

STUNNING NEW BUILD HOME

81B KILLEESHIL ROAD

CABRAGH

DUNGANNON

CO. TYRONE

BT70 1TJ



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

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A SPACIOUS & VERSATILE NEW BUILD RESIDENCE FINISHED TO A HIGH SPECIFICATION

THIS SUPERIOR DETACHED NEW BUILD PROPERTY HAS BEEN CONSTRUCTED TO A HIGH STANDARD THROUGHOUT TO PROVIDE SPACIOUS & VERSATILE ACCOMMODATION IDEAL FOR MODERN FAMILY LIVING, WITH A CHOICE OF COSMETIC FINISHES AVAILABLE FOR THE FORTUNATE PURCHASER TO EXERT THEIR OWN TASTE & CREATE A TRULY DREAM COUNTRY HOME.

EXTENDING TO C.2400 SQ FT & SITUATED ON A GENEROUS SITE (APPROX. 0.35 ACRES) IN THIS EVER POPULAR, SEMI-RURAL, YET COMMUTER CONVENIENT LOCATION; WITHIN EASY DRIVING DISTANCE OF BALLYGAWLEY, DUNGANNON & THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD, THIS 4 BEDROOM PROPERTY PROVIDES ENVIABLE ACCOMMODATION INCLUDING A MASTER SUITE, ENSUITE WITH DRESSING ROOM, 2 RECEPTION AREAS INCLUDING AN OPEN PLAN KITCHEN / DINING / LIVING SPACE (SURE TO BE THE HEART OF THIS IMPRESSIVE HOME), SLEEPING ACCOMMODATION TO BOTH FLOORS & A HOME OFFICE.

BRAND NEW & READY FOR YOU... DON'T MISS OUT!



GUIDE PRICE: £324,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

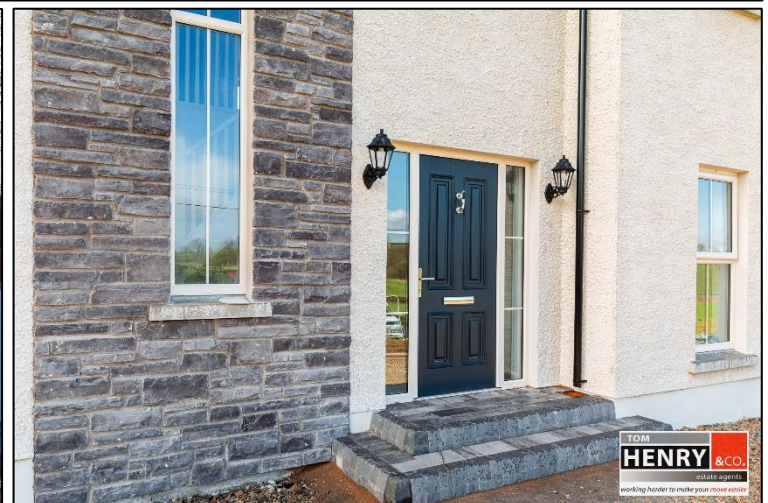
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PROPERTY FEATURES...

- A STUNNING NEW BUILD DETACHED RESIDENCE.
- EXTENDING TO APPROX. 2400 SQ FT.
- SITUATED ON A GENEROUS SITE CIRCA. 0.35 ACRES.
- QUIET, SEMI RURAL, YET COMMUTER CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON & BALLYGAWLEY.
- 4 BEDROOMS, INCLUDING ENVIABLE MASTER SUITE, ENSUITE & DRESSING ROOM.
- SLEEPING FACILITIES TO BOTH FLOORS.
- HOME OFFICE / STUDY.
- IMPRESSIVE OPEN PLAN KITCHEN / DINING / LIVING AREA.
- CHOICE OF COLOUR OF UNITS TO KITCHEN & UTILITY ROOM FROM BUILDERS RANGE.
- CHOICE OF PRE-FINISHED FLOORS OR CARPET TO BEDROOMS / NO. 2 RECEPTION ROOM FROM BUILDERS RANGE.
- LIVING AREA WITH GLASS FRONTED STOVE.
- SEPARATE UTILITY ROOM.
- CLOAK STORAGE.
- GROUND FLOOR CLOAK W.C.
- CARPET TO STAIRS & LANDING.
- OIL FIRED CENTRAL HEATING.
- UNDERFLOOR HEATING TO GROUND FLOOR & RADIATORS TO FIRST FLOOR.
- CONCRETE SLABS TO FIRST FLOOR.
- 25MM FOILBACK INSULATION BOARD TO GROUND FLOOR CEILING.
- 50MM FOILBACK INSULATION BOARD TO FIRST FLOOR CEILING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- WHITE PRIMED MOULDED 6" SKIRTINGS & 4" ARCHITRAVES.
- CHOICE OF INTERNAL DOORS FROM BUILDERS RANGE.

