

**153B OLD ENGLISH ROAD
DUNGANNON
CO. TYRONE
BT71 7PQ**



working harder to make your move easier

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A SPACIOUS & VERSATILE COUNTRY HOME WITH COMMUTER CONVENIENCE & FURTHER POTENTIAL

BOASTING SPACIOUS & VERSATILE ACCOMMODATION THIS DETACHED BUNGALOW IS LIKELY TO ATTRACT ATTENTION FROM DISCERNING PURCHASERS ON THE LOOK OUT FOR A FAMILY HOME THAT IS "READY TO OCCUPY" YET HAS FURTHER POTENTIAL ON WHICH TO ADD THEIR OWN STAMP / TASTE.

ENJOYING A MOST CONVENIENT LOCATION ONLY MINUTES FROM THE M1 MOTORWAY / A4 BYPASS, THIS PROPERTY WAS BUILT CIRCA 10 YEARS AGO AND BENEFITS FROM HIGH SPECIFICATION FINISHES THROUGHOUT AND NUMEROUS MODERN FEATURES; A SYSTEMLINK CENTRAL HEATING SYSTEM AND THREE DRENCH SHOWERS TO NAME BUT A FEW.

THE ACCOMMODATION EXTENDS TO 3 DOUBLE BEDROOMS, MASTER ENSUITE, PLUS A STUDY / POTENTIAL 4TH BEDROOM IF REQUIRED, AND A PARTICULARLY IMPRESSIVE OPEN PLAN KITCHEN / FAMILY DINING AREA WITH ISLAND UNIT AND BREAKFAST BAR THAT FLOWS SEAMLESSLY INTO A BRIGHT, AIRY SUNROOM SEPARATED BY A FANTASTIC STONE COLUMN WITH SOLID FUEL STOVE INSET, LINKING THE 2 SPACES IN PERFECT HARMONY.

THE OUTSIDE OF THE PROPERTY IS A BLANK CANVAS FOR THE FORTUNATE PURCHASER TO CREATE THE GARDEN OF THEIR DREAMS, WITH GENEROUS GARDENS AND A DETACHED DOUBLE GARAGE WITH POTENTIAL GAMES ROOM / HOME OFFICE ABOVE; IT TRULY CATERS FOR THE WHOLE FAMILY...

"WE ANTICIPATE SIGNIFICANT INTEREST IN THIS PROPERTY, THUS EARLY VIEWING IS HIGHLY RECOMMENDED"



GUIDE PRICE: £249,950

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	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

- A SPACIOUS & VERSATILE DETACHED BUNGALOW.
- QUIET RURAL LOCATION WITH COMMUTER CONVENIENCE.
- ONLY MINUTES TO THE M1 INTERSECTION & DUNGANNON TOWN.
- BUILT APPROX. 10 YEARS.
- FINISHED TO A HIGH SPECIFICATION WITH FURTHER POTENTIAL TO ADD YOUR OWN TASTE.
- SPACIOUS SITE / GARDENS EXTENDING TO CIRCA. 0.5 ACRES.
- DETACHED DOUBLE GARAGE WITH GAMES ROOM / OFFICE ABOVE.
- 3 BEDROOMS (ALL WITH BUILT-IN STORAGE), PLUS STUDY / 4TH BEDROOM.
- MASTER BEDROOM SUITE WITH WALK-IN WARDROBE & ENSUITE.
- ENVIABLE FITTED OAK KITCHEN PART OPEN TO SUNROOM.
- FEATURE STONE COLUMN INSET WITH GLASS FRONTED SOLID FUEL STOVE.
- SEPARATE UTILITY ROOM.
- LIVING ROOM WITH SPACE FOR STOVE / OPEN FIREPLACE.
- CLOAK W.C. / POWDER ROOM WITH SHOWER.
- BATHROOM WITH GORGEOUS FREESTANDING BATH & WET ROOM TYPE SHOWER.
- OAK SKIRTINGS & ARCHITRAVES.
- OAK FINISHED INTERNAL DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- LIGHT FITTINGS INCLUDED IN SALE.
- CHROME FINISH TO POWER POINTS IN RECEPTION AREAS.
- CLADDING TO FASCIA & SOFFITS WITH UNDER SOFFIT LIGHTING.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- “SYSTEMLINK” CENTRAL HEATING (WOOD PELLETS).
- TRULY AN OPPORTUNITY NOT TO BE MISSED!





ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
6 PANEL COMPOSITE EXTERNAL DOOR WITH GLAZED SIDE PANELS. TILED FLOOR.



