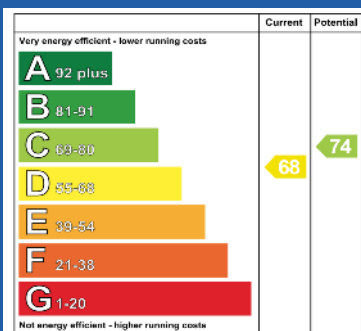


# 7 Coolnagard Rise, Omagh, BT78 1JB.



## Taking Offers From £230,000



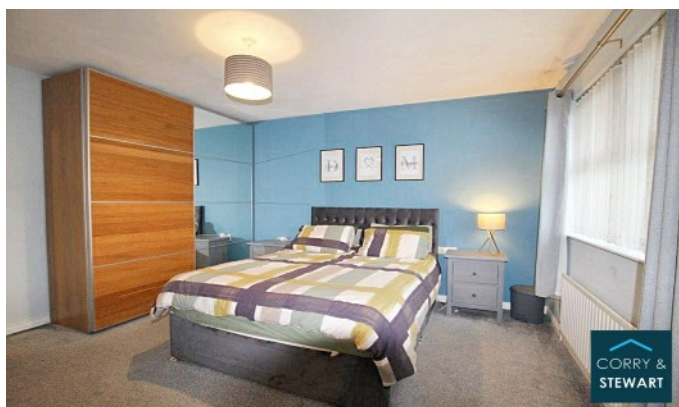
Telephone 02882 250500  
[www.corryandstewart.com](http://www.corryandstewart.com)

## KEY FEATURES

- \* Detached Dwelling With Garage
- \* Beautifully Finished Property
- \* 3 Reception Rooms
- \* 4 Bedrooms With Master En-Suite
- \* Kitchen / Dinette
- \* Utility Room
- \* UPVC Double Glazed Windows And Rear Door
- \* Solid Wooden Internal Doors
- \* O.F.C.H
- \* Extremely Spacious And Mature Site
- \* Sought After Location
- \* Spring 2026 Completion
- \* Taking Opening Offers From £230,000

## SUMMARY

This excellent 4 bedroom detached two storey dwelling with garage is located on a spacious mature site situated in close proximity to Omagh Town Centre and all local amenities. It is convenient to both primary / secondary schools, churches, shops, leisure centre, play park, hospital / health centre, bus routes, scenic routes and golf course.



## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall:** 21'3" (Longest Point) x 7'0" (Widest Point) Part Wooden Panelled Walls. Solid Wooden Exterior Door With Glazed Panel And Side Panels. Part Laminate / Tiled Flooring. Telephone Point. Recessed Lighting. W.C Off. Hand Painted Carpeted Staircase.

**W.C:** 5'8" (Longest Point) x 2'11" (Widest Point) Toilet And Wash Hand Basin. Partially Tiled Walls. Tiled Flooring.

**Lounge:** 14'6" (Longest Point) x 11'9" (Widest Point) Laminate Flooring. T.V And Telephone Points. Wooden Fireplace Surround With Fitted Electric Fire.

**Dining Room:** 11'9" (Longest Point) x 10'6" (Widest Point) Laminate Flooring. Patio Doors Accessing Rear Garden. T.V Point.

**Family Room:** 11'5" (Longest Point) x 11'11" (Widest Point) Laminate Flooring. T.V Point. Semi Glazed Door To Kitchen.

**Kitchen/Dinette:** 11'5" (Longest Point) x 13'1" (Widest Point) Fitted High And Low Level Units. Extractor Fan. Tiled Flooring. Partially Tiled Walls. Freestanding Fridge Freezer And Freestanding Electric Cooker. Plumbed For Dishwasher. T.V And Telephone Points. SS Sink. Recessed And Under Unit Lighting.

**Utility Room:** 6'11" (Longest Point) x 7' (Widest Point) Fitted Low Level Units. Partially Tiled Walls. Tiled Flooring. Plumbed For Washing Machine. Sink Unit. Enclosed Oil Burner. PVC Exterior Door With Glazed Panel.

### FIRST FLOOR

**Landing:** 10'8" (Longest Point) x 8'3" (Widest Point) Part Wooden Panelled Walls. Carpet Flooring. Access To Roof Space. Linen Cupboard Off.

**Master Bedroom:** 11'6" (Longest Point) x 13'6" (Widest Point) Carpet Flooring. T.V And Telephone Points. Fitted Slide Robe.

**En-Suite** 7'8" (Longest Point) x 7'5" (Widest Point) Partially Tiled Walls. Tiled Flooring. Toilet And Wash Hand Basin. Electric Shower.

**Bedroom 2:** 11'5" (Longest Point) x 11'5" (Widest Point) Carpet Flooring. T.V Point.

**Bedroom 3:** 11'9" (Longest Point) x 11'7" (Widest Point) Carpet Flooring. Fitted Units. T.V Point.

**Bedroom 4:** 11'9" (Longest Point) x 13'4" (Widest Point) Carpet Flooring. T.V And Telephone Points.

**Bathroom:** 8'2" (Longest Point) x 6'11" (Widest Point) Fully Tiled Walls. Tiled Flooring. White Suite. Toilet And Wash Hand Basin. Jacuzzi Style Bath. Separate Power Shower. Recessed Lighting.

### Outside:

**Detached Garage:** 24'7" x 14'8" PVC Exterior Side Door. Motorized Roller Door.

### Garden:

Mature Lawns And Gardens To Front, Side And Rear.

Patio to Rear. Spacious Site. Gravelled And Tarmacadam Driveway.

**Services:** All Mains

**Heating:** Oil Fired Central Heating

**Build Type:** Timber Frame / Brick

**Age of Property:** Circa 18 Years

**Capital Value:** £135,000

**Rates:** Approximately £1306.26 (as of October 2025)





### Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.corryandstewart.com](http://www.corryandstewart.com)

### Independent Mortgage Advice

If you are moving house or investing in property, we can put you in touch with our in house Independent Financial 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 into The Coolnagard Development and at the major roundabout take the 2<sup>nd</sup> exit and follow the road into Coolnagard Rise. Look out for the Corry And Stewart sign on the left.

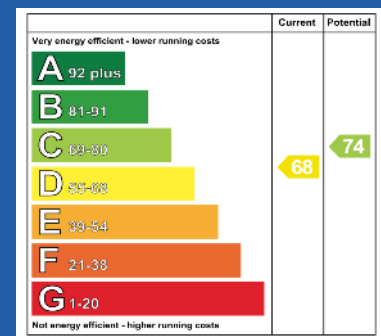


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