

14 Eden Wood, Omagh, BT78 5FL.



Taking Opening Offers From £215,000

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

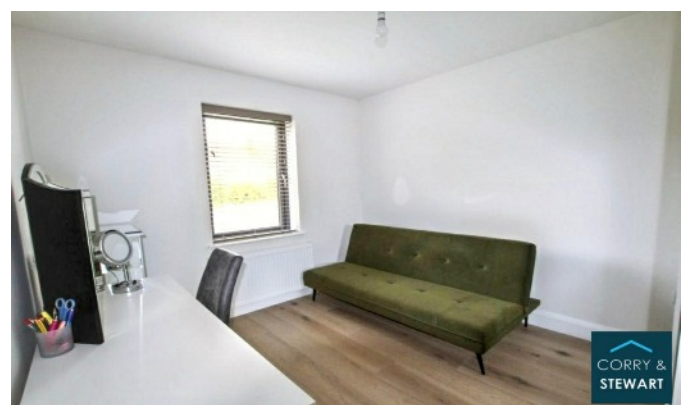
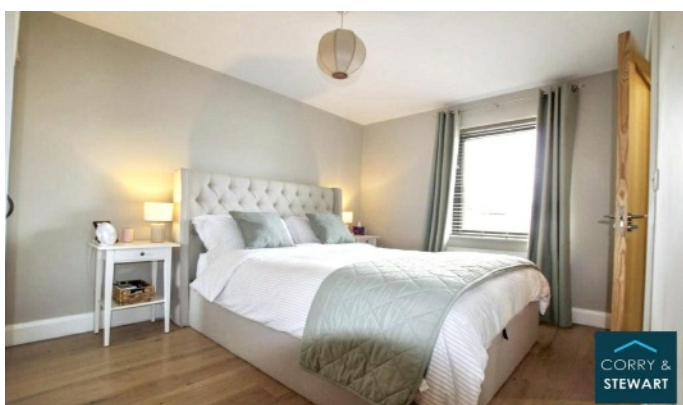
Telephone 02882 250500
www.corryandstewart.com

KEY FEATURES

- * Stunning Semi-Detached Home
- * 4 Bedrooms With Master Bedroom
- * Spacious Lounge With Wood Burning Stove
- * Excellent Energy Efficiency Rating
- * Beautifully Finished Property
- * Solid Oak Internal Doors
- * Gas Central Heating
- * Spacious And Mature Site
- * Walking Distance to Town Centre
- * Prewired for Burglar Alarm
- * Must be Viewed to be Fully Appreciated
- * Sought After and Convenient Location
- * Taking Opening Offers From £215,000

SUMMARY

This excellent 4 bedroom two storey semi-detached property is located on a spacious and mature site 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, restaurants / pubs, retail park, bus routes, scenic routes and golf course.



ACCOMMODATION

GROUND FLOOR

Entrance Hall:

15'05" (Longest Point) x 6'11" (Widest Point) Wooden Composite Exterior Door With Glazed Panel And Side Panels. Laminate Flooring. Carpeted Hand Painted Staircase. W.C Off. Cloak Room Off.

W.C:

6'06" (Longest Point) x 3'0" (Widest Point) Toilet And Wash Hand Basin. Part Tiled Walls. Tiled Flooring.

Lounge:

14'07" (Longest Point) x 12'09" (Widest Point) Laminate Flooring. T.V Point. Recessed Lighting. Fitted Wood Burning Stove With Granite Hearth.

Kitchen / Dinette:

19'03" (Longest Point) x 14'0" (Widest Point) Fitted High And Low Level Units. Extractor Fan. Fitted Island Unit With Breakfast Bar. Tiled Flooring. Part Tiled Walls. Integrated Dish Washer. Freestanding Fridge Freezer. Integrated Electric Oven And Hob. Recessed Lighting. S.S Sink. Patio Doors Leading To Rear Garden And Patio Area.

Utility Room:

11'0" (Longest Point) x 5'10" (Widest Point) Fitted High And Low Level Units. Tiled Flooring. Plumbed For Washing Machine And Tumble Drier. Sink Unit. PVC Exterior Door With Glazed Panel.

FIRST FLOOR

Landing:

14'02" (Longest Point) x 7'09" (Widest Point) Carpet Flooring. Access To Roof Space Via Slingsby Ladder.

Master Bedroom:

12'10" (Longest Point) x 9'02" (Widest Point) Laminate Flooring. T.V Point.

En-Suite:

8'07" (Longest Point) x 3'03" (Widest Point) Part Tiled Walls. Tiled Flooring. Fitted Vanity Unit With Basin. Toilet. Heated Towel Rail. Shower. Recessed Lighting.

Bedroom 2:

11'01" (Longest Point) x 10'11" (Widest Point) Laminate Flooring. T.V Point.

Bedroom 3:

8'02" (Longest Point) x 7'02" (Widest Point) Laminate Flooring.

Bedroom 4:

11'04" (Longest Point) x 7'05" (Widest Point) Laminate Flooring.

Bathroom:

11'05" (Longest Point) x 6'11" (Widest Point) Part Tiled Walls. Tiled Flooring. Toilet. White Suite. Fitted Vanity Unit With Basin. Bath. Separate Shower. Recessed Lighting. Heated Towel Rail.

OUTSIDE / GARDENS

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

Services: All Mains

Heating: Gas Central Heating

Age of Property: Circa 4 Years

Capital Value: £125,000

Rates: £1,253.00 (Price Correct As Of April 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:

Travel Down The Old Derry Road Past The Police Station And Take Left Into The Prestigious Eden Wood Development. Once In The Development Look Out For The Corry & Stewart Sign Outside The Property On The Left.



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

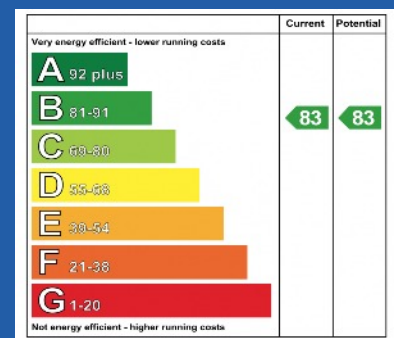
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