

**16 WOODVALE PARK
CUNNINGHAMS LANE
DUNGANNON
CO. TYRONE
BT71 6DB**



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

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

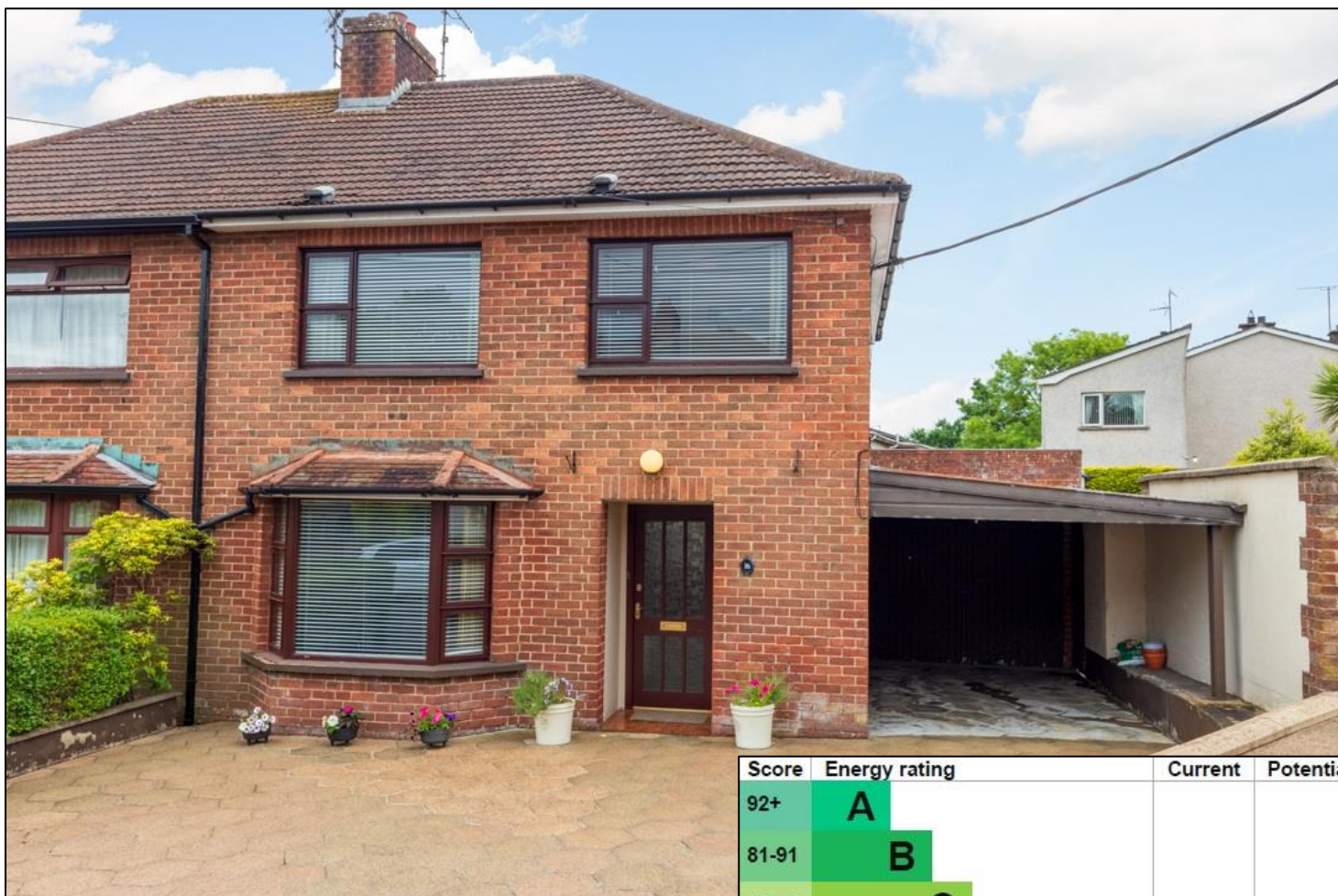
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“FANTASTIC POTENTIAL” – A CONVENIENT TOWN PROPERTY ON A GREAT CORNER SITE

