



**30B Tamllaght Road,
Omagh, BT78 5AP.**



Taking Opening Offers From £190,000

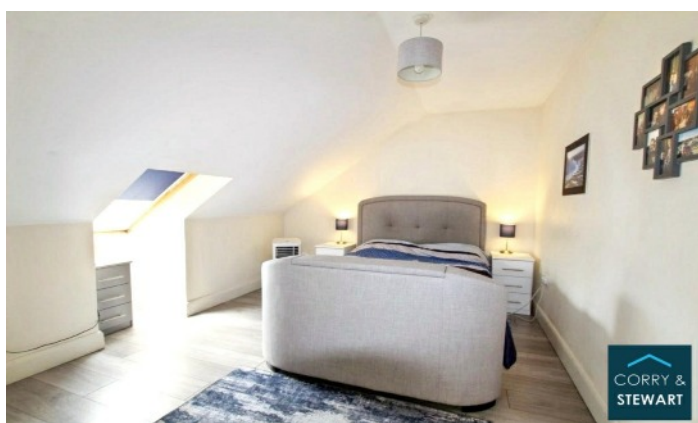
Telephone 02882 250500
www.corryandstewart.com

KEY FEATURES

- * Quality 3 Storey Semi-Detached Property
- * 5 Bedrooms With Master En-Suite
- * Spacious Kitchen And Lounge
- * Double Glazed Windows And Doors
- * Solid Oak Internal Doors
- * O.F.C.H
- * Highly Sought After Location
- * Tastefully Decorated Throughout
- * Car Port With Motorised Roller Door
- * Private Rear Garden
- * Must Be Viewed To Be Fully Appreciated
- * Taking Opening Offers From £190,000

SUMMARY

This excellent 5 bedroom Semi-Detached three storey property with car port is located on the Tamlight 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:

14'08" (Longest Point) x 8'11" (Widest Point) Mahogany Exterior Door With Glazed Panel And Side Panels. Tiled Flooring. Telephone Point. W.C Off. Carpeted Hand Painted Staircase.

W.C:

5'02" (Longest Point) x 4'02" (Widest Point) Tiled Flooring. Part Tiled Walls. Toilet And Wash Hand Basin.

Lounge:

16'06" (Longest Point) x 12'04" (Widest Point) Laminate Flooring. T.V Point. Wooden Fireplace Surround With Cast Iron Inset. Open Fire. Granite Hearth.

Kitchen / Dinette:

16'02" (Longest Point) x 11'08" (Widest Point) Fitted High And Low Level Units. Extractor Fan. Tiled Flooring. Part Tiled Walls. Freestanding Dish Washer. Freestanding Fridge Freezer. Freestanding Electric Cooker. S.S Sink. T.V Point.

Utility Room:

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

FIRST FLOOR

Landing:

15'11" (Longest Point) x 6'06" (Widest Point) Laminate Flooring. Linen Cupboard Off.

Bedroom 3:

14'07" (Longest Point) x 11'04" (Widest Point) Laminate Flooring.

Bedroom 4:

10'05" (Longest Point) x 10'02" (Widest Point) Laminate Flooring.

Bedroom 5:

11'01" (Longest Point) x 10'05" (Widest Point) Laminate Flooring.

Bathroom:

11'0" (Longest Point) x 5'11" (Widest Point) Vinyl Flooring. Part Tiled Walls. Toilet. White Suite. Fitted Vanity Unit With Basin. Bath. Separate Power Shower.

SECOND FLOOR

Landing:

8'0" (Longest Point) x 3'03" (Widest Point) Laminate Flooring.

Master Bedroom:

13'02" (Longest Point) x 12'02" (Widest Point) Laminate Flooring. T.V Point. Wooden Velux Window.

En-Suite:

8'0" (Longest Point) x 6'06" (Widest Point) Vinyl Flooring. Part Tiled Walls. Fitted Vanity Unit With Basin. Toilet. Electric Shower. Velux Window.

Bedroom 2:

17'08" (Longest Point) x 10'07" (Widest Point) Laminate Flooring. Wooden Velux Windows.

OUTSIDE / GARDENS

Gardens To Rear. Tarmacadam Driveway.

Enclosed Car Port To Side With Motorized Roller Door. Shed With Electric Power.

Services: All Mains

Heating: Oil Fired Central Heating

Age of Property: Circa 20 Years

Capital Value: £125,000

Rates: £1,210.00 (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:

Travel Down The Tamlaght Road And The Property Is Located On The Left After Turn Offs To Ardmore. Look Out For The Corry & Stewart Sign Outside The Property.



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

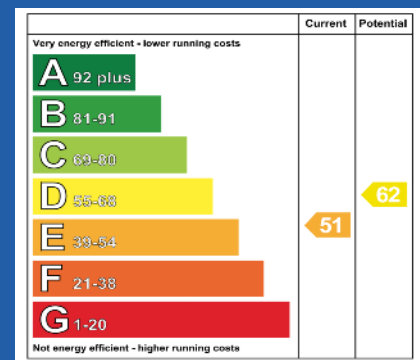
T 028 8225 0500

F 028 8225 0001

Email: enquiries@corryandstewart.com

Corry & Stewart Estate Agents LTD

www.corryandstewart.com



**EPC REFERENCE NUMBER
0350-2675-6390-2124-3421**



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.