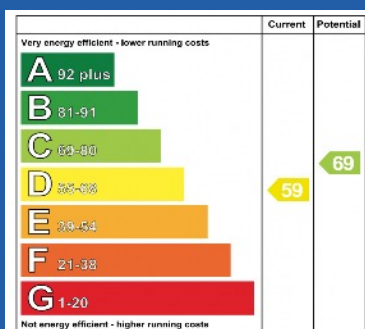


# 38 Dergmoney View, Omagh, BT78 1HZ.



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



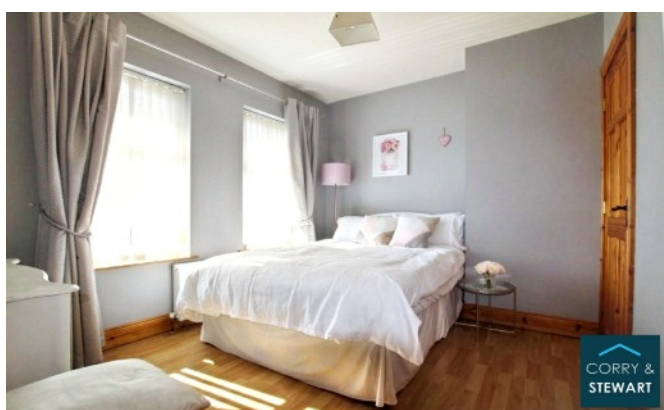
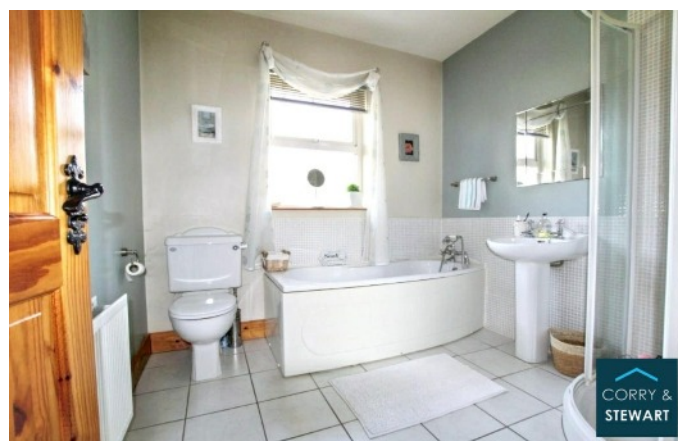
Telephone 02882 250500  
[www.corryandstewart.com](http://www.corryandstewart.com)

## KEY FEATURES

- \* Excellent Semi-Detached Property
- \* Reception Room With Bay Window
- \* Spacious Kitchen / Dinette
- \* Double Glazed Windows And Doors
- \* O.F.C.H
- \* Tastefully Decorated
- \* Private Parking At Side
- \* Close To Golf Course And Local Ammenities
- \* Highly Sought After Location
- \* Chain Free Onward Sale
- \* Taking Opening Offers From £190,000

## SUMMARY

This excellent 3 bedroom semi detached two storey property 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 courses.



## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall:**

12'05" (Longest Point) x 6'04" (Widest Point) Mahogany Exterior Door With Glazed Panels And Side Panels. Laminate Flooring. Telephone Point. Carpeted Pine Staircase. W.C Off.

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

5'05" (Longest Point) x 3'03" (Widest Point) Tiled Flooring. Part Tiled Walls. Toilet And Wash Hand Basin. Recessed Lighting.

#### **Lounge:**

13'10" (Longest Point) x 12'05" (Widest Point) Laminate Flooring. T.V Point. Wooden Fireplace Surround With Cast Iron Inset. Open Fire. Tiled Hearth. Bay Window.

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

16'06" (Longest Point) x 10'11" (Widest Point) Fitted High And Low Level Units. Extractor Fan. Vinyl Flooring. Part Tiled Walls. Integrated Gas Hob And Electric Oven. Freestanding Dish Washer. Freestanding Fridge Freezer. Recessed Lighting. S.S Sink. T.V Points. Patio Doors Leading To Rear Garden.

#### **Utility Room:**

7'11" (Longest Point) x 5'02" (Widest Point) Fitted High And Low Level Units. Vinyl Flooring. Part Tiled Walls. Plumbed For Washing Machine And Tumble Drier. Sink Unit. Wooden Exterior Door With Glazed Panels. Cloak Room Off.

## **FIRST FLOOR**

#### **Landing:**

9'07" (Longest Point) x 5'11" (Widest Point) Carpet Flooring. Access To Roof Space. Hot Press Off.

#### **Master Bedroom:**

10'07" (Longest Point) x 11'04" (Widest Point) Laminate Flooring. T.V And Telephone Points. Built In Wardrobe.

#### **En-Suite:**

7'10" (Longest Point) x 2'07" (Widest Point) Tiled Flooring. Part Tiled Walls. Toilet And Wash Hand Basin. Electric Shower. Recessed Lighting.

#### **Bedroom 2:**

10'08" (Longest Point) x 8'10" (Widest Point) Laminate Flooring. T.V Point. Built In Wardrobe.

#### **Bedroom 3:**

11'01" (Longest Point) x 8'05" (Widest Point) Laminate Flooring.

#### **Bathroom:**

8'02" (Longest Point) x 7'10" (Widest Point) Tiled Flooring. Part Tiled Walls. Toilet And Wash Hand Basin. White Suite. Bath. Separate Electric Shower. Recessed Lighting.

## **OUTSIDE / GARDENS**

Mature Lawns To Front. Patio To Rear. Gravelled Driveway.

**Services:** All Mains

**Heating:** Oil Fired Central Heating

**Age of Property:** Circa 2001

**Capital Value:** £100,000

**Rates:** £1,003 (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](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 Out The Dublin Road And Turn Briefly Onto The Ballynahatty Road And Then Immediately Turn Right Up Into Dergmoney View Development. Number 38 Is Located On The Right And Look Out For The Corry & Stewart Sign Outside The Property.



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

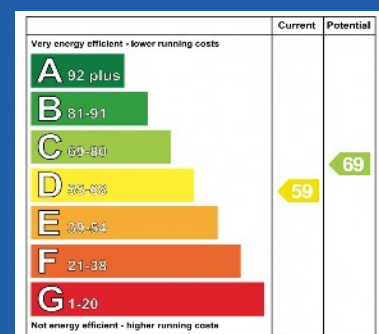
**T 028 8225 0500**

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**EPC REFERENCE NUMBER  
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