THIS COMFORTABLE SEMI-DETACHED PROPERTY IS SITUATED ON A MOST ENVIABLE CORNER SITE WITHIN THIS POPULAR & MOST CONVENIENT RESIDENTIAL DEVELOPMENT, JUST OFF CUNNINGHAMS LANE AND ONLY A STROLL TO LOCAL SHOPS, RENOWNED SCHOOLS, TAKEAWAYS, THE PICTURESQUE DUNGANNON PARK & ALL OTHER TOWN AMENITIES.

THIS AFFORDABLE PROPERTY WOULD BE IDEAL FOR FIRST-TIME BUYERS, INVESTORS OR “RIGHT SIZERS” ALIKE AND OFFERS VERSATILE ACCOMMODATION EXTENDING TO 3 BEDROOM & 2 RECEPTION ROOMS AND ALSO BENEFITS FROM OFF-STREET PARKING, A GARAGE AND A GENEROUS GARDEN.

WITH FANTASTIC POTENTIAL TO ADD FURTHER VALUE / YOUR OWN TASTE, IN A MOST CONVENIENT TOWN LOCATION, THIS ONE IS SURE TO ATTRACT SIGNIFICANT INTEREST!



GUIDE PRICE: £114,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryanco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

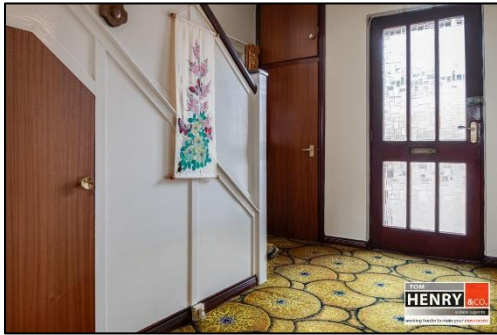
- A COMFORTABLE SEMI-DETACHED PROPERTY.
- MOST CONVENIENT & POPULAR TOWN LOCATION.
- A STROLL TO LOCAL SHOPS, SCHOOLS, THE PARK, MAJOR EMPLOYERS, ETC.
- MINUTES TO THE M1 INTERSECTION FOR COMMUTING.
- SITUATED ON A SUPERB CORNER SITE IN A QUIET RESIDENTIAL CUL-DE-SAC.
- FANTASTIC POTENTIAL TO ADD VALUE / YOUR OWN TASTE.
- 3 BEDROOMS.
- 2 RECEPTION ROOMS; BOTH WITH OPEN FIREPLACES.
- KITCHEN WITH FITTED HIGH & LOW LEVEL UNITS.
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES.
- CLADDING TO FASCIA & SOFFITS.
- GENEROUS OFF STREET PARKING TO FRONT & SIDE.
- CARPORT & GARAGE.
- ENVIABLE ENCLOSED GARDEN TO REAR WITH LAWNED AREA.
- WILL APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS.
- WE HIGHLY RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.



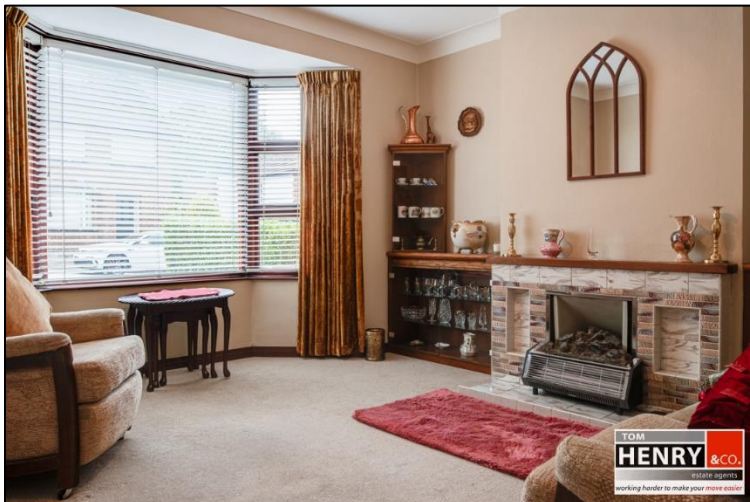
ACCOMMODATION IN BRIEF...

