

**19 Sperrin Park,  
Omagh, BT78 5BA.**



**Taking Opening Offers From £240,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

## KEY FEATURES

- \* Excellent Detached Bungalow
- \* Highly Sought After and Convenient Location
- \* Secluded and Private Site
- \* 2 Reception Rooms
- \* 3 Bedrooms
- \* O.F.C.H
- \* Majority Double Glazed Windows and Doors
- \* Beautifully Maintained Property
- \* Integral Garage and Small Office
- \* Beautifully Landscaped Gardens + Grounds
- \* Home Office
- \* Sauna Room with Shower Facilities
- \* Must be Viewed to be Fully Appreciated
- \* Taking Opening Offers from £240,000

## SUMMARY

This excellent 3 bedroom detached bungalow with integral garage is located on a spacious landscape within close proximity to Omagh town centre and all local amenities. It is convenient to both primary and secondary schools, churches, shops, leisure facilities, retail park, play park, scenic routes, town centre, hospital / health centre, restaurants/pubs, bus routes, golf courses.



## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Porch:**

8'08" (Longest Point) x 2'09" (Widest Point) Mahogany Exterior Door With Glazed Panel. Tiled Floor.

#### **Entrance Hall:**

23'0" (Longest Point) x 6'07" (Widest Point) Mahogany Interior Door With Glazed Panels and Side Panels. Solid Wooden Flooring. Telephone Point. Cloak Room Off. Access to Roof Space via Slingsby Ladder.

#### **Lounge:**

16'07" (Longest Point) x 12'07" (Widest Point) Coving/Centrepiece. Solid Wood Flooring. T.V Point. Tiled Fireplace with Tiled Surround and Inset. Open Fire with Functional Back Boiler and Tiled Hearth.

#### **Dining Room:**

13'02" (Longest Point) x 8'11" (Widest Point) Laminate Flooring. Patio Doors Leading to Rear Garden + Patio.

#### **Kitchen:**

11'04" (Longest Point) x 13'03" (Widest Point)

Fitted High And Low Level Units with Oak Doors. Extractor Fan. Vinyl Flooring. Walls Part-Tiled. Integrated Fridge. Free Standing Electric Cooker. Recessed Lighting. S.S Sink. Beams in Ceiling.

#### **Utility Room:**

9'10" (Longest Point) x 7'10" (Widest Point) Fitted High and Low Level Units. Plumbed For Washing Machine. Vinyl Flooring. Walls Part Tiled. Sink Unit. Wooden Exterior Door with Glazed Panels and Side Panels. Hot Press Off. Integral Garage Off.

#### **Bathroom:**

9'07" (Longest Point) x 7'01" (Widest Point) Walls Part Tiled. Vinyl Floor. Toilet. Fitted Vanity Unit with Basin. Bath. Separate Electric Shower. Coloured Suite.

#### **Master Bedroom:**

15'0" (Longest Point) x 9'05" (Widest Point) Laminate Flooring. Quality Fitted Units. Telephone Point. Coving.

#### **Bedroom 2:**

12'06" (Longest Point) x 9'09" (Widest Point) Solid Wood Flooring. Built In Wardrobe.

#### **Bedroom 3:**

9'08" (Longest Point) x 9'09" (Widest Point) Laminate Flooring. Built In Wardrobe.

### **OUTSIDE / GARDENS**

#### **Integral Garage:**

27'03" (Longest Point) x 14'11" (Widest Point) Roller Door. Wooden Semi-glazed exterior door. Office Off. Sauna Room Off.

#### **Office:**

10'08" (Longest Point) x 5'11" (Widest Point)

#### **Sauna Room:**

7'11" (Longest Point) x 5'11" (Widest Point) Tiled Floor. PVC Panelled Walls And Ceiling. Electric Shower. Toilet. Wash Hand Basin. Fitted Sauna Cubicle. Recessed Lighting.

Mature Lawns And Gardens To Front, Side And Rear.

Patio to Rear. Spacious Landscaped Site. Tarmacadam Driveway.

Private and Enclosed Site.

**Services:** Mains

**Heating:** Dual

**Capital Value:** £105,000

**Rates:** £ 1,052.84 (Price Correct As Of April 2026)



# TMAC

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## 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 Down the Tamlaght Road & Turn Left into Sperrin Park, No.19 is Located on the Right Hand Side Just Before Descending the Corner. Look Out For The Corry & Stewart Sign outside the property.



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