

“ROSEBANK”
20 RANFURLY ROAD
DUNGANNON
CO. TYRONE
BT71 6EF



working harder to make your move easier

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SUPERIOR PERIOD RESIDENCE IN A MOST CONVENIENT & PRESTIGIOUS LOCATION

THIS SUPERIOR DETACHED 4 BEDROOM, 2 RECEPTION ROOM TOWN RESIDENCE BOASTS GENEROUS MATURE GARDENS AND IS MOST CONVENIENTLY LOCATED WITHIN STROLLING DISTANCE OF ALL DUNGANNON TOWN CENTRE AMENITIES & FACILITIES INCLUDING RENOWNED SCHOOLS, SUPERB EATERIES, MAJOR EMPLOYERS & THE PICTURESQUE DUNGANNON PARK AND IS ONLY A SHORT DRIVE TO THE M1 INTERSECTION FOR COMMUTING TO EAST OR WEST OF THE PROVINCE.

A SPACIOUS & VERSATILE PROPERTY IDEAL FOR MODERN FAMILY LIVING IN A LOCATION TO MATCH...

PROPERTY WITHIN THIS LOCATION IS ALWAYS HIGHLY SOUGHT-AFTER; THUS EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT!



OFFERS OVER: £299,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A PERIOD DETACHED TOWN RESIDENCE.
- SITUATED ON A GENEROUS PRIME SITE FRONTING THE EVER POPULAR RANFURLY ROAD.
- PRIVATE, YET EXCEPTIONALLY CONVENIENT LOCATION.
- ONLY A STROLL TO RENOWNED SCHOOLS, FANTASTIC EATERIES, MAJOR EMPLOYERS & ALL DUNGANNON TOWN CENTRE AMENITIES.
- MINUTES FROM THE M1 INTERSECTION FOR COMMUTING.
- 2 GENEROUS RECEPTION ROOMS, BOTH WITH OPEN FIREPLACES.
- KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM WITH CLOAK W.C.
- 4 BEDROOMS, MASTER ENSUITE.
- GORGEOUS WOODBLOCK FLOORS TO ENTRANCE HALL, LIVING ROOM & DINING ROOM.
- OIL FIRED CENTRAL HEATING.
- MAJORITY P.V.C. DOUBLE GLAZED WINDOWS.
- SUPERB VIEWS FROM REAR OF HOUSE OVER EXTENSIVE GARDENS.
- ATTACHED GARAGE AND CARPORT.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- AN ENVIABLE TOWN PROPERTY WITH GARDENS & A LOCATION TO MATCH.
- VIEW EARLY TO AVOID DISAPPOINTMENT!





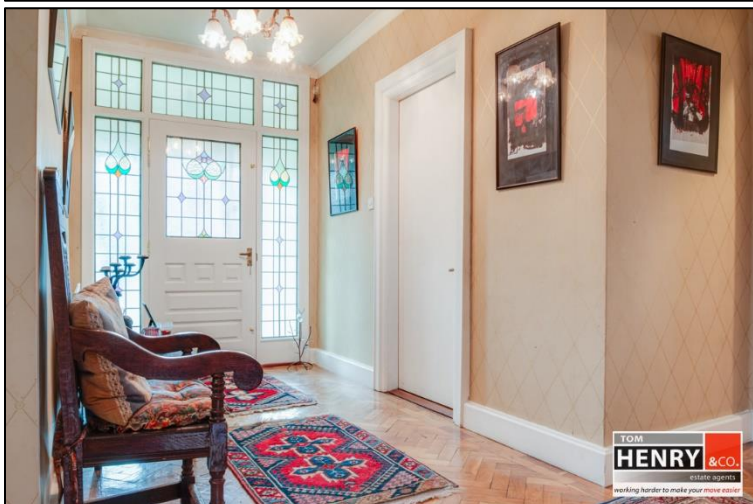
ACCOMMODATION IN BRIEF...

