

**1 MEADOWVALE
 QUARRY LANE
 DUNGANNON
 CO. TYRONE
 BT70 1QJ**

*working harder to make your **move easier***

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LOCATION – ACCOMMODATION - POTENTIAL

THIS 4 BEDROOM SEMI-DETACHED PROPERTY IS IDEALLY SITUATED ON A CORNER SITE IN THE HIGHLY DESIRABLE & EVER POPULAR “MEADOWVALE” DEVELOPMENT, JUST OFF THE MOST CONVENIENT “QUARRY LANE”.

THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING A 4 BEDROOM HOME WITH THE CONVENIENCE OF TOWN LIVING – ONLY A STROLL FROM RENOWNED SCHOOLS, SHOPS & RECREATIONAL FACILITIES.

THE PROPERTY AFFORDS SPACIOUS & VERSATILE LIVING ACCOMMODATION WITH A GENEROUS KITCHEN / LIVING / FAMILY DINING AREA, A FURTHER RECEPTION ROOM WITH AN OPEN FIREPLACE, 2 GROUND FLOOR BEDROOMS AND A FAMILY BATHROOM, PLUS A FURTHER 2 BEDROOMS WITH STORAGE TO THE FIRST FLOOR.

WITH OFF-STREET PARKING, A PRIVATE REAR GARDEN & VIEWS OF OPEN COUNRTYSIDE TO ITS FRONT, NUMBER 1 MEADOWVALE IS A FANTASTIC OPPORTUNITY FOR BOTH FIRST-TIME BUYERS SEEKING A PROPERTY ON WHICH TO “ADD VALUE” AND THEIR “OWN STAMP” AND FAMILIES REQUIRING SPACIOUS & CONVENIENT ACCOMMODATION.

PROPERTY WITHIN THIS DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST – EARLY VIEWING IS RECOMMENDED TO AVOID MISSING OUT!



GUIDE PRICE: £154,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	53 E	
21-38	F		
1-20	G		

PROPERTY FEATURES:

- A SPACIOUS & VERSATILE SEMI-DETACHED CHALET.
- SITUATED ON A GENEROUS CORNER SITE IN THIS POPULAR RESIDENTIAL DEVELOPMENT.
- MOST CONVENIENT LOCATION WITHIN THE TOWN BOUNDARY.
- ONLY A STROLL FROM LOCAL SHOPS, GOOD SCHOOLS, ETC.
- 4 DOUBLE BEDROOMS.
- GENEROUS KITCHEN WITH SPACE FOR FAMILY DINING / LIVING.
- SITTING ROOM WITH OPEN FIREPLACE.
- GROUND FLOOR BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OFF-STREET PARKING.
- SUITABLE FOR CO-OWNERSHIP.
- FANTASTIC POTENTIAL TO “ADD VALUE”.
- SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANEL & SIDE PANELS. CARPET TO FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH H.O.B.B. WITH WOODEN MANTLE & SURROUND OVER TILED HEARTH. COVING & CENTRE PIECE TO CEILING. CARPET TO FLOOR.



KITCHEN / FAMILY DINING:

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. ELECTRIC HOB WITH X-FAN OVER. ELECTRIC OVEN. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. PLUMBED FOR DISHWASHER. PLUMBED FOR A.W.M. INTEGRATED IRONING BOARD. SPACE FOR MICROWAVE. FEATURE PANNELLING TO WALL. LINO TO FLOOR. P.V.C. EXTERNAL REAR DOOR WITH LEADED GLASS PANEL.



BEDROOM 1:
TO FRONT. LAMINATED FLOOR. PART PANELLING TO WALL.



BEDROOM 2:
TO REAR. CENTRE PIECE TO CEILING. LAMINATED FLOOR.



BATHROOM:
SINK IN VANITY UNIT. TOILET. BATH WITH MIXER TAP SHOWER FITTING. TILED SHOWER. HEATED TOWEL RAIL.



FIRST FLOOR:

STAIRS & LANDING:
CARPET

LINEN CUPBOARD:
SHELVED.

BEDROOM 3:
FULL LENGTH STORAGE WITH SLIDING DOORS TO SHELVED & HANGING SPACE. ACCESS TO EAVES STORAGE. CARPET TO FLOOR.



BEDROOM 4:

FULL LENGTH STORAGE WITH SLIDING DOORS TO SHELVED & HANGING SPACE. ACCESS TO EAVES STORAGE. LAMINATED FLOOR.

