



KANE BROS.

AUCTIONEERS • VALUERS • ESTATE AGENTS • FUNERAL UNDERTAKERS

LAMBROOK DEVELOPMENT, DROMORE ROAD, OMAGH

www.okanebrothers.co.uk



The Lambrook Development is one of the most innovative development schemes to come on stream in Omagh, offering homebuyers the opportunity to find a property that suits their lifestyle and their budgets in an area that is much sought after. We are proud to offer a range of three bedroom homes including townhouses and semi-detached styles within a short walk from many amenities in Omagh town centre.

- **OIL FIRED HEATING**
- **PVC DOUBLE GLAZED WINDOWS**
- **3 NO. BEDROOMS**
- **TARMAC DRIVE**
- **NEAT LAWN FRONT & REAR**

PRICE: AVAILABLE ON REQUEST



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The Accommodation Comprises:

ROOM NAME / MEASUREMENT

DESCRIPTION

Entrance Hall: Laminated wooden floor. Phone socket.

Lounge: 18' 6" x 13' 1" 5.64m x 3.99m.

Laminated wooden floor. Attractive fireplace with electric fire inset. TV Point. Phone Point. Coving & Centre Piece.

Kitchen/ Dining: 14' 10" x 11' 10" 4.52m x 3.61m.

Beach finished high and low level units. Tiled floor. Partially tiled wall. Ceramic Hob and Oven. TV Point. Smoke alarm.

Utility: 9' 5" x 5' 2" 2.87m x 1.57m.

Fitted units. Tiled floor. Partially tiled walls. SS Sink. Plumbed for washing machine. Storage off.

W.C: 6' 5" x 3' 0" 1.96m x 0.91m.

Tiled floor & Splash back. WHB. Extractor Fan.



First Floor:

Master Bedroom: 15' 9" x 9' 9" 4.80m x 2.97m.

Laminated wooden floor. TV Point & Phone Point.

En suite: 6' 5" x 4' 8" 1.96m x 1.42m.

Electric shower. WHB.

Bedroom 2: 15' 11" x 10' 2" 4.85m x 3.10m.

Laminated wooden floor. Built-in-wardrobe.

Bedroom 3: 13' 1" x 11' 1" 3.99m x 3.38m.

Laminated wooden floor.

Bathroom: 8' 2" x 6' 10" 2.49m x 2.08m.

Separate shower. Partially tiled walls. Extractor fan.

Outside:

Tarmac drive. Neat lawn to front and spacious garden to rear

EXTRA FEATURES:

- **PINE DOORS THROUGHOUT**
 - **WIRED FOR ALARM SYSTEM**
 - **NHBC 10 YEAR GUARANTEE**
- HOCKEY STICK ARCHITRAVE**

VIEWING IS HIGHLY RECOMMENDED WHICH IS STRICTLY BY APPOINTMENT WITH AGENTS



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DIRECTIONS: FROM OMAGH TRAVEL OUT THE DROMORE ROAD. TAKE THE FIRST RIGHT PAST GORMLEYS GARAGE INTO LAMBROOK. CONTINUE STRAIGHT AHEAD TO THE ENTRANCE INTO THE DEVELOPMENT.



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Note: These particulars are given on the understanding 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 enquiries are recommended to satisfy themselves regarding the particulars.