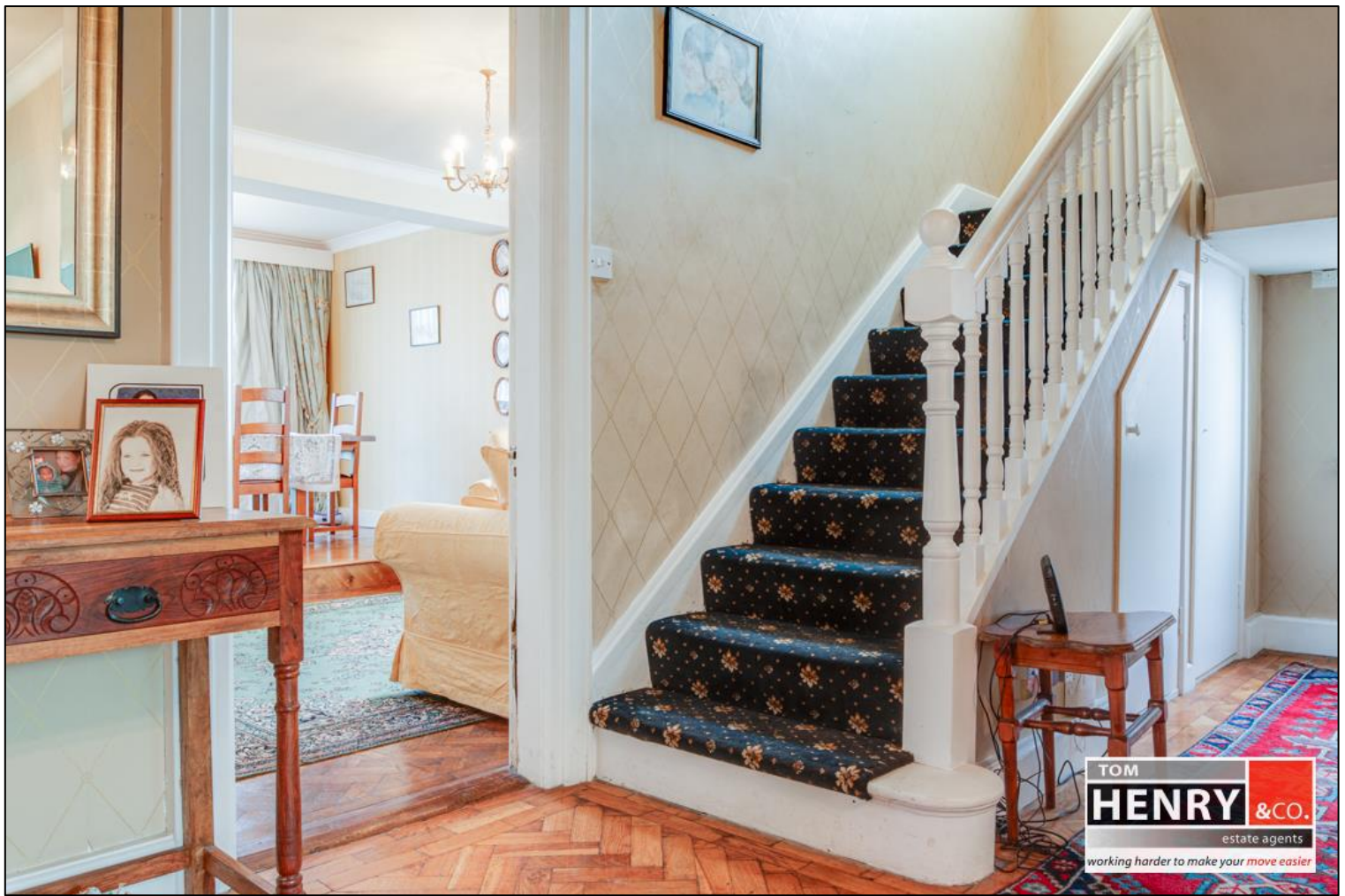
OUTER HALL / PORCH:

GLAZED EXTERNAL DOOR & SIDE PANELS. COVING TO CEILING. TILED FLOOR.

