

**306 BATTLEFORD ROAD
BENBURB
DUNGANNON
CO. TYRONE
BT71 7NP**



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

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

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

VERSATILE, LIFE ON ONE LEVEL WITH BEAUTIFUL VIEWS & A “SHED LOAD” OF OUTSIDE SPACE

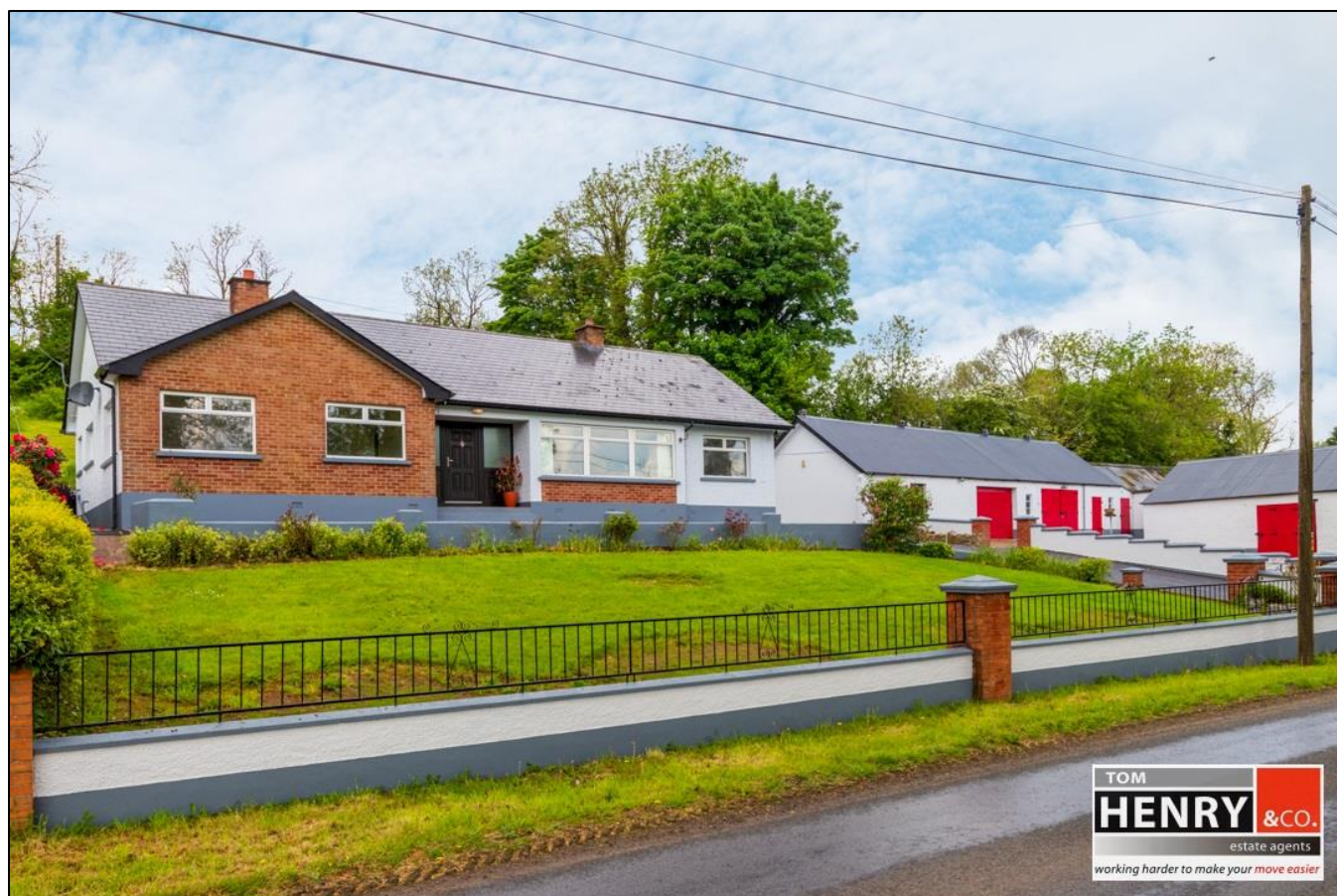
SITUATED ON A GENEROUS, ELEVATED SITE MINUTES FROM THE VILLAGES OF EGLISH, PICTURESQUE BENBURB AND MOST CONVENIENT BY CAR TO ARMAGH CITY & DUNGANNON TOWN , THIS BUNGALOW ENJOYS EXCELLENT PROXIMITY TO TRANSPORT LINKS FOR COMMUTING ACROSS THE PROVINCE WHILST HAVING ALL THE BENEFITS OF SCENIC COUNTRY LIVING.