PROPERTY FEATURES CONTINUED...

- CLADDING TO FASCIA & SOFFITS.
- GARDENS TO BE SEWN TO GRASS.
- GENEROUS PATIO AREA TO REAR.
- DRIVEWAY TO FRONT & SIDE OF DWELLING TO BE LAID TO TARMAC.
- A FANTASTIC, MODERN FAMILY HOME THAT IS SURE TO ATTRACT SIGNIFICANT INTEREST.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

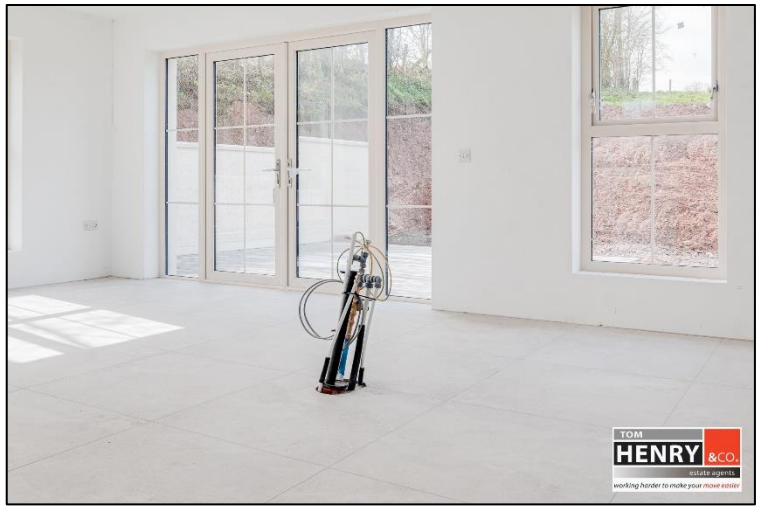
U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS. "WINDER" STAIRCASE. CLOAK STORE. TILED FLOOR.



LIVING / FAMILY DINING AREA:

TRIPLE ASPECT & OPEN PLAN. GLASS FRONTED STOVE. FRENCH DOORS TO REAR GARDEN. OPEN PLAN TO KITCHEN.





KITCHEN:
FITTED HIGH & LOW LEVEL UNITS (CHOICE OF UNIT COLOUR FROM BUILDERS RANGE).. PANTRY UNITS. ISLAND WITH BREAKFAST BAR. SINK & DRAINER. TILED FLOOR.