ENTRANCE HALL:

PART PANELLED / PART GLAZED DOOR WITH LEADED GLAZED PANELS & SIDE PANELS. COVING TO CEILING. OAK WOODBLOCK FLOOR.





SITTING ROOM / FORMAL DINING ROOM:

WITH BAY WINDOW & PICTURE WINDOW WITH BEAUTIFUL VIEWS OF REAR GARDEN. CONTEMPORARY LIMESTONE OPEN FIREPLACE WITH RAISED HEARTH. COVING TO CEILING. WOODBLOCK FLOOR. BUILT-IN BOOK SHELVING. RAISED FLOOR TO DINING AREA.





LIVING ROOM:
 BAY TYPE WINDOW. LIMESTONE OPEN FIREPLACE. COVING TO CEILING. PICTURE RAIL. WOODBLOCK FLOOR.



KITCHEN / FAMILY DINING:

QUALITY FITTED KITCHEN BY "RAYMAC" WITH FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. GRANITE WORK TOPS. DISPLAY SHELVING. LARDER. SPACE FOR DISHWASHER. WINE RACK. TILED BETWEEN UNITS. SPACE FOR FRIDGE FREEZER (INCLUDED). RANGE COOKER WITH 5 RING GAS HOB AND OVEN & GRILL WITH X-FAN OVER AND S.S. SPLASH BACK. TILED FLOOR. REAR DOOR WITH GLASS PANEL.



REAR HALL / STORAGE SPACE:

STORAGE SPACE UNDER STAIRS. ACCESS TO ATTACHED GARAGE.

CLOAK ROOM / UTILITY ROOM:

TOILET. WASH HAND BASIN IN VANITY UNIT. HIS & HERS FITTED CLOAK UNITS. PLUMBED FOR A.W.M. "TERAZZO" FLOOR.

FIRST FLOOR:

STAIRS & LANDING:

CARPET. COVING TO CEILING. PICTURE RAIL. FEATURE LEADED GLAZED WINDOW TO HALF TURN ON STAIR WELL.





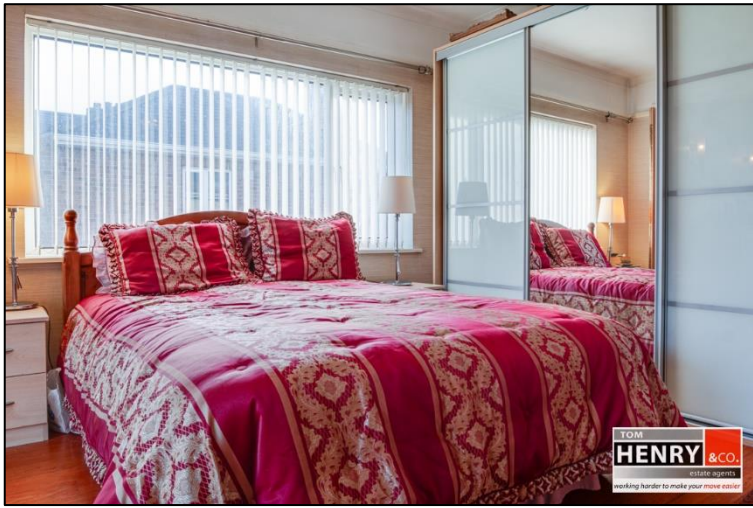
MASTER BEDROOM:

RECLAIMED PINE FLOORING. THIS ROOM IS DIVIDABLE BY FOLDING DOORS TO AFFORD A SLEEPING AREA AND A SITTING / DRESSING AREA. FLOOR TO CEILING WINDOW WITH TILT AND TURN DOORS WITH SUPERB VIEWS OVER REAR GARDEN. VAULTED PINE CEILING WITH EYEBALL LIGHTING. FITTED BEDROOM FURNITURE TO INCLUDE NO. 2 BEDSIDE LOCKERS AND WARDROBES WITH SHELVED & HANGING SPACE.

