

**3 VIEWFORT
KILLYMEAL ROAD
DUNGANNON
CO. TYRONE
BT71 6LP**



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

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WHAT HAPPENS WHEN LOCATION MEETS TASTE & ACCOMMODATION?

ENJOYING A MATURE & PRIVATE CORNER SITE WITHIN ESTABLISHED & HIGHLY DESIRABLE "VIEWFORT" THIS SUPERIOR DETACHED PROPERTY IS LOCATED JUST OFF THE MOST PRESTIGIOUS AND EVER SOUGHT AFTER KILLYMEAL ROAD.

THE CURRENT OWNER OCCUPIERS GOOD TASTE IS IMMEDIATELY APPARENT ON INSPECTION OF THIS ENVIABLE FAMILY HOME WHICH BOASTS SPACIOUS & VERSATILE ACCOMMODATION OVER TWO FLOORS EXTENDING TO 4 BEDROOMS, MASTER ENSUITE AND 3 RECEPTION ROOMS.

METICULOUSLY MAINTAINED GARDENS WITH A DETACHED GARAGE AND A LOCATION THAT IS CONVENIENT TO ALL TOWN AMENITIES; BEING WITHIN WALKING DISTANCE OF LOCAL RENOWNED SCHOOLS, RECREATIONAL FACILITIES AND THE TOWN CENTRE, ENSURES THAT THIS RESIDENCE SHOULD BE A MUST VIEW FOR THOSE SEEKING A SUPERIOR FAMILY HOME WITH THE REQUIREMENTS OF BUSY MODERN LIVING ON THEIR DOORSTEP.

"A RARE OPPORTUNITY TO ACQUIRE A PROPERTY IN ONE OF DUNGANNONS MOST SOUGHT-AFTER LOCATIONS"



OFFERS OVER: £299,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

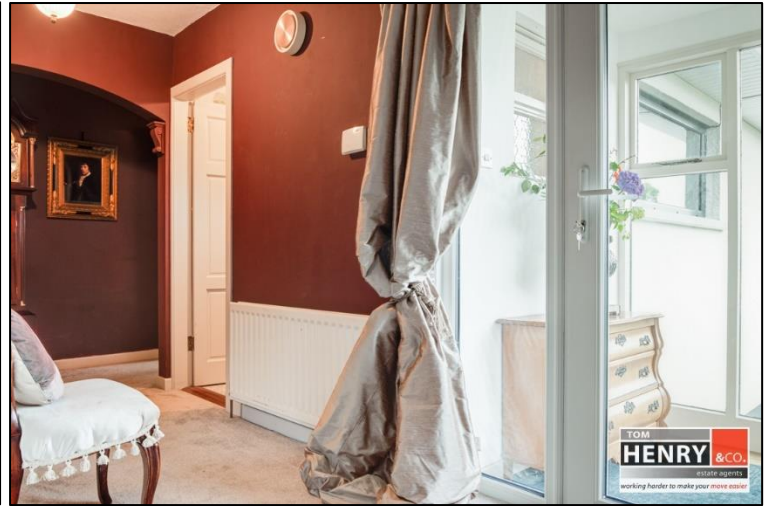
- A SPACIOUS & VERSATILE SUPERIOR DETACHED PROPERTY.
- LOCATED JUST OFF THE EVER SOUGHT-AFTER KILLYMEAL ROAD.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS & TOWN AMENITIES.
- SITUATED ON A PRIVATE, MATURE CORNER SITE.
- BEAUTIFUL DECORATIVE ORDER THROUGHOUT.
- 4 BEDROOMS; MASTER ENSUITE WITH DRESSING AREA.
- 3 RECEPTION ROOMS INCLUDING HOME OFFICE.
- DUAL ASPECT SITTING ROOM WITH GLASS FRONTED STOVE.
- GENEROUS KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM WITH NEW SUITE.
- 6 PANEL INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- MAJORITY NEW U.P.V.C. WINDOWS WITH THERMAL GLAZING.
- CLADDING TO FASCIA & SOFFITS.
- METICULOUSLY MAINTAINED GARDENS.
- DETACHED GARAGE.
- A FANTASTIC HOME IN A LOCATION TO MATCH.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

DOUBLE GLAZED EXTERNAL DOOR & PANELS. TILED FLOOR.



