



71 shergrim glen


CORRY & STEWART
ESTATE AGENTS

estate agents | valuers | auctioneers | mortgage brokers | t. 028 8225 0500 | www.corryandstewart.com

71 shergrim glen

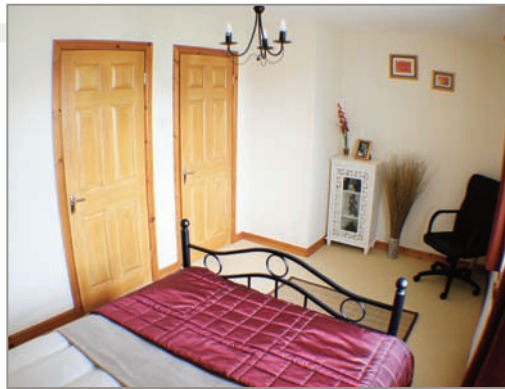
This excellent detached three bedroom, two storey residence is situated just outside the centre of Omagh, off the Gortin Road, and is convenient to all local amenities including Primary and Secondary Schools. Hospital, Health Centre, Pubs, Restaurants and Bus Routes, as well as Parks, Leisure Centre and Shopping. This Property will undoubtedly attract a huge amount of interest and viewing is highly recommended.

Recently redecorated, this home offers an excellent opportunity for either a first time or upgrading buyer. Located in the smaller and quieter area (containing only 20 homes) to the left side of Shergrim Glen, the house has a half red brick finish, large 3 car driveway, and mature gardens planted with shrubs, trees and rockeries to the front and rear. The south facing rear garden also contains a 10' x 6' shed, and a large curved patio area which benefits from all day sunshine, and is fully enclosed, making it ideal for children or pets, while a fitted burglar alarm gives you additional peace of mind. All light fittings are also included.

Well appointed inside, floor finishings include marble, natural slate, tile, and solid wooden flooring. The living room is floored in solid wood, and has a wooden surround fireplace with cast iron inset, while the kitchen, dining area and utility room floors are all tiled. The three large carpeted bedrooms all have sizeable wardrobes, and the bathroom has recently been fully tiled in marble.

Constructed in 2001, the home is still covered by it's NHBC warranty.





specification

- 3 Bedrooms
- Large Living Room
- Kitchen / Dining with French doors to living room
- Patio Doors
- O.F.C.H.
- Mature Gardens
- Still under NHBC warranty
- Floored Attic
- UPVC Double Glazed Windows and Doors.

ground floor

Entrance Hall:

13'0" (Longest Point) x 8'0" (Widest Point)
Redwood Carpeted Staircase. PVC Exterior
Door. Laminate Flooring. Telephone Point.
Burglar alarm.

Lounge:

10'02" (Longest Point) x 4'5" (Widest Point)
Solid Wooden Flooring. TV and Telephone
Point. Wooden Surround Fireplace with Cast
Iron Inset. French Doors to Kitchen/Dinette.

Kitchen/Dinette:

27'11" (Longest Point) x 12'8" (Widest
Point) Modern Fitted High and Low Level
Units. Integrated Extractor Fan. Fully Tiled
Flooring. Partially Tiled Walls. Integrated
Electric Hob and Oven. Sink. French Doors
to Lounge. Patio Doors to Paved Area and
Large Garden at Rear.

Utility Room:

5'6" (Longest Point) x 4'3" (Widest Point)
Plumbed for Washing Machine and Tumble
Drier. Outside Tap off. Extractor Fan & Fully
Tiled Flooring

WC:

6'6" (Longest Point) x 3'01" (Widest Point)
Natural Slate Flooring. Toilet and Wash
Hand Basin.





first floor

Landing:

14'1" (Longest Point) x 6'1" (Widest Point) Laminate Flooring. Large Shelved Hotpress Off. Access to floored Roof Space

Bathroom:

White Bathroom Suite. Electric Shower & Enclosure. Separate Bath. Large Towel Radiator. Fully tiled in Marble.

Master Bedroom:

12'0" (Longest Point) x 10'0" (Widest Point) Carpeted. Large Walk In Wardrobe.

Bedroom 2:

13'10" (Longest Point) x 11'10" (Widest Point) Large Walk In Wardrobe. Carpeted.

Bedroom 3:

10'6" (Longest Point) x 7'1" (Widest Point) Carpeted, Large Walk in Wardrobe.





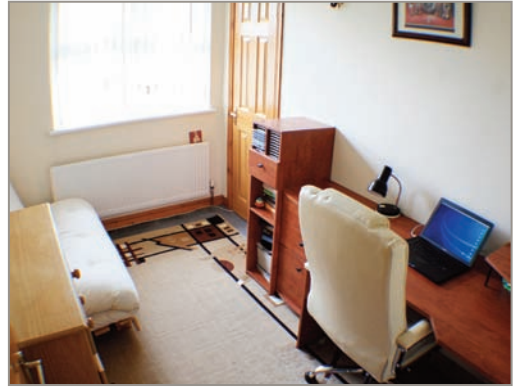
directions

From Omagh, travel out the Gortin Road. Just after the Silver Birch Hotel turn left at mini roundabout and proceed past Church on right hand side.