ENSUITE:

WHITE SUITE. FULLY TILED SHOWER. TOILET. WASH HAND BASIN. PINE CEILING. TILED FLOOR. X-FAN.





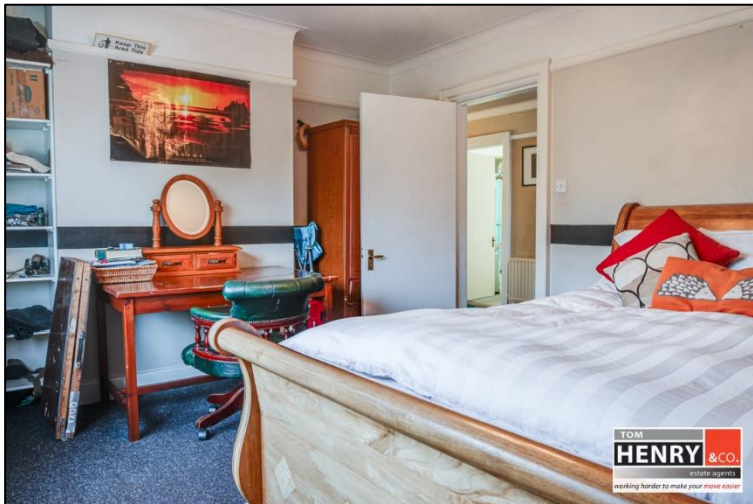
BEDROOM 2:

TO FRONT. CARPET TO FLOOR. HIS & HERS FITTED WARDROBES. BEDSIDE CUPBOARD. COVING TO CEILING. PICTURE RAIL.



BEDROOM 3:

TO REAR. CARPET TO FLOOR. PICTURE RAIL. COVING TO CEILING.

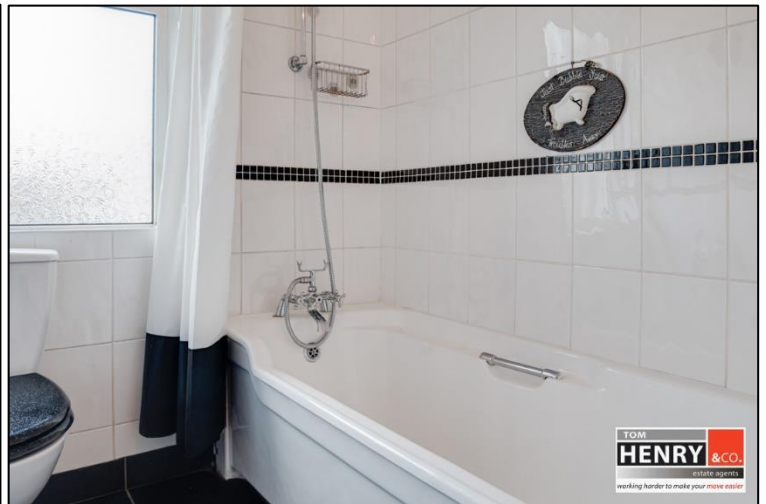


BEDROOM 4:
TO FRONT. CARPET TO FLOOR. PICTURE RAIL. COVING TO CEILING.



BATHROOM:

WHITE SUITE. BATH WITH HAND HELD SHOWER FITTING OVER. TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR.



HOTPRESS:
SHELVED. IMMERSION HEATER.

ROOF SPACE:
ACCESSED VIA SLINGSBY TYPE LADDER. PART FLOORED FOR STORAGE. INSULATED.

OUTSIDE:

TARMAC DRIVE & PARKING TO FRONT & SIDES. CARPORT TO SIDE.

GARAGE:
SLIDING WOODEN DOOR. ELECTRIC LIGHT & POWER POINTS.

SHRUB BEDS TO FRONT.

EXTENSIVE GARDEN TO REAR LAID TO LAWNS, BEDS AND MATURE SHRUBBERY. GARDEN STORE. FUEL STORE. PATIO AREA. GLASS HOUSE. NO. 2 OUTSIDE WATER TAPS.