SITTING ROOM:

DUAL ASPECT. LEFT FOR OPEN FIREPLACE TO BE FINISHED BY THE FORTUNATE PURCHASER.



KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS IN OAK. ILLUMINATED GLASS DISPLAY UNIT. UNDER UNIT LIGHTING. GRANITE WORK TOP. GRANITE SPLASHBACK & WINDOW SILLS. ISLAND UNIT WITH BREAKFAST BAR & POP UP ELECTRIC SOCKET & USB POWER SUPPLY. DOWNLIGHTING OVER BREAKFAST BAR. ILLUMINATED DOUBLE LARDER. INGLENOOK WITH TILED SPLASHBACK, DOWNLIGHTING & X-FAN HOUSING A 'RANGEMASTER' WITH 6 RING HOB & ELECTRIC UNDER OVEN. AMERICAN STYLE FRIDGE FREEZER WITH WATER & ICE DISPENSER. DOUBLE BELFAST STYLE SINK WITH MIXER TAP FITTING. INTEGRATED DISHWASHER. FEATURE STONE COLUMN / CHIMNEY BREAST TO SUNROOM.





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SUNROOM:

TILED FLOOR TO COMPLIMENT KITCHEN. BEAMED & VAULTED CEILING. TRIPPLE GLAZING. FRENCH DOORS WITH FEATURED GLAZED FANLIGHT. GLASS FRONTED SOLID FUEL STOVE WITH BACK BOILER LINKED TO HEAT RADIATORS & DOMESTIC WATER, SET IN FEATURE STONE BREAST WITH GRANITE HEARTH. WALL LIGHTING.



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REAR HALL:
TILED FLOOR. COMPOSITE EXTERNAL REAR DOOR WITH GLAZED PANEL.

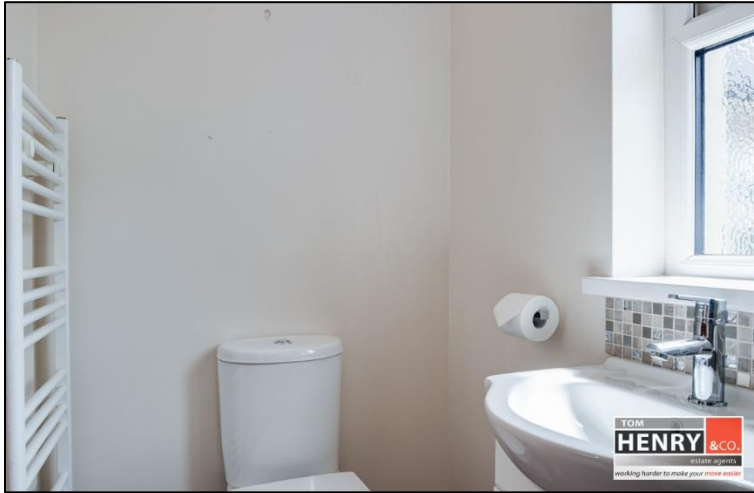
CLOAK CUPBOARD:
ELECTRIC LIGHT. HANGING & SHELVED SPACE. TILED FLOOR. RADIATOR.

UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. BROOM CUPBOARD. S.S. SINK & DRAINER WITH MIXER TAP. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FREEZER (NOT INCLUDED). TILED FLOOR. X-FAN.



POWDER ROOM / SHOWER ROOM:

WHITE SUITE. TILED SHOWER WITH DRENCH HEAD. TOILET. WASH HAND BASIN IN VANITY UNIT. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.



AIRING CUPBOARD:

ELECTRIC LIGHT. SHELVED. RAD.

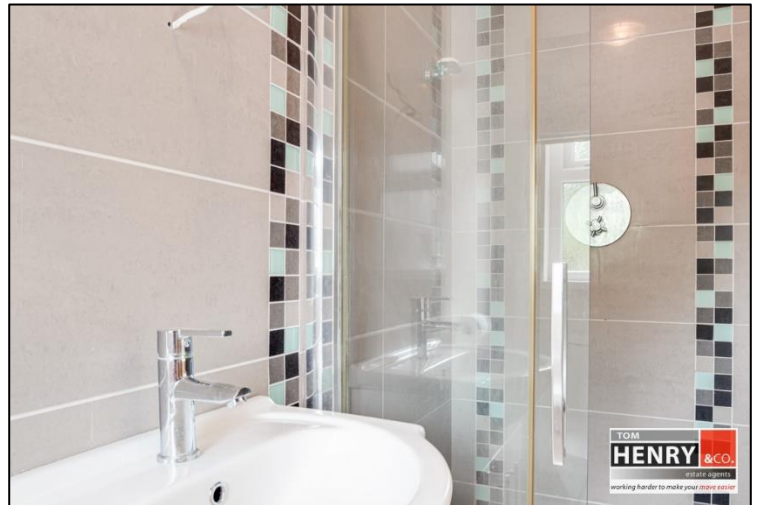
MASTER BEDROOM:

TO REAR. CARPET TO FLOOR.