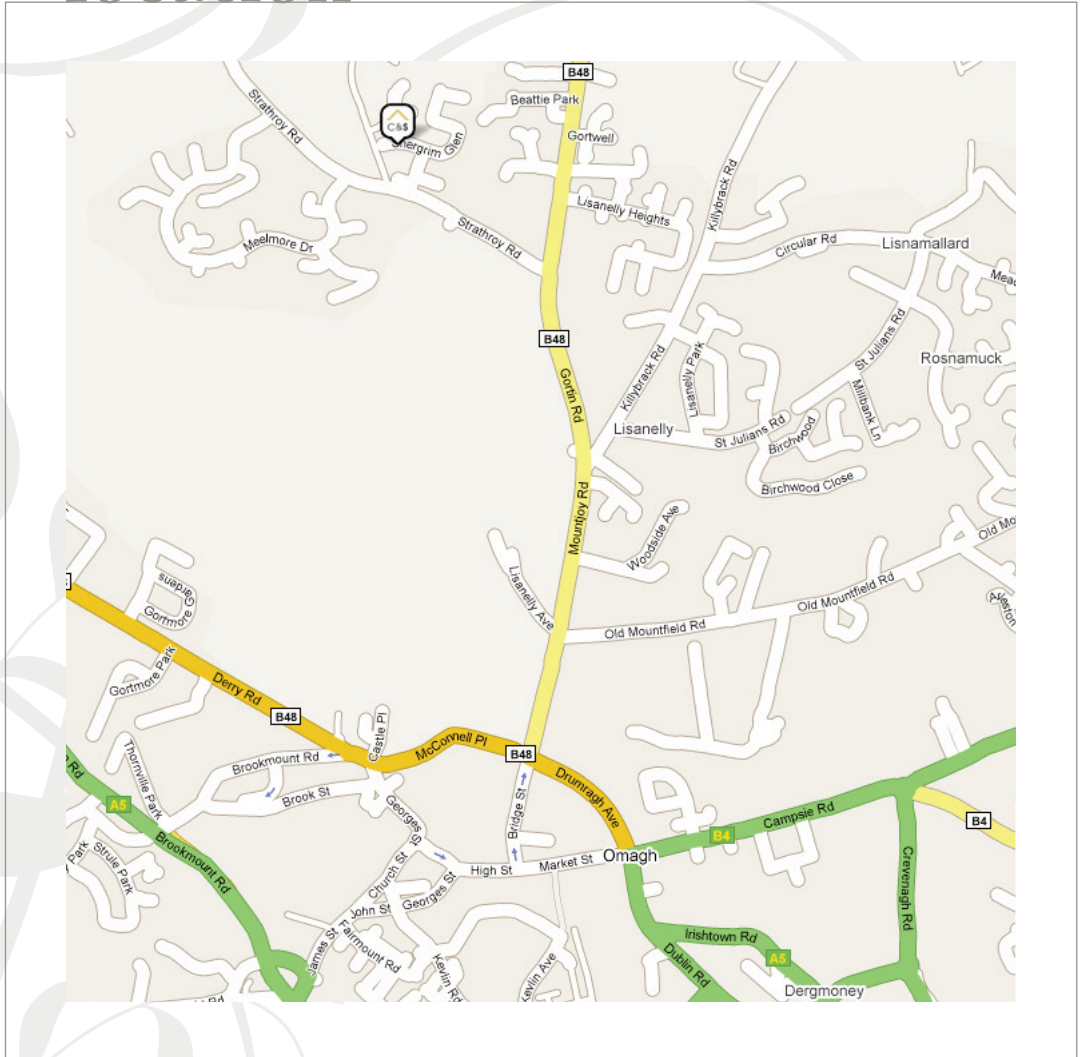
Take the next turn on the right into Shergrim Glen. Turn left at the junction and then No 71 is second on the left.

See Corry & Stewart For Sale Sign.





location



Noel Stewart
ANAEA Principal

Originally from Belcoo in Co Fermanagh, moved to Omagh in 1991 and opened a successful financial services firm. Noel opened the estate agency in 1998 and has worked extensively in all parts of the Co Tyrone property sector since then.

Niamh Meenagh
Office Manager

Niamh has been working for Corry and Stewart Estate Agents for a number of years, drawing on her ten years management experience from her previous role in Desmond's. She places a strong emphasis on customer focus and assures every client of her utmost attention at all times.

Geraldine Nugent
ARICS Graduate Student

Geraldine is on a years placement from Queens University where she is studying to become a chartered surveyor & a member of the ARICS. We are delighted to have secured Geraldine's services for her 2 placement years

Richard McBride
Accounts & Rental Manager

Richard is an accountant with over 8 Years practical experience in back office management and accounting. He has also been a Landlord and a landlords agent for the last 5 years which, coupled with the accounting background makes him an valuable addition to the Corry & Stewart Team.

Eucharía Stewart
Admin/Interior Designer

Eucharía has been an integral active part of the business since 1998, both in an administrative role and in a professional capacity as an interior designer, offering advice to developers and clients alike. She is also Noels wife and a busy mum to their two boys.

Paul McCabe
Sales Associate

Paul has been working in a sales, promotion and management role for the last four years. He has recently joined Corry and Stewart Estate Agents and hopes to use his sales experience to promote our current property portfolio. Paul is a keen sportsman and plays for Omagh United Football Club.



CORRY & STEWART
ESTATE AGENTS

8 Dublin Road
Omagh
BT78 1ES
T. 028 82250500
E. noel@corryandstewart.com
W. www.corryandstewart.com

Corry & Stewart, for themselves and for the vendor and lessors of this property whose agents they are, give notice that (I) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (II) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details, are given without responsibility on the part of Corry and Stewart, and intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) The vendor or lessor does not make or give, and neither Corry and Stewart, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property