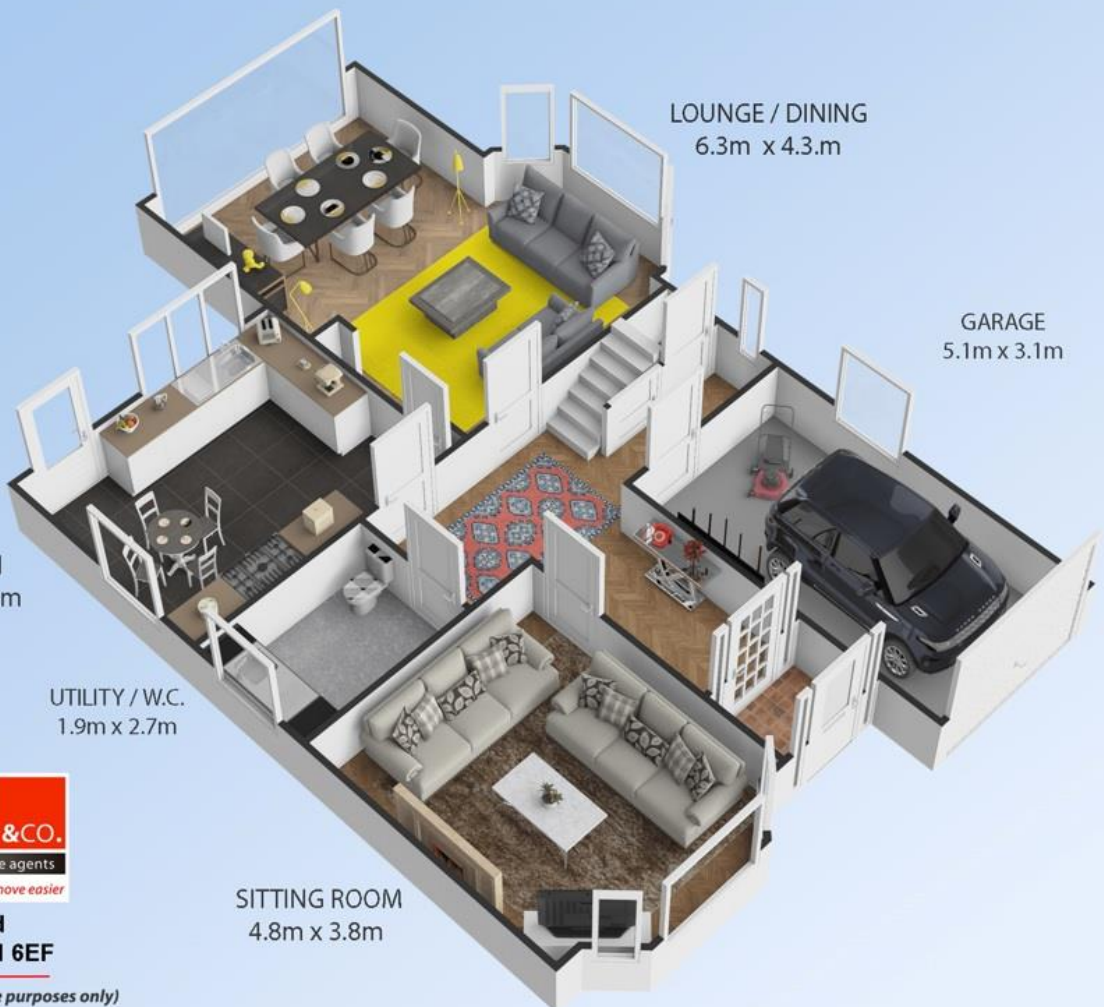
FLOORPLANS FOR I.D. PURPOSES ONLY.







