

The Salus (House Type M)



The Salus Camowen Avenue Omagh, BT79 0AP



Camowen Avenue, Hospital Road is Omagh's Premier Private Residential New Development.

This exclusive development of 3 and 4 bedroom detached and semi-detached properties are thoughtfully designed and beautifully built and will provide elegant, spacious and high energy rated efficient homes.

Each home will be finished to a renowned high quality standard and the mix of house types would be perfect for the first time buyer, young professional and the growing family.

The Salus is a 4 Bedroom Detached Chalet Bungalow style home offering spacious living accommodation and full turnkey finish.

Take some time now to view our house types, site layout, specification, extras and why you should choose us to build your brand new forever home.

- 4 BEDROOM FAMILY HOME
- DETACHED CHALET BUNGALOW
- 3 BATHROOMS
- MODERN NEW HOMES
- FULL TURNKEY FINISH
- TRADITIONAL BLOCK CONSTRUCTION
- SOUGHT AFTER LOCATION

Asking price £324,950

Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.



Ground Floor

- 1. **KITCHEN/DINING** 6.4m x 4.6m (21'0" x 15'2")
- 2. **LOUNGE** 5.1m x 4.5m (16'9" x 14'9")
- 3. **BEDROOM 1** 5.3m x 3.4m (17'4" x 11'2")
- 4. **BATHROOM** 3.3m x 2.1m (10'10" x 6'11")
- 5. **BEDROOM 2** 3.3m x 2.8m (10'10" x 9'2")
- 6. **UTILITY** 2.3m x 2.1m (7'6" x 6'11")



First Floor

- 1. **BEDROOM 3** 4.9m x 3.6m (16'1" x 11'2")
- 2. **W.C.** 2.1m x 1.7m (6'11" x 5'6")
- 3. **BEDROOM 4** 3.6m x 3.1m (11'2" x 10'2")

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		EU Directive 2002/91/EC 

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 of representation of fact, but must satisfy themselves by inspection 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.