

**16 The Hawthorns,
Omagh, BT79 7GJ.**



Taking Opening Offers From £210,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

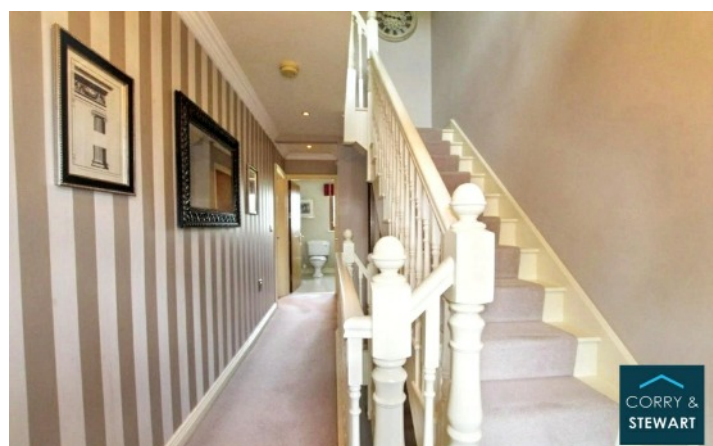
Telephone 02882 250500
www.corryandstewart.com

KEY FEATURES

- * Excellent Semi-Detached Property
- * Convenient & Highly Sought After Location
- * Walking Distance to Town Centre
- * 4 Bedrooms with Master En-Suite
- * Spacious Lounge with Wood Burning Stove
- * Beautifully Decorated Interior
- * High End Quality Finished Home
- * Beam Internal Vacuum System
- * Option to Purchase Furnishings if Applicable
- * Private Patio Area to Rear with Garden Shed
- * Chain Free Sale
- * Must be Viewed to be Fully Appreciated
- * Taking Opening Offers From £210,000

SUMMARY

This stunning 4 bedroom semi-detached three storey dwelling is located 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:

16'04" (Longest Point) x 6'10" (Widest Point) Coving. Wooden Exterior Door With Glazed Panels. Tiled Flooring. Telephone Point. Recessed Lighting. Carpeted Hand Painted Staircase.

Lounge:

16'05" (Longest Point) x 12'08" (Widest Point) Coving / Centrepiece. Solid Wooden Floor. TV Point. Polished Stone Fireplace with Wood Burning Stove and Granite Hearth.

Kitchen / Dinette:

14'02" (Longest Point) x 11'0" (Widest Point) Shaker Style Hand Painted Fitted High And Low Level Units. Extractor Fan. Granite Work Surface and Upstands. Tiled Floor. Part Tiled Walls. Integrated Fridge Freezer. Integrated Dishwasher. Freestanding Electric/Gas Range Master Cooker. Belfast Sink. Recessed Lighting. TV Point. Patio Doors Leading to Private Patio at Rear.

Utility:

8'06" (Longest Point) x 5'03" (Widest Point) Shaker Style High and Low Level Units. Granite Work Surface and Upstands. Tiled Flooring. Plumbed for washing machine. Plumbed for Tumble Drier. Ceramic Sink. PVC Exterior Door with Glazed Panels.

Utility Room.:

8'06" (Longest Point) x 5'03" (Widest Point) Fitted High And Low Level Shaker Style Units. Granite Work Surface And Up Stands. Part Tiled Walls. Tiled Flooring. Plumbed For Washing Machine And Tumble Drier. Ceramic Sink. PVC Exterior Door With Glazed Panels.

W.C.:

5'02" (Longest Point) x 3'02" (Widest Point) Coving. Toilet. Fitted Vanity Unit with Basin. Walls Part Tiled. Floor Tiled.

First Floor

Landing:

19'10" (Longest Point) x 6'09" (Widest Point) Carpeted Floor. Hot Press Off. Coving / Centrepiece. Recessed Lighting. Feature Window.

Master Bedroom:

12'08" (Longest Point) x 13'0" (Widest Point) Carpeted Floor. Built In Wardrobe. TV Point. Telephone Point. Coving/Centrepiece. Patio Door. False Balcony.

En-Suite:

7'05" (Longest Point) x 4'06" (Widest Point) Part Tiled Walls. Tiled Floor. Toilet And Wash Hand Basin. Electric Shower. Recessed Lighting.

Bedroom 2:

12'07" (Longest Point) x 11'01" (Widest Point) Carpeted Floor. Built In Wardrobe. TV Point. Telephone Point. Coving / Centrepiece.

Bathroom:

7'07" (longest Point) x 8'0" (Widest Point) Part Tiled Walls. Tiled Floor. Toilet. Wash Hand Basin. White Suite, Freestanding Bath. Recessed Lighting. Heated Towel Rail.

Second Floor

Landing:

19'08" (Longest Point) x 6'09" (Widest Point) Carpeted Floor. Wooden Velux Window. Coving and Centrepiece.

Bedroom 3:

15'06" (Longest Point) x 12'08" (Widest Point) Laminate Floor. T.V Point. Recessed Lighting.

Bedroom 4:

13'05" (Longest Point) x 12'08" (Widest Point) Laminate Floor. Feature Window. Access to Roof Space.

Shower Room:

11'0" (Longest Point) x 6'09" (Widest Point) Part Tiled Walls. Tiled Floor. Wooden Velux Window. Recessed Lighting. Toilet. Wash Hand Basin. Power Shower.

OUTSIDE / GARDENS

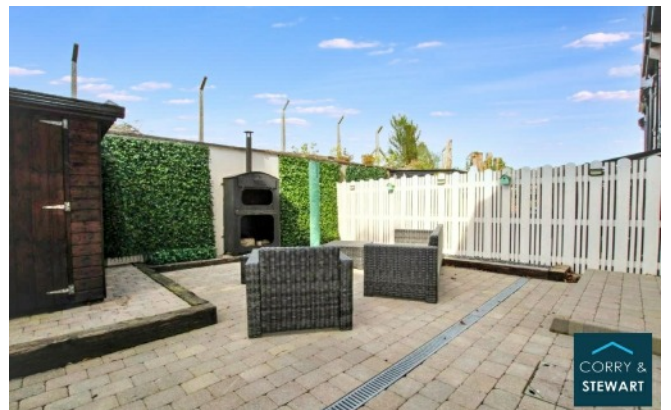
Patio To Rear. Bricked Driveway

Services: All Mains

Heating: Oil Fired Central Heating

Capital Value: £130,000

Rates: £1304.00 (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 Along The Old Mountfield Road Passing The Leisure Centre And After Traveling Through The Mini Roundabout Take The First Left Into The Exclusive Hawthorns Development. Travel To The Rear Of The Development And Look Out For The Corry & Stewart Sign Outside Of The Property.



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

T 028 8225 0500

F 028 8225 0001

Email: enquiries@corryandstewart.com

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**EPC REFERENCE NUMBER
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