THE OUTSIDE SPACE WILL APPEAL TO MANY, EXTENDING TO MATURE GARDENS & A SEPARATE YARD WITH VARIOUS OUTHOUSING.

THE DWELLING’S ACCOMMODATION IS WELL-PROPORTIONED, OFFERING 3 BEDROOMS, 2 RECEPTION ROOMS, A KITCHEN WITH SPACE FOR FAMILY DINING, A FAMILY BATHROOM & A STUDY / HOME OFFICE.

AN OPPORTUNITY FOR THE DISCERNING PURCHASER TO “ESCAPE TO THE COUNTRY” AND ACQUIRE A WELL-POSITIONED PROPERTY WITH SIGNIFICANT FURTHER POTENTIAL ON WHICH TO PUT “THEIR OWN STAMP”.

“A UNIQUE LOT THAT IS SURE TO ATTRACT SIGNIFICANT INTEREST”



OFFERS OVER: £244,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

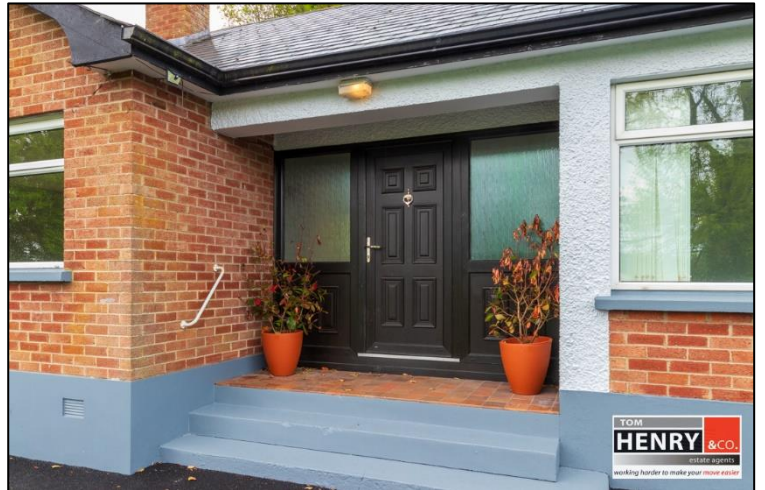
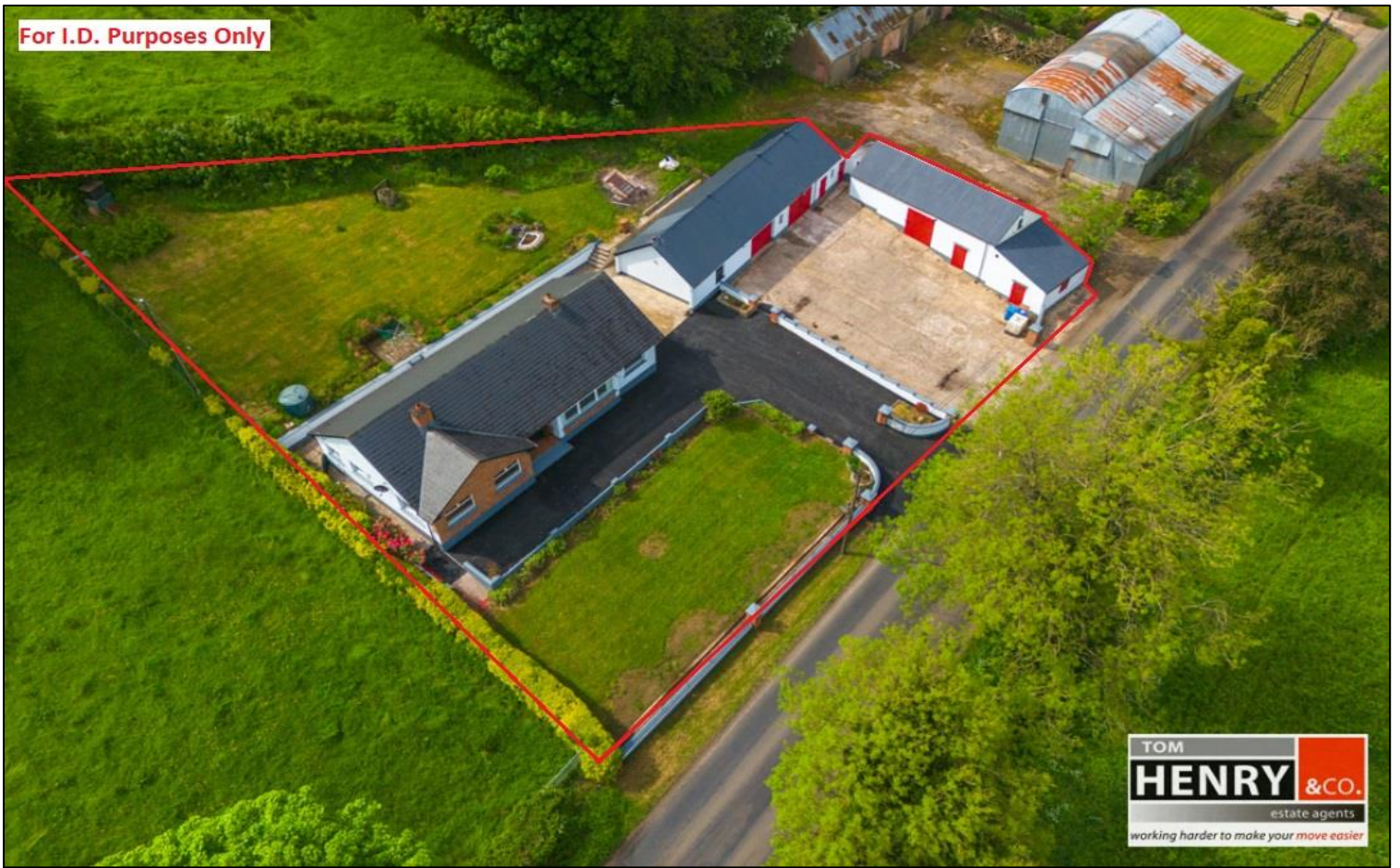
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PROPERTY FEATURES:

- DETACHED BUNGALOW WITH SEPARATE YARD & RANGE OF OUTBUILDINGS.
- SITUATED ON A SUPERB ELEVATED SITE EXTENDING TO C. 0.45 ACRES.
- MINUTES BY CAR TO ENGLISH & PICTURESQUE BENBURB VILLAGES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO ARMAGH CITY & DUNGANNON TOWN.
- STUNNING VIEWS OF BEAUTIFUL OPEN COUNTRYSIDE.
- 3 BEDROOMS; 2 WITH BUILT-IN STORAGE.
- 2 RECEPTION ROOMS; BOTH WITH OPEN FIREPLACES.
- SPACIOUS KITCHEN / FAMILY DINING AREA.
- FAMILY BATHROOM WITH 3 PIECE WHITE SUITE.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- GENEROUS GARDENS TO FRONT & REAR.
- A UNIQUE LOT THAT IS SURE TO ATTRACT SIGNIFICANT INTEREST.



For I.D. Purposes Only



ACCOMMODATION IN BRIEF...

COVERED PORCH:
TILED. OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C EXTERNAL DOOR WITH PART PANELLED, PART GLAZED SIDE PANELS. PRE-FINISHED FLOOR. CLOAK CUPBOARD. HOTPRESS.



