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LAMBROOK DEVELOPMENT, DROMORE RD, OMAGH

The Lambrook Development is one of the most innovative development schemes to come on stream in Omagh, offering home buyers 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 3 bedroom townhouses within a short walk from many amenities in Omagh town centre.

- **OIL FIRED CENTRAL HEATING**
- **PVC WINDOWS & DOORS**
- **3 NO. BEDROOMS (ONE EN SUITE)**
- **TURNKEY PACKAGE**

PRICE AVAILABLE ON REQUEST

LAMBROOK DEVELOPMENT, DROMORE ROAD, OMAGH

The Accommodation Comprises:

Tenure: Freehold

NHBC 10 year guarantee

For further details and appointments contact Agents

ROOM NAME / MEASUREMENT

Entrance Hall:

Laminated wooden floor. Phone Point.

Lounge: 14' 8" x 11' 3" 4.47m x 3.43m.

Laminated wooden floor. Attractive fireplace with electric fire inset. Coving and centre piece. TV & Phone Point.

Kitchen/ Dining: 18' 7" x 11' 7" 5.66m x 3.53m.
Deluxe fitted high and low level units. Oven and hob. Integrated fridge and freezer. Tiled floor. Washing machine.

W.C: 6' 5" x 2' 11" 1.96m x 0.89m.
WHB.

First Floor:

Master Bedroom: 11' 11" x 9' 5" 3.63m x 2.87m.
Laminated wooden floor. TV & Phone Point.

En-suite: 6' 2" x 3' 10" 1.88m x 1.17m.
Separate electric shower. WHB. Extractor fan.

Bedroom 2: 10' 2" x 8' 8" 3.10m x 2.64m.
Laminated wooden floor.

Bedroom 3: 10' 2" x 9' 5" 3.10m x 2.87m.
Laminated wooden floor.

Bathroom: 8' 9" x 7' 10" 2.67m x 2.39m.
Separate shower. WHB. Bath. Tiled splash back.

Outside:

Neat lawn to rear. Private parking.

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.