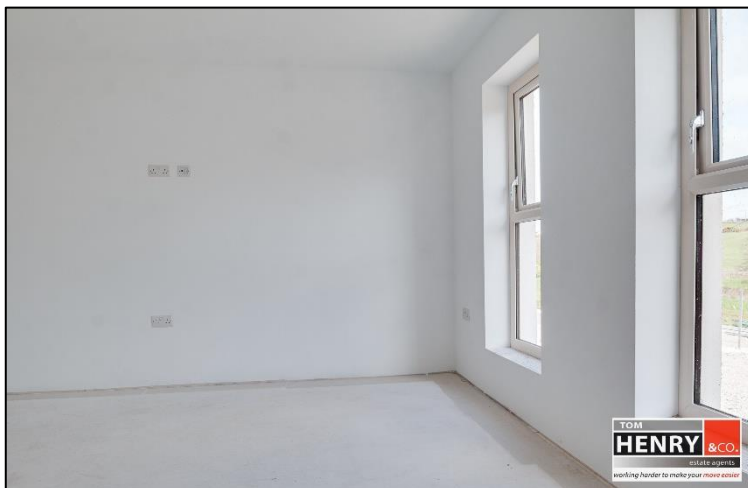
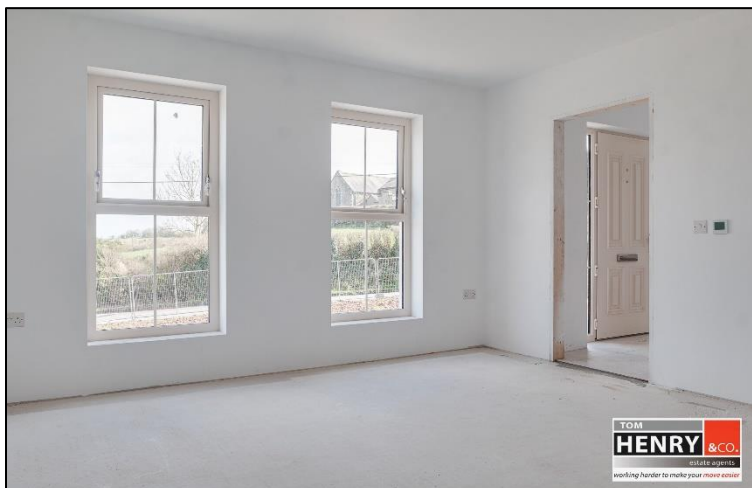


FOR ILLUSTRATIVE PURPOSES ONLY

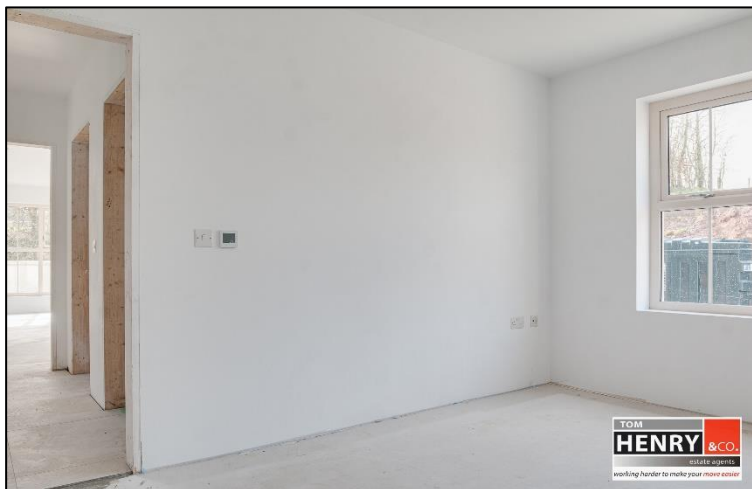
UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS (CHOICE OF UNIT COLOUR FROM BUILDERS RANGE). S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR T.D. TILED FLOOR.

POWDER ROOM:
TOILET. WASH HAND BASIN. TILED FLOOR.

LOUNGE:
CHOICE OF CARPET / PRE-FINISHED FLOOR.

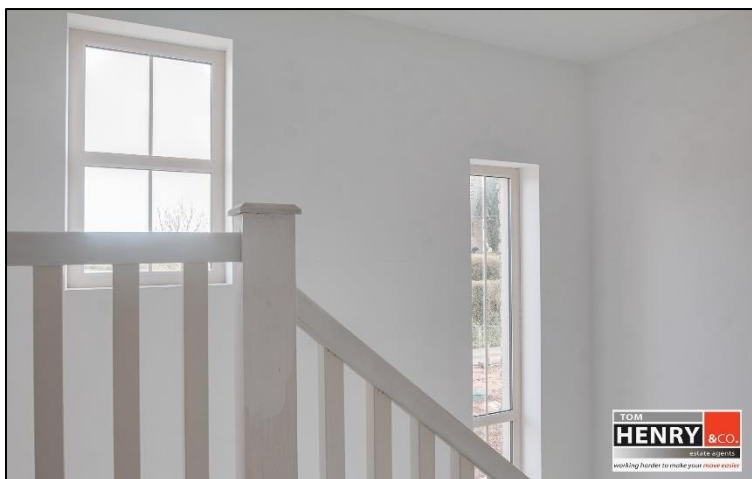


BEDROOM 4:
TO REAR. CHOICE OF CARPET / PRE-FINISHED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:
“WINDER” STAIRCASE WITH 90 DEGREE TURN. CARPET TO STAIRS & SPACIOUS LANDING. FEATURE LENGTH WINDOW.





