Point) x 15'11" (Widest Point) Laminate Flooring. T.V Point. Wooden Fireplace Surround With Cast Iron Inset. Fitted Gas Fire. Tiled Hearth. Bay Window.

Home Office:

10'06" (Longest Point) x 3'10" (Widest Point) Laminate Flooring.

Kitchen / Dinette:

14'07" (Longest Point) x 11'08" (Widest Point) Fitted High And Low Level Units. Extractor Fan. Part Tiled Walls. Laminate Flooring. Integrated Dish Washer. Freestanding Fridge Freezer. Integrated Gas Oven And Hob. Sliding Patio Doors Leading To Patio And Rear Garden.

Utility Room:

11'08" (Longest Point) x 4'11" (Widest Point) Fitted Low Level Units. Part Tiled Walls. Plumbed For Washing Machine And Tumble Drier. Sink Unit. PVC Exterior Door With Glazed Panels.

FIRST FLOOR

Landing:

14'0" (Longest Point) x 3'04" (Widest Point) Laminate Flooring. Hot Press Off. Access To Roof Space Via Slingsby Ladder. Wooden Velux Window.

Master Bedroom:

12'10" (Longest Point) x 9'09" (Widest Point) Laminate Flooring.

Bedroom 2:

10'0" (Longest Point) x 9'11" (Widest Point) Vinyl Flooring. Built In Wardrobe.

Bedroom 3:

11'09" (Longest Point) x 9'06" (Widest Point) Laminate Flooring.

Bedroom 4:

8'01" (Longest Point) x 10'02" (Widest Point) Laminate Flooring.

Bathroom:

9'08" (Longest Point) x 6'04" (Widest Point) Part PVC Panelled Walls. Vinyl Flooring. Toilet. Fitted Vanity Unit With Basin. Bath. Separate Electric Shower. Heated Towel Rail. Wooden Velux Window.

OUTSIDE / GARDENS

Mature Lawns And Gardens To Front And Rear.
Patio To Rear. Spacious Site. Tarmacadam Driveway.

Services: All Mains

Heating: Oil Fired Central Heating

Capital Value: £110,000

Rates: £1,064.00 (Price Correct As Of February 2026)





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 The Kevlin Road, Drive Into The Coolnagard Development And Take The 1st Turn To The Left Into Coolnagard Heights. Travel To The End And The Property Is Located On The Right Down Into The Cul De Sac. Look Out For The Corry & Stewart Sign Outside The Property.



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

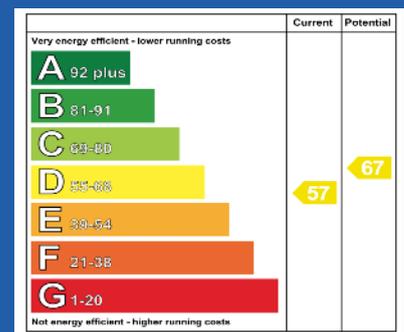
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