COVERED PORCH:
TILED STEP. OUTSIDE LIGHT.

ENTRANCE HALL:
MAHOGANY EXTERNAL DOOR WITH GLAZED PANELS. CARPET TO FLOOR. CLOAK CUPBOARD. UNDER STAIR STORAGE. STAIRS TO FIRST FLOOR WITH CARPET.



SITTING ROOM:
BAY WINDOW. OPEN FIREPLACE. FITTED DISPLAY CABINET. FITTED BOOK SHELVING. COVING TO CEILING. CARPET TO FLOOR.



DINING ROOM / FAMILY ROOM:
OPEN FIREPLACE. FITTED DISPLAY CABINET. CARPET TO FLOOR.



KITCHEN:
FITTED HIGH & LOW LEVEL UNITS. TILED BETWEEN UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER. PLUMBED FOR A.W.M. SPACE FOR FRIDGE FREEZER. LARDER UNDER STAIRS. MAHOGANY EXTERNAL DOOR WITH GLAZED PANEL.





FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR. FEATURE WINDOW TO STAIRS.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR. FITTED STORAGE TO INCLUDE; WARDROBE & HAT BOXES.



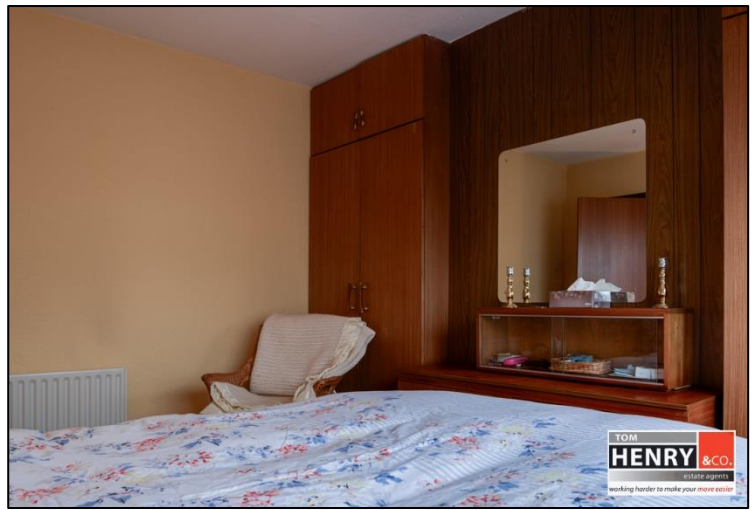


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BEDROOM 2:
TO REAR. CARPET TO FLOOR. FITTED WARDROBES.



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BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



SHOWER ROOM:
WHITE SUITE. ELECTRIC SHOWER. VANITY UNIT WITH SINK. ELECTRIC SHAVER SOCKET. TILED WALLS. HOTPRESS.



TOILET:
W.C.



OUTSIDE:

GENEROUS PAVIA OFF STREET PARKING TO FRONT TO CARPORT / GARAGE.

GARAGE:

WOODEN DOORS. ELECTRIC LIGHT & POWER POINTS. CENTRAL HEATING BURNING.