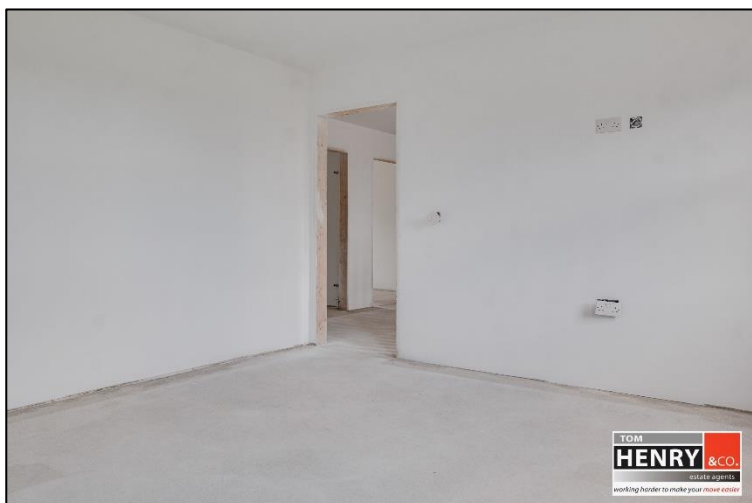
MASTER SUITE:
TO FRONT. WALK-IN DRESSING ROOM. CHOICE OF CARPET / PRE-FINISHED FLOOR.

ENSUITE:
TOILET. WASH HAND BASIN. SHOWER. TILED FLOOR. X-FAN.





BEDROOM 2:
TO FRONT. CHOICE OF CARPET / PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. CHOICE OF CARPET / PRE-FINISHED FLOOR.



STUDY / BEDROOM 5:
TO REAR. CHOICE OF CARPET / PRE-FINISHED FLOOR.



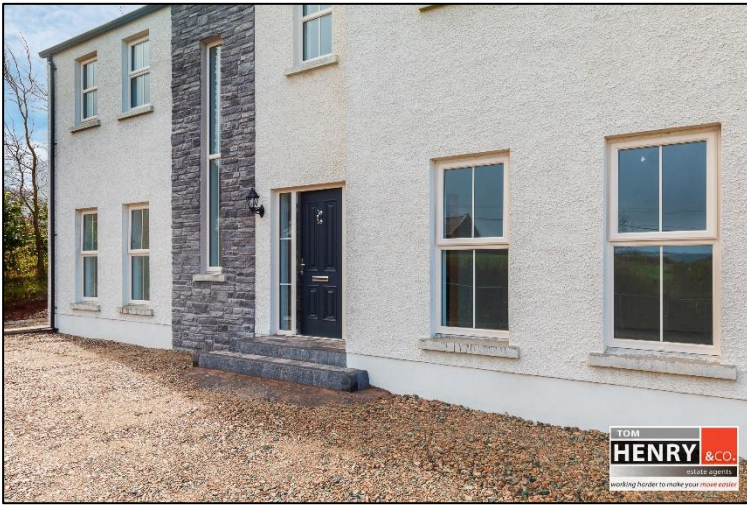
BATHROOM:
FREESTANDING BATH. WASH HAND BASIN. TOILET.
SHOWER. TILED FLOOR. X-FAN.

OUTSIDE:

TARMAC DRIVEWAY. GENEROUS GARDENS TO FRONT & REAR SEWN TO GRASS. LARGE PATIO AREA TO REAR.

FLOORPLANS FOR I.D. PURPOSES ONLY.





Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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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.