

**McLernon Estate Agents**  
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**Gortin Road**  
**Omagh**  
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**Site w/ FPP and House @ 43 Old Mountfield Road,  
Omagh**  
**Starting Bid: £189,950.00**



For sale by McLernon Estate Agents via the [iamsold Bidding Platform](#)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Located just off the Old Mountfield Road on a spacious site, this semi-detached home offers a large living room, kitchen and sunroom with 3 bedrooms and family bathroom on the first floor.

Outside there is a large garden, large shed and off street parking.

Located adjacent to the dwelling is a residential building site with full planning permission for a detached home.

Accommodation  
Entrance Hall  
6'03" x 6'0"

Storage sapce. Carpet flooring.

#### Living Room

21'0" x 15'10"(WP)

Stone fireplace with closed front fire. Centrepiece & wall lights. Carpet flooring.

#### Kitchen

10'10" x 10'10"

Solid wood kitchen with high & low level units

Stainless steel sink unit with drainer and mixer tap. Plumbed for dishwasher. Tiled splashback. Vinyl flooring.

#### Sunroom

16'0" x 11'0"

Ceiling fan lights. Cloakspace off. Tile flooring.

#### First Floor

Stairs & landing with carpet. Hotpress.

#### Bedroom 1

10'10" x 10'10"

Built in wardrobe. Sink in vanity unit. Carpet flooring.

#### Bedroom 2

10'10 x 9'04"

Carpet flooring.

#### Bedroom 3

9'08" x 9'06"

Built in wardrobe. Carpet flooring.

#### Shower room

7'07" x 6'0"

Three piece white suite. Large corner shower. Sink in vanity unit. Chrome heated towel rail. Recessed lighting. Touch mirror light. PVC panelled walls. Tiled splashback. Laminate flooring.

#### Outside

##### Shed

31'0" x 16'10"

Block built shed. Sliding doors & pedestrian door. Power & lighting.

#### Boiler House

8'0" x 5'0"

Grant burner (2018). Separate outside toilet.

Gardens to the Front and Rear. Patio area. Tarmac Driveway

#### Additional Information

Semi-detached House with large garden  
Plus Residential building site with FPP  
Excellent location  
Tenure - Freehold  
Rates - £946.41  
Energy Rating E49/E53

To access the legal pack, please copy and paste the link below

<http://www.iamsoldni.com/properties/7c1324ef00b2460882146466a1d8b2c2/auction-pack>

TO VIEW OR MAKE A BID Contact McLernon Estate Agents or iamsold, [www.iamsoldni.com](http://www.iamsoldni.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection,

measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

## Ground Floor

### Entrance Hall

6'03" x 6'0"

Storage space. Carpet flooring.

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