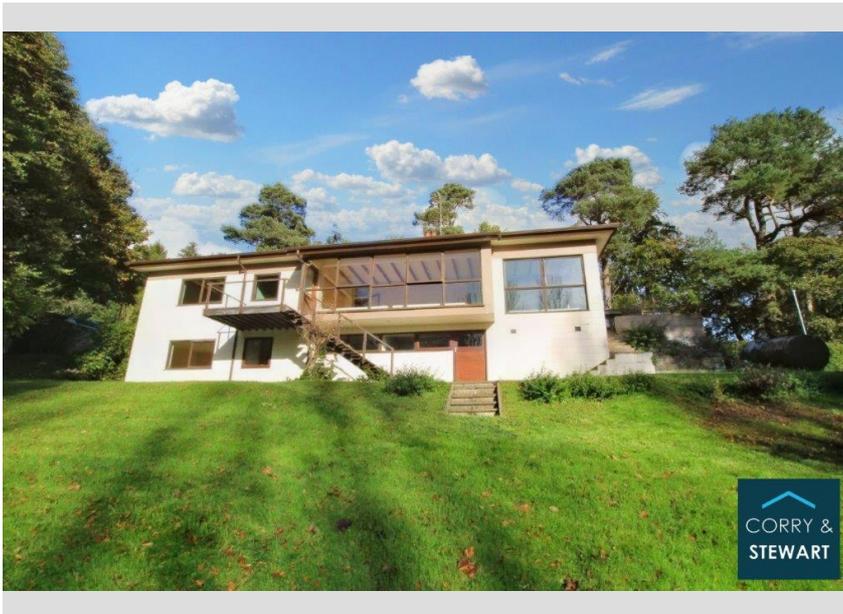


**Corry & Stewart Estate**  
**36a High Street**  
**OMAGH**  
**BT78 1BP**  
**t: 028 8225 0500**  
**email: enquiries@corryandstewart.com**

## **5 Retreat Close, Omagh**

**Starting Bid: £299,950.00**



For sale by Corry & Stewart Estate 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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This attractive 4 / 5 bedroom detached split level chalet house with garage and carport is located on a 0.8 acres spacious and mature landscaped site within close proximity to Omagh Town Centre and all local amenities. The property entrance unfolds to private south facing mature gardens. The house is situated on a cul de sac road leading to the breathtaking Lover's Retreat nature preserve of water-fall and salmon leap. It is convenient to both primary / secondary schools, churches, shops, leisure facilities, play park, hospital / health centre, bus routes, scenic routes and golf course.

### Features

- Charming Detached Property And Gardens
- Bespoke Design And Styled Dwelling
- Highly Sought After Location
- Private and Spacious Landscaped Site
- 2 Reception Rooms

4 / 5 Bedrooms

Wooden Style Glazed Windows And Doors

O.F.C.H

Fitted Burglar Alarm

Integral Garage With Separate Carport

External Stores And Workshops

Taking Opening Offers From £290,000

TO ARRANGE A VIEWING PLEASE CONTACT THE OFFICE ON 028 82 250500.

ALTERNATIVELY EMAIL [enquiries@corryandstewart.com](mailto:enquiries@corryandstewart.com)

## ACCOMMODATION

### GROUND FLOOR

Entrance Porch: 4'07" (Longest Point) x 3'11" (Widest Point) Solid Wooden Exterior Door With Glazed Panel And Side Panels. Vinyl Flooring. Inner Glazed Door And Side Panel.

Entrance Hall: 10'03" (Longest Point) x 4'05" (Widest Point) Vinyl Flooring. Velux Window. Wooden Beams In Ceiling.

Inner Hallway: 18'10" (Longest Point) x 2'10" (Widest Point) Vinyl Flooring. W.C Off. Cloak Room Off. Shower Room Off. Wooden Beams In Ceiling. Staircase To Lower Level Accommodation.

W.C: 6'04" (Longest Point) x 2'07" (Widest Point) Toilet And Wash Hand Basin. Fully PVC Panelled Walls. Tiled Flooring.

Shower Room: 6'04" (Longest Point) x 5'08" (Widest Point) Fully PVC Panelled Walls. Tiled Flooring. Toilet. Heated Towel Rail. Separate Electric Shower. Fitted Vanity Unit With Basin.

Lounge: 20'10" (Longest Point) x 13'09" (Widest Point) Telephone Point. Marble Fireplace Surround With Marble Inset. Marble Hearth. Large Feature Windows. Wooden Exterior Door To Elevated Decked Balcony At Rear.

Dining Room: 19'08" (Longest Point) x 14'01" (Widest Point) Solid Wooden Flooring. Patio Doors To Paved Patio Area At Side. Wooden Beams Into Ceiling. Featured Windows. Sliding Wooden Semi Glazed Door To Kitchen. T.V Point.

Kitchen / Dinette: 14'06" (Longest Point) x 12'06" (Widest Point) Fitted High And Low Level Units. Extractor Fan. Hot Press Off. Vinyl Flooring. Part Tiled Walls. Integrated Fridge Freezer. Freestanding Wash Machine. Integrated Electric Oven, Hob And Microwave. Ceramic Sink. Rear Semi Wooden Glazed Door To Integral Garage. Wooden Velux Window.

Study / Bedroom 5: 9'07" (Longest Point) x 8'03" (Widest Point) Telephone Points. Fitted Shelving.

Master Bedroom: 12'03" (Longest Point) x 9'08" (Widest Point) Fitted Slide Robes. T.V Point.

Bedroom 2: 9'08" (Longest Point) x 8'08" (Widest Point)

Lower Level Hallway: 23'0" (Longest Point) x 2'08" (Widest Point) Staircase To First Floor Level.

Bedroom 3: 9'08" (Longest Point) x 8'04" (Widest Point) Built In Wardrobe.

Bedroom 4: 11'11" (Longest Point) x 9'08" (Widest Point) Built Wardrobe.

W.C: 6'06" (Longest Point) x 2'08" (Widest Point) Toilet and Wash Hand Basin.

Bathroom: 9'07" (Longest Point) x 8'09" (Widest Point) Vinyl Flooring. Toilet And Wash Hand Basin. Bedee. Bath. Separate Electric Power Shower. Heated Towel Rail.

Workshop / Playroom: 12'09" (Longest Point) x 13'08" (Widest Point) Wooden Exterior Semi Glazed Door. Access To Boiler Room.

Boiler Room: 10'07" (Longest Point) x 9'08" (Widest Point) Oil Burner Enclosed.

## OUTSIDE / GARDENS

Integral Garage: 29'10" (Longest Point) x 14'02" (Widest Point) Up And Over Door. Wooden Door To Rear. Car Port To Side.

Gardens: Mature Lawns And Gardens To Front, Side And Rear. Patio To Rear. Spacious Landscaped Site. Tarmacadam Driveway.

Services: All Mains

Heating: Oil Fired Central Heating

Age Of Property: Circa 50 Years

Capital Value: £155,000

Rates: £1376.56 (Price Correct As Of October 2023)

## Directions

Travel out The Killyclogher Road and turn right down into Retreat Close and number 5 is on the right. Look out for the Corry & Stewart sign outside the property.

## 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. IAM Sold 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.