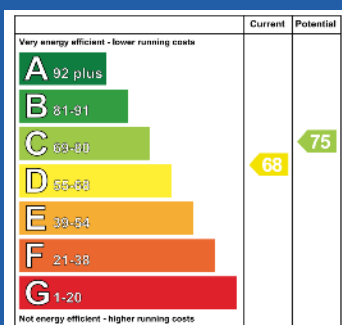


# 11 Coolnagard View, Omagh, BT78 1AN.



**Taking Opening Offers From £190,000**



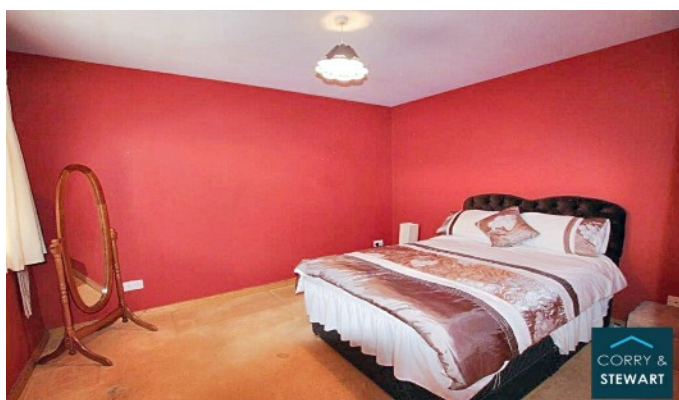
Telephone 02882 250500  
[www.corryandstewart.com](http://www.corryandstewart.com)

## KEY FEATURES

- \* Attractive Detached Two Storey Dwelling
- \* 2 Reception Room
- \* 4 Bedrooms
- \* Double Glazed Windows And Doors
- \* O.F.C.H
- \* Spacious Kitchen / Dinette
- \* Solid Wooden Internal Doors
- \* Chain Free Sale
- \* Popular And Sought After Location
- \* Large Patio To Rear With Townscape Views
- \* Must Be Viewed To Be Fully Appreciated
- \* Taking Opening Offers From £190,000

## SUMMARY

This attractive 4 bedroom detached two storey dwelling is located on a 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, bus routes, scenic routes and golf course. This property benefits from townscape views to rear.



## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall:**

13'05" (Longest Point) x 6'10" (Widest Point) Laminate Flooring. Mahogany Exterior Door With Glazed Panels. Telephone Point. Cloak Room Off. Carpeted Pine Staircase. .

#### **Lounge:**

13'05" (Longest Point) x 10'02" (Widest Point) Laminate Flooring. Coving. T.V And Telephone Point. Wooden Fireplace Surround With Fitted Electric Fire. French Doors To Kitchen / Dinette.

#### **Living Room:**

10'06" (Longest Point) x 8'10" (Widest Point) Laminate Flooring. T.V Point.

#### **Kitchen / Dinette:**

21'09" (Longest Point) x 9'02" (Widest Point) Fitted High And Low Level Units. Extractor Fan. Vinyl Flooring. Part Tiled Walls. Freestanding Dish Washer. Integrated Fridge Freezer. Integrated Electric Oven And Hob. S.S Sink. T.V Point. Patio Doors Leading To Patio At Rear.

#### **Utility Room:**

10'02" (Longest Point) x 6'01" (Widest Point) Fitted Low Level Units. Part Tiled Walls. Vinyl Flooring. Plumbed For Washing Machine And Tumble Drier. Sink Unit. PVC Exterior Door With Glazed Panels.

#### **W.C:**

6'09" (Longest Point) x 3'02" (Widest Point) Toilet And Wash Hand Basin. Part PVC Panelled Walls. Vinyl Flooring.

### **FIRST FLOOR**

#### **Landing:**

16'10" (Longest Point) x 9'08" (Widest Point) Carpet Flooring. Hot Press Off. Access To Roof Space.

#### **Master Bedroom:**

12'01" (Longest Point) x 10'06" (Widest Point) Carpet Flooring. T.V And Telephone Points.

#### **Bedroom 2:**

12'03" (Longest Point) x 10'02" (Widest Point) Carpet Flooring.

#### **Bedroom 3:**

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

#### **Bedroom 4:**

10'04" (Longest Point) x 7'03" (Widest Point) Carpet Flooring.

#### **Bathroom:**

9'08" (Longest Point) x 5'09" (Widest Point) Part Tiled Walls. Vinyl Flooring. Toilet And Wash Hand Basin. Bath. Separate Shower.

### **OUTSIDE / GARDENS**

Mature Lawns And Gardens To Front. Tiered Patio To Rear. Tarmacadam Driveway.

**Services:** All Mains

**Heating:** Oil Fired Central Heating

**Capital Value:** £110,000

**Rates:** £1,064.36 (Price Correct As Of July 2025)





### 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](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 Along The Kevlin Road And Take Right Into The Coolnagard Development And Then Take The 1<sup>st</sup> Turn To The Right. Look Out For The Corry & Stewart Sign Outside The Property On The Right.



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

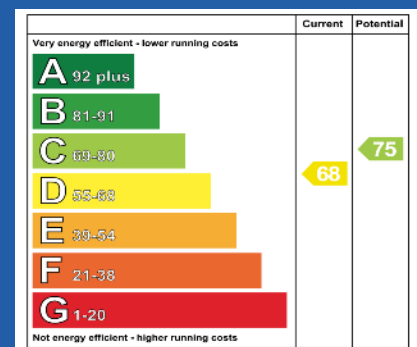
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