



**OKT**  
O'CONNOR KENNEDY TURTLE

**FOR SALE** End Terrace 3 Bedroom Dwelling

**1 Crossowen Way, Clogher BT76 0AX**

# LOCATION / DESCRIPTION

Clogher is a rural town situated in County Tyrone, lying approximately 20 miles south west of Dungannon and approximately 24 miles north east of Enniskillen. The subject property is located just off the main Augher Road, which serves the main road into the town.

The property is within walking distance from the town centre and all local amenities.

The subject property comprises of a 3 bedroom end terrace dwelling and internally is finished to include plastered and painted walls, a mix of laminate and tile flooring and PVC double glazed windows.

Externally the property has an enclosed rear yard that can be accessed via PVC French doors from the kitchen / dining room. The property also benefits from oil fired central heating.

# ACCOMMODATION

## GROUND FLOOR

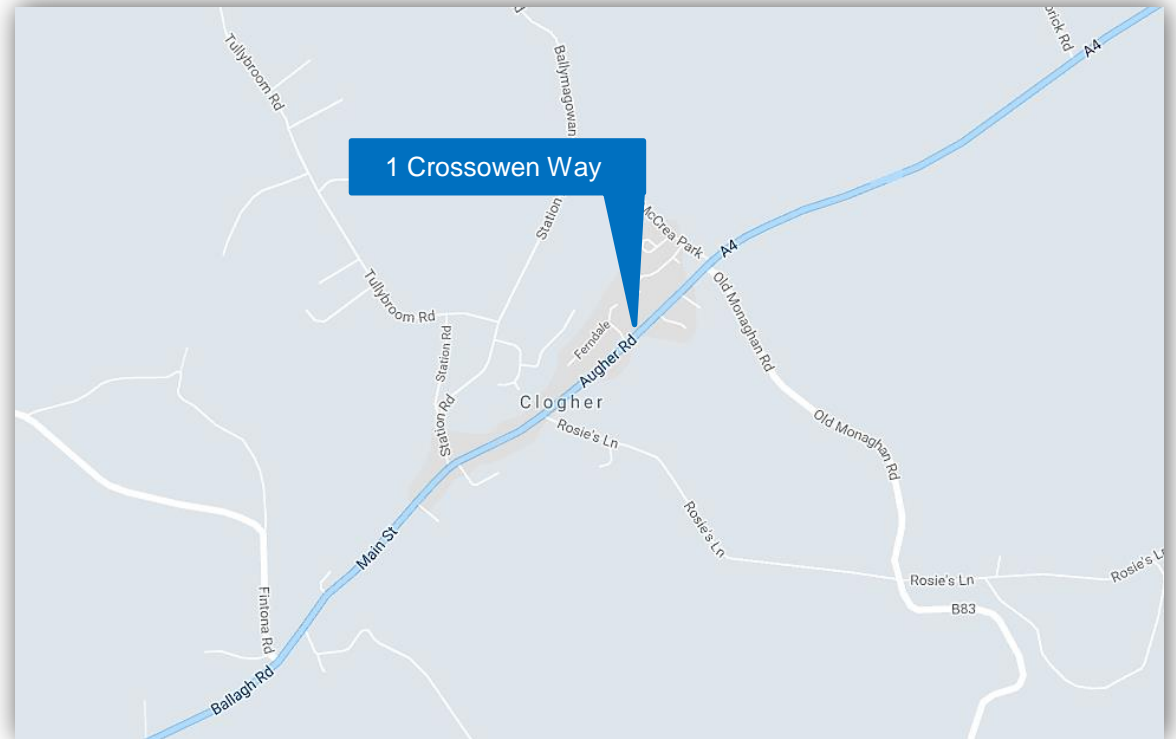
Living Room	14.62' x 14.54'
Kitchen	19.53' x 10.37'
Utility Room	5.07' x 10.42'
Entrance Hall	7.11' x 13.02'
Downstairs WC	2.7' x 6.47'

## FIRST FLOOR

Master Bedroom (Ensuite)	10.10' x 12.28' (8.36' x 4.98')
Bedroom 2	11.45' x 12.72'
Bedroom 3	8.22' x 11.45'
Bathroom	9.99' x 6.74'

# EPC

EPC Rating – D65





# SALES DETAILS

PRICE: Offers in the region of £85,000  
TITLE: Assumed to be held by way of freehold

# RATES

Estimated rates payable - £785

# VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

# FURTHER DETAILS



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