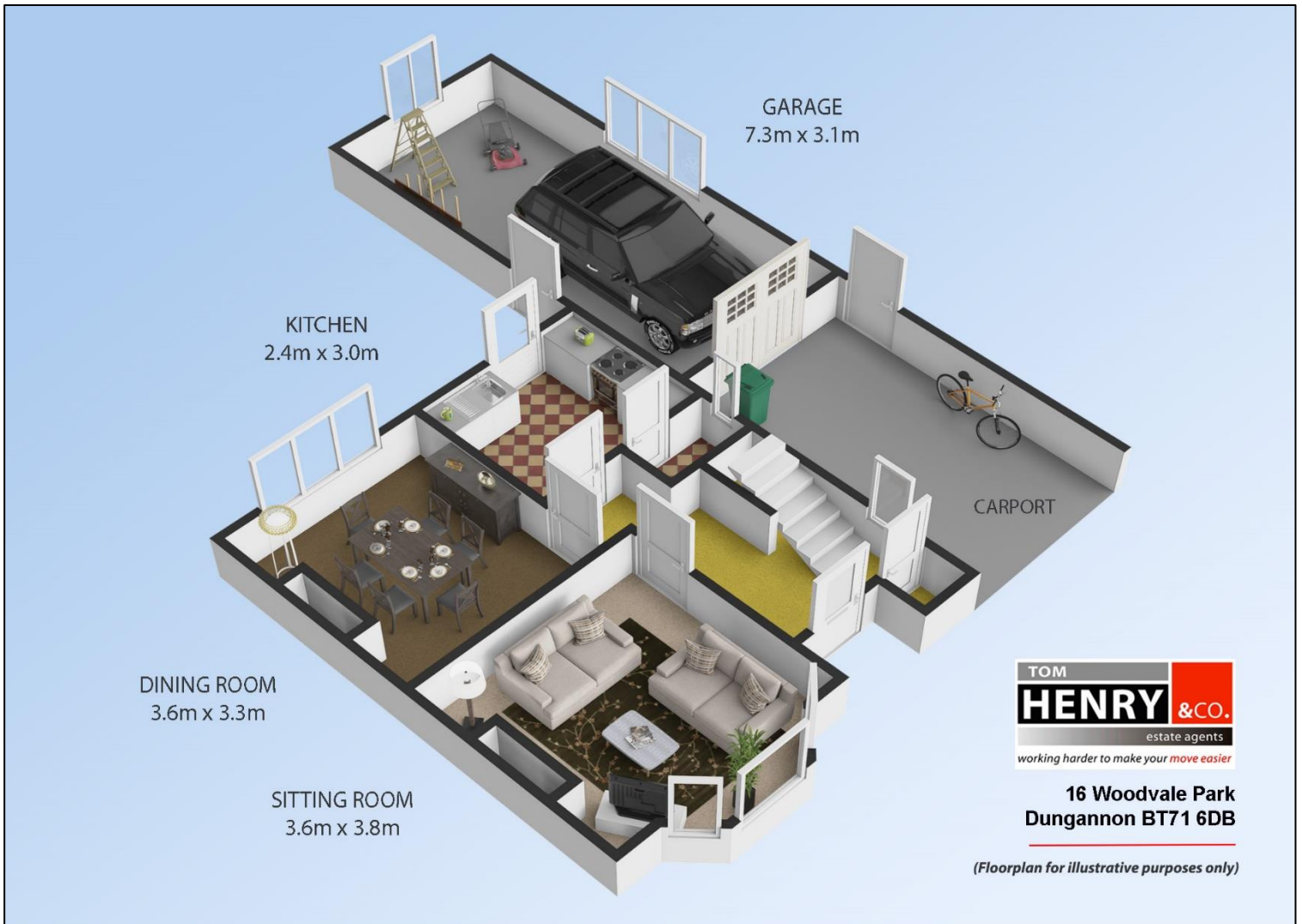
SUPERB SIDE / REAR GARDEN LAID TO LAWNS & BEDS. ENCLOSED GARDEN TO REAR WITH GENEROUS LAWNED AREA. COVERED PAVIA PATIO. OUTSIDE WATER TAP.





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FLOORPLANS FOR I.D. PURPOSES ONLY.



