

FOR SALE



T. PATTERSON STEWART

AUCTIONEER AND ESTATE AGENT

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NOTE - These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease. Whilst every care is taken in compiling the information we can give no guarantee as to the accuracy thereof and enquirers are recommended to satisfy themselves regarding the particulars.

**34 ARCHILL ROAD,
DRUMLEGAGH,
NEWTOWNSTEWART
BT81 7PN**

**DETACHED 4-BEDROOM
HOUSE AND GROUNDS**



LOCATION

Built 18 years ago on a spacious Site, Circa 0.9 miles from the Hamlet of Drumlegagh, 4 miles from Castlederg, 9 miles from Newtownstewart, 9 miles from Omagh, in a pleasant rural community, convenient to local Shop, Schools and Churches

ACCOMMODATION

ENTRANCE HALL 27' 6" x 11' 0" with Oak floor. **Patio door at the rear to Garden**

HOTPRESS/CLOAKSPACE

LOUNGE 14' 0" x 13' 5" with cast iron fireplace and carved mahogany surround

LIVING/DINING ROOM 13' 3" x 18' 0" (into Bay Window) with fireplace

KITCHEN/DINETTE 21' 6" x 13' 4" with white fitted Units, Centre Island, electric Hob & Under Oven, tiled Floor

UTILITY ROOM 9' 0" x 8' 10" with white fitted Units

REAR PORCH with TOILET & WHB off

FIRST FLOOR

STUDY 10' 7" x 5' 5"

MASTER BEDROOM 15' 0" x 10' 9" with

EN SUITE SHOWER ROOM & TOILET 11' 0" x 6' 0" with white Suite

BEDROOM 2 16' 3" x 13' 0"

BEDROOM 3 16' 2" x 10' 5"

BEDROOM 4 11' 0" x 9' 0"

BATHROOM 11' 6" X 13' 6" (including Bay Window) with white Suite,
Shower Cabinet with electric Shower, half-tiled Walls

BEAM VACUUM SYSTEM

**OIL-FIRED CENTRAL HEATING. UPVC DOUBLE-GLAZED WINDOWS AND
EXTERIOR DOORS**

ALUMINIUM GUTTERING. UPVC FASCIA & SOFFITS.

The Property, approached by a Tarmac Driveway to Forecourt, with Lawns front and side bounded by a 4-rail Ranch Fence, has an adjoining Paddock at the rear, and should appeal to anyone seeking a spacious Family Home in the country.

Viewing invited by Appointment with the Agent