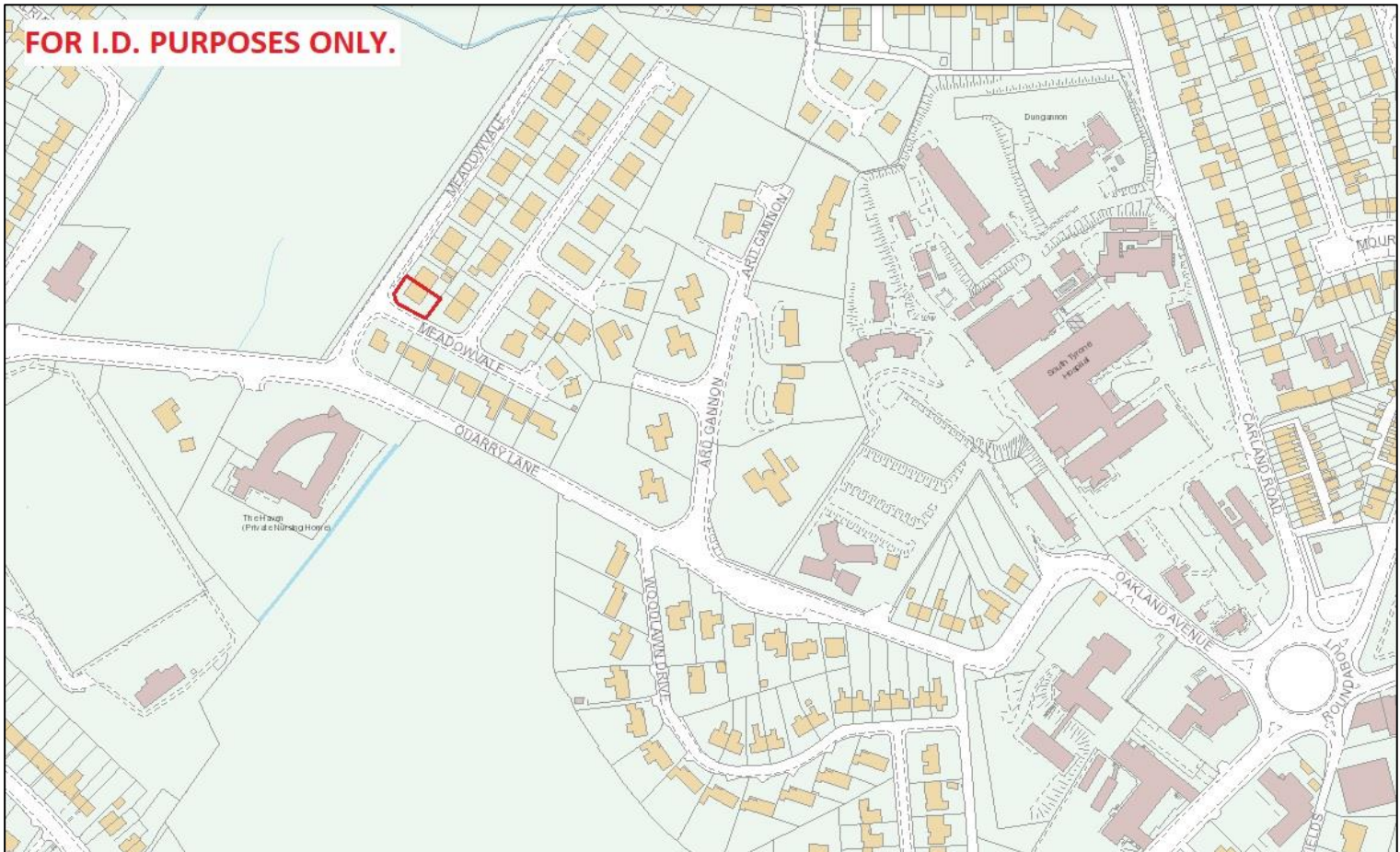


OUTSIDE:

TARMAC DRIVEWAY & PARKING TO FRONT & SIDE. GARDEN TO FRONT LAID TO LAWN, WITH PAVED PATH & SHRUBS.

GARDEN TO REAR LAID TO LAWN & SHRUBS. PAVED PATIO AREA. CENTRAL HEATING BOILER. OUTSIDE WATER TAP. GARDEN SHED.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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(Floorplan for illustrative purposes only)



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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.