

# 7 Clements Villas, Omagh, BT79 0DT.



**Taking Opening Offers From £116,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	43 E	
21-38	F		
1-20	G		

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[www.corryandstewart.com](http://www.corryandstewart.com)

## KEY FEATURES

- \* Attractive Semi-Detached Property
- \* 3 bedrooms
- \* 2 Reception rooms
- \* Gallery Kitchen
- \* Currently Rented
- \* Landlord Purchase Only
- \* O.F.C.H
- \* Solid Wooden Interior Doors
- \* Private And Mature Rear Garden
- \* Parking to Rear
- \* Conveniently Located
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## SUMMARY

This attractive 3 bedroom semi-detached two storey dwelling is located 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, scenic routes, hospital / health centre, restaurants/pubs, bus routes, retail park, and golf course.



## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall:**

14'10" (Longest Point) x 5'11" (Widest Point) PVC Exterior Door With Glazed Panel and side panels. Solid Wooden Flooring. Telephone Point. Carpeted Staircase. Decorative Stained Glass Panel.

#### **Lounge:**

13'10" (Longest Point) x 11'10" (Widest Point) Solid Wooden Flooring. T.V Point. Wooden Surround Fireplace With Cast Iron Inset. Open Fire And Granite Hearth.

#### **Family Room/Dinette:**

18'03" (Longest Point) x 10'05" (Widest Point) Solid Wooden Flooring. T.V Point. Wooden Surround Fireplace With Cast Iron Inset. Open Fire And Granite Hearth. Pine Ceiling. Hotpress Off. Access to Kitchen Off.

#### **Kitchen:**

10'0" (Longest Point) x 8'01" (Widest Point) Fitted High and Low Level Units. Tiled Flooring. Part Tiled Walls. Freestanding Fridge Freezer. Freestanding Dish Washer. Freestanding Washing Machine. Freestanding Electric Cooker. Extractor Fan. S S Sink. PVC Exterior Door with Glazed Panel.

### **FIRST FLOOR**

#### **Landing:**

8'09" (Longest Point) x 8'02" (Widest Point) Carpet Flooring. Access to Roof Space.

#### **Master Bedroom:**

14'05" (Longest Point) x 9'10" (Widest Point) Carpet Flooring. T.V Point. Picture Rail. Antique Style Fireplace.

#### **Bedroom 2:**

8'08" (Longest Point) x 10'02" (Widest Point) Carpet Flooring. Fitted Units.

#### **Bedroom 3:**

8'03" (Longest Point) x 7'08" (Widest Point) Carpet Flooring. Built In Wardrobe. Picture Rail.

#### **Bathroom:**

8'0" (Longest Point) x 6'01" (Widest Point) Partially Wooden Panelled And Tiled Walls. Pine Ceiling. Vinyl Flooring. Toilet And Wash Hand Basin. Bath. Electric Shower Above The Bath.

### **OUTSIDE / GARDENS**

Small Enclosed Area to Rear with Boiler House, Oil Tank and Pedestrian Access.

**Services:** All Mains

**Heating:** Oil Fired Central Heating

**Capital Value:** £

**Rates:** £(Price Correct As Of )





### Website

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T 028 8225 0000 or M 077 7188 4633

[www.themortgageadvicecentre.net](http://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:

Travel Down the Hospital Road and the Property is Located to the Left Just Before the Mini Roundabout at McBrides Spar. Look out for the Corry and Stewart Sign at the Property



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Corry & Stewart Estate Agents LTD

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EPC REFERENCE NUMBER  
9739-2072-0258-7003-0914



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