ENTRANCE HALL:

DOUBLE GLAZED INNER DOOR & SURROUND. CARPET TO FLOOR. CLOAK STORAGE: WALK-IN. ELECTRIC LIGHT. SHELVED & HANGING SPACE.



POWDER ROOM / CLOAK W.C:

NEWLY FITTED WHITE SUITE. TOILET. WASH HAND BASIN. PART TILED WALLS TO DADO RAIL.



SITTING ROOM:

TRIPLE ASPECT. WALL & CENTRE LIGHT POINTS. DISPLAY ALCOVE. COVING TO CEILING. GLASS FRONTED STOVE. SLIDING PATIO DOORS TO REAR GARDEN.





DINING ROOM:
CARPET TO FLOOR. VIEW TO REAR GARDEN.



STUDY / HOME OFFICE / DEN / POTENTIAL 5TH BEDROOM:
CARPET TO FLOOR. VIEWS TO REAR GARDEN.



KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. ISLAND UNIT WITH HOB. SPACE FOR FRIDGE FREEZER. INTEGRATED OVEN. SPACE FOR MIRCOWAVE. TILED SPLASH BACK.





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UTILITY ROOM:

S.S. SINK & DRAINER WITH MIXER TAP FITTING. CENTRAL HEATING BURNER. PLUMBED FOR A.W.M. SPACE FOR T.D. SPACE FOR FREEZER. MAHOGANY EXTERNAL DOOR WITH GLASS PANEL.



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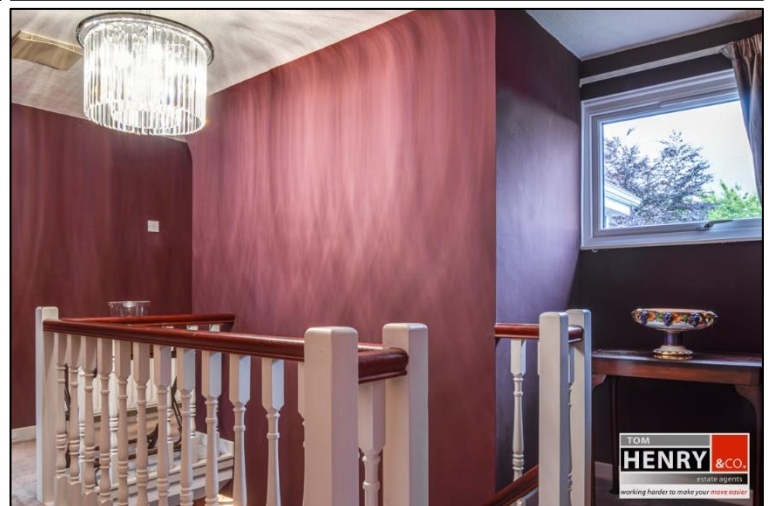
FIRST FLOOR:

STAIRS & LANDING:

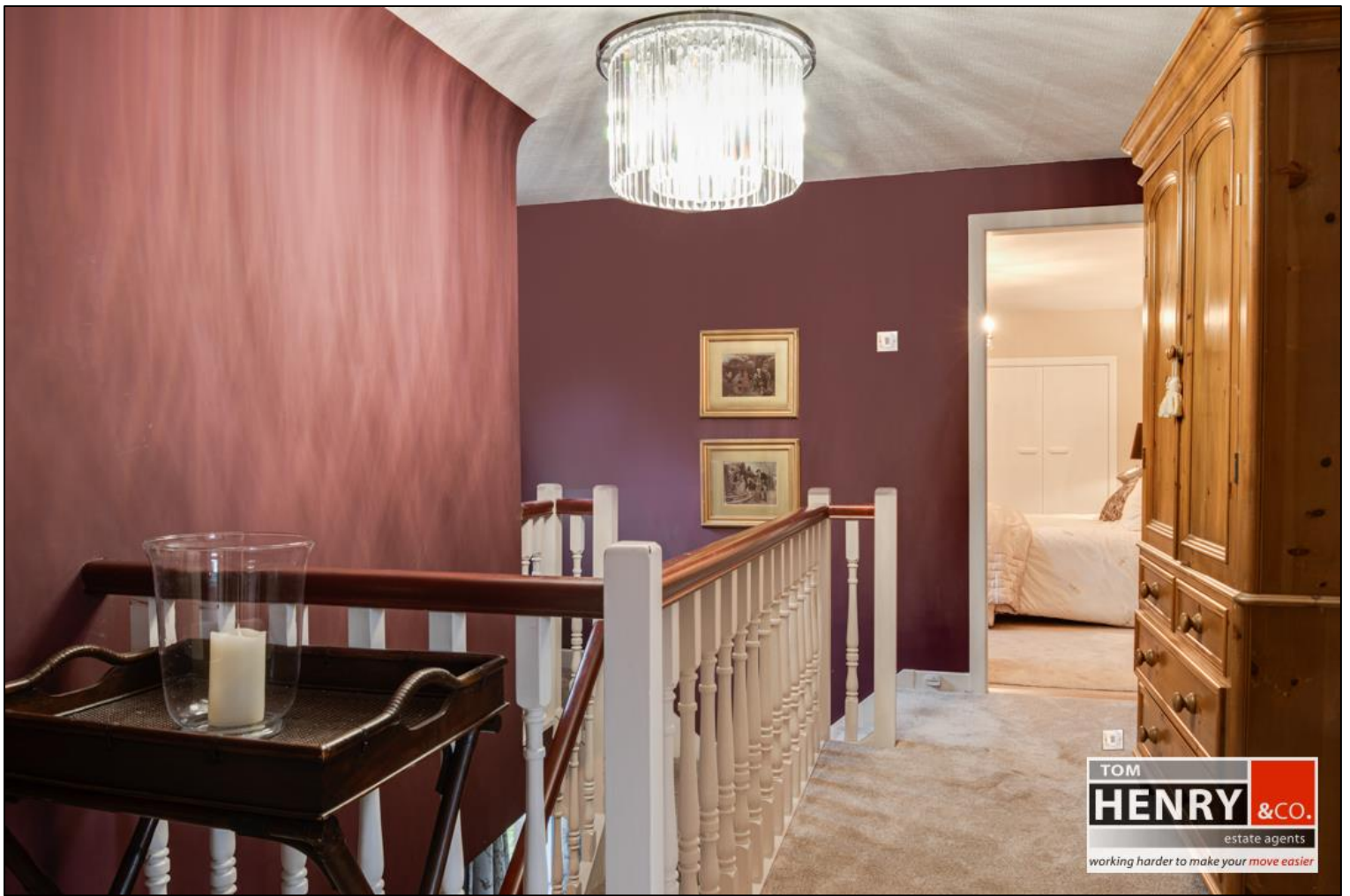
SEMI-MINSTREL GALLERY. VIEWING AREA TO FRONT DRIVE. CARPET.

LINEN CUPBOARD:

HOTPRESS:
SHELVED.



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MASTER BEDROOM SUITE:
TO FRONT. CARPET TO FLOOR. ARCH TO DRESSING AREA WITH BUILT-IN STORAGE.





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ENSUITE:
 WHITE SUITE. SHOWER. TOILET. WASH HAND BASIN. TILED WALLS. TILED FLOOR. FITTED STORAGE CABINET.



BEDROOM 2:
DUAL ASPECT TO FRONT. PLEASANT VIEWS TO DUNGANNON TOWN & CHURCH SPIRES. FITTED WARDROBES. CARPET TO FLOOR.



BEDROOM 3:

TO SIDE. CARPET TO FLOOR. BUILT-IN STORAGE.



BEDROOM 4:

TO REAR. CARPET TO FLOOR. VIEW TO REAR GARDEN. ACCESS TO ROOF SPACE STORAGE.



BATHROOM:

WHITE SUITE. BATH WITH HANDHELD SHOWER / MIXER TAP FITTING. BIDET. TOILET. WASH HAND BASIN. WALL CABINET. TILED WALLS. TILED FLOOR.



OUTSIDE:

ENJOYING A GENEROUS CORNER SITE BOUNDED BY MATURE HEDGING / EVERGREEN SHRUBS AFFORDING EXCELLENT PRIVACY.

TARMAC DRIVE & FORECOURT PARKING TO FRONT WITH CONCRETE AREA TO GARAGE.

GARAGE:

UP & OVER DOOR. ELECTRIC LIGHT & POWER POINTS.

GENEROUS PATIO AREAS. OUTSIDE WATER TAP.



Thinking of selling or renting your home?



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- > Market leading sales record.
- > Competitive sales & rental rates.
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- > Over **100 years** local combined experience.

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**3 Viewfort
Dungannon BT71 6LP**

(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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.