WALK-IN WARDROBE:
SHELVED & HANGING SPACE. ELECTRIC LIGHT. CARPET TO FLOOR. RADIATOR.

ENSUITE:
TILED SHOWER WITH DRENCH HEAD. TOILET. WASH HAND BASIN IN VANITY UNIT. TILED FLOOR & SPLASH BACK. X-FAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR. BUILT-IN WARDROBE WITH SHELVED & HANGING SPACE, ELECTRIC LIGHT & RADIATOR.

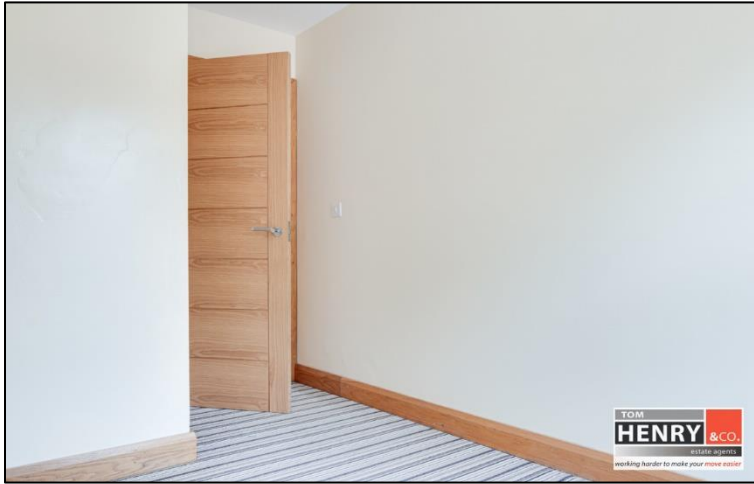




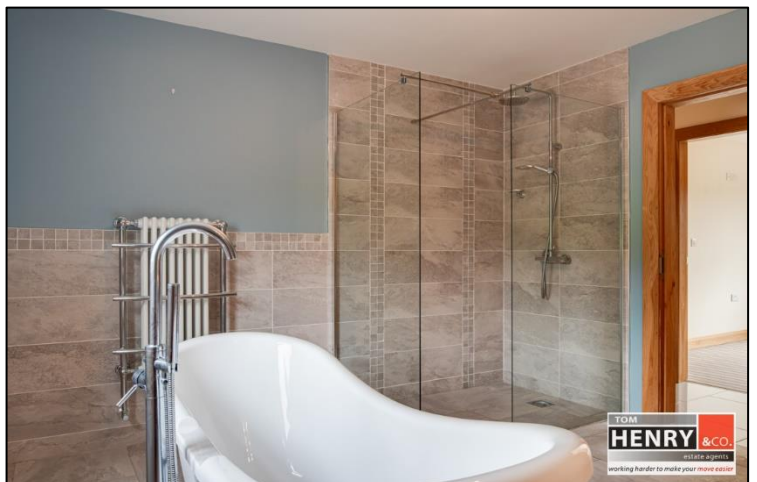
BEDROOM 3:
TO FRONT. CARPET TO FLOOR. BUILT-IN WARDROBE WITH SHELVED & HANGING SPACE, ELECTRIC LIGHT & RADIATOR.



STUDY / POTENTIAL 4TH BEDROOM:
IMMEDIATE ACCESS FROM ENTRANCE HALL; IDEAL FOR WORKING FROM HOME. CARPET TO FLOOR. VIEW TO REAR GARDEN.



BATHROOM:
WHITE SUITE. GORGEOUS SLIPPER BATH WITH HAND-HELD MIXER TAP SHOWER FITTING. DOUBLE SHOWER UNIT, TILED WITH DRENCH HEAD. HEATED TOWEL RAIL. TOILET. WASH HAND BASIN IN VANITY UNIT. PART TILED WALL. TILED FLOOR. X-FAN.





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OUTSIDE:

PILLARED ENTRANCE. EXTERNAL LIGHTING. HARD CORE PARKING TO FRONT & SIDE. CONCRETE YARD TO REAR.