LOUNGE:
DUAL ASPECT TO FRONT & SIDE. OPEN FIREPLACE WITH H.O.B.B IN TIMBER MANTLE WITH CAST IRON INSET. PRE-FINISHED FLOOR. COVING TO CEILING. FANTASTIC VIEWS OF OPEN COUNTRYSIDE.



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SITTING ROOM:
OPEN FIREPLACE WITH TILED HEARTH WITH WALL LIGHTS ABOVE. PRE-FINISHED FLOOR. COVING TO CEILING.



KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN STAINLESS STEEL CANOPY. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FRIDGEFREEZER. TILED FLOOR. TILED BETWEEN UNITS. DOOR TO BACK PORCH WITH GLAZED PANELS.



BACK PORCH:

TILED. MAHOGANY EXTERNAL DOOR WITH GLAZED TOP PANEL.

BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR.



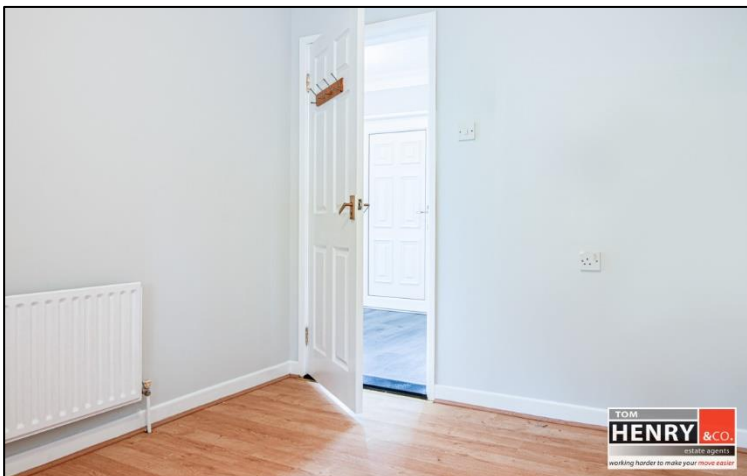
BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR. BUILT-IN STORAGE.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN STORAGE.

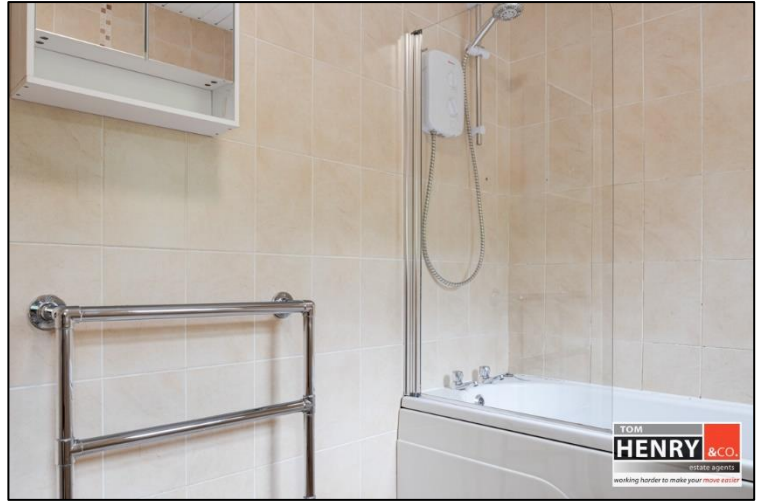


BEDROOM 4 / STUDY / HOME OFFICE:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:

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



OUTSIDE:

DWELLING:

PILLARED ENTRANCE TO TARMAC DRIVE & PARKING TO FRONT. CONCRETE PARKING TO SIDE. GARDENS LAID TO LAWN & BEDS.

CONCRETE AREA TO REAR. REAR GARDEN LAID TO LAWN.



YARD & OUTBUILDING:

SEPARATELY ACCESSED VIA PILLARED ENTRANCE TO CONCRETE YARD. RANGE OF GENERAL PURPOSE & AGRICULTURAL BUILDINGS (SEE PLANS ATTACHED FOR I.D. PURPOSES).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	40 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?