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LOUNGE / DINING
6.3m x 4.3m

GARAGE
5.1m x 3.1m

KITCHEN
3.5m x 4.3m

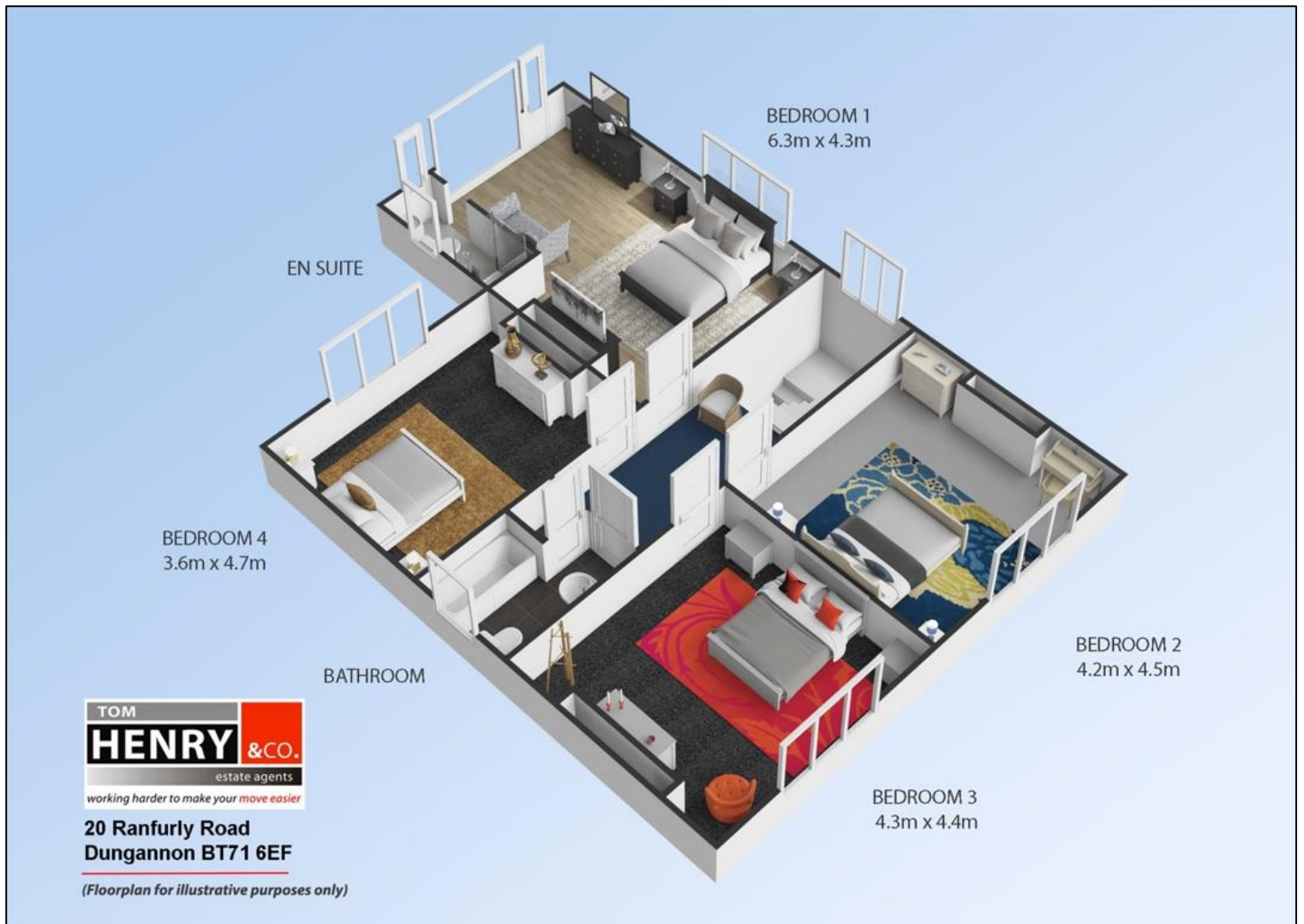
UTILITY / W.C.
1.9m x 2.7m

SITTING ROOM
4.8m x 3.8m

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Dungannon BT71 6EF**

(Floorplan for illustrative purposes only)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	62 D
39-54	E		
21-38	F		
1-20	G		

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