GARDEN TO FRONT, SIDE & REAR.



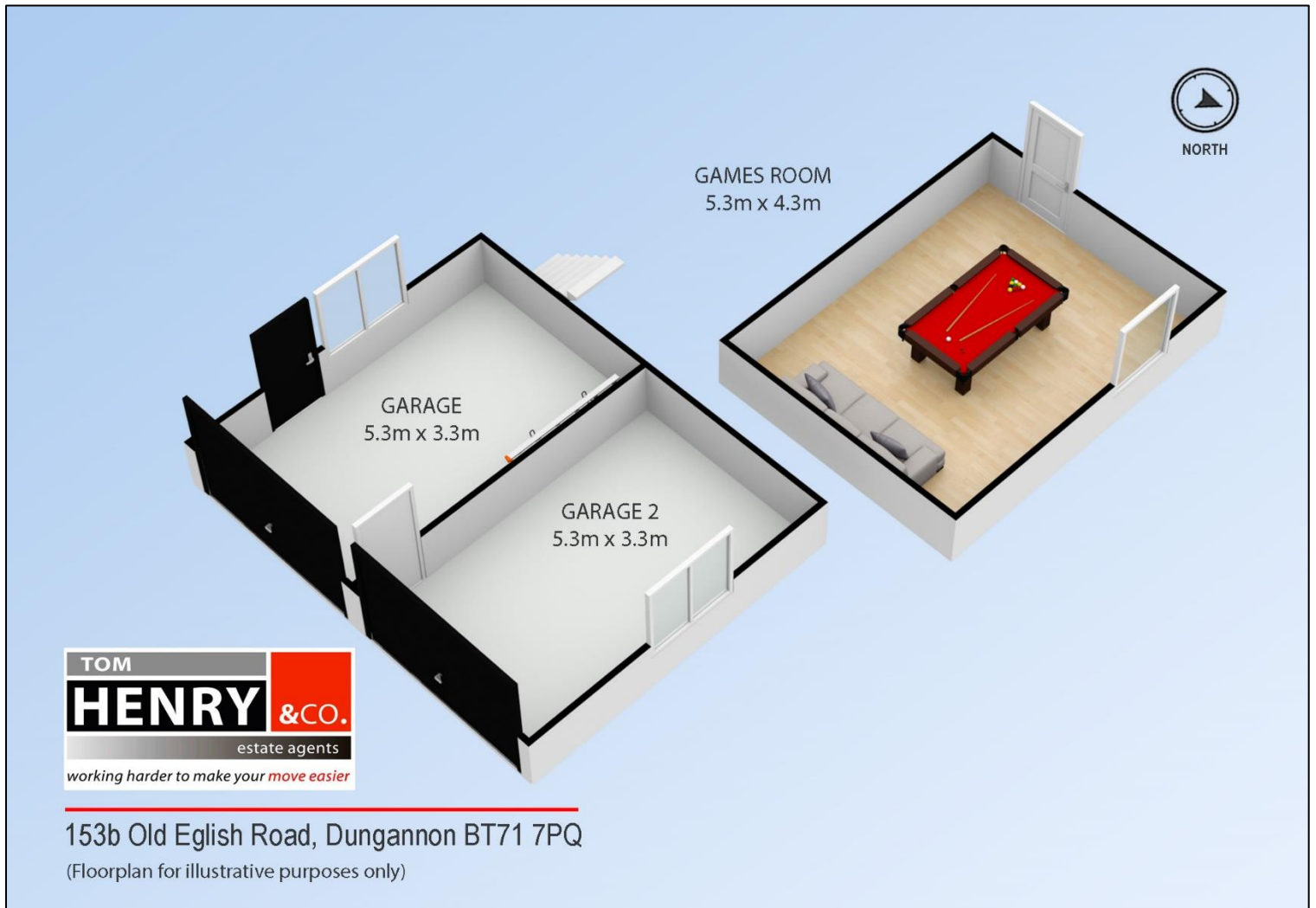
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DETACHED GARAGE BLOCK:
 SENSOR LIGHT. 2 ROLL-UP DOORS. ELECTRIC LIGHTS & POWER POINTS. PEDESTRIAN DOOR. EXTERNAL STEPS UP TO COMPOSITE DOOR WITH GLAZED PANEL TO GAMES ROOM: RADIATOR, POWER POINTS & ELECTRIC LIGHT. FEATURE PORT HOLE WINDOW. ACCESS TO ROOF SPACE STORAGE.

CENTRAL HEATING BURNER STORE. OUTSIDE WATER TAP.





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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.