GARAGE
 7.3m x 3.1m

KITCHEN
 2.4m x 3.0m

DINING ROOM
 3.6m x 3.3m

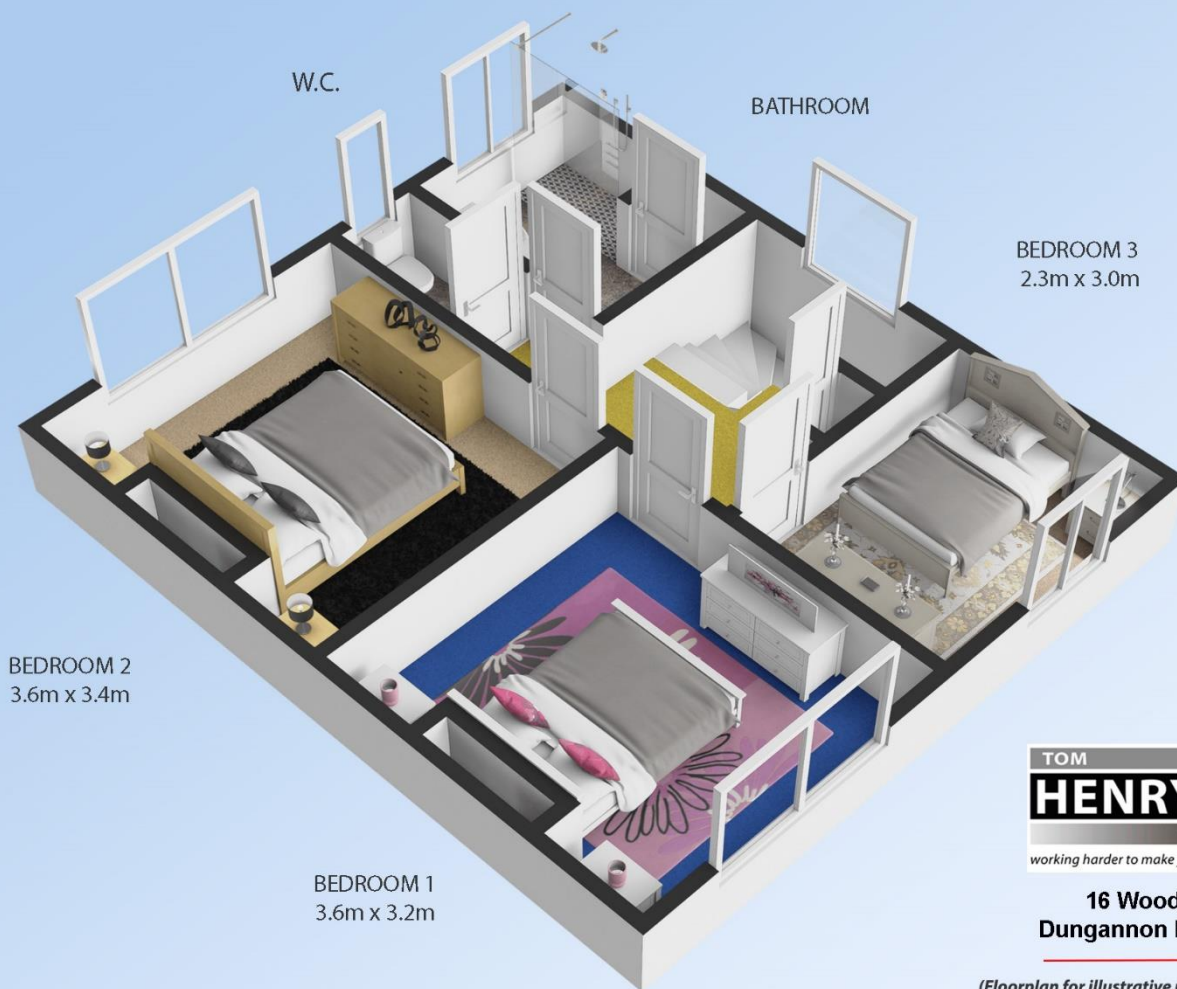
SITTING ROOM
 3.6m x 3.8m

CARPORT

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16 Woodvale Park
 Dungannon BT71 6DB

(Floorplan for illustrative purposes only)



**16 Woodvale Park
Dungannon BT71 6DB**

(Floorplan for illustrative purposes only)


Thinking of selling or renting your home?



Want to know what your property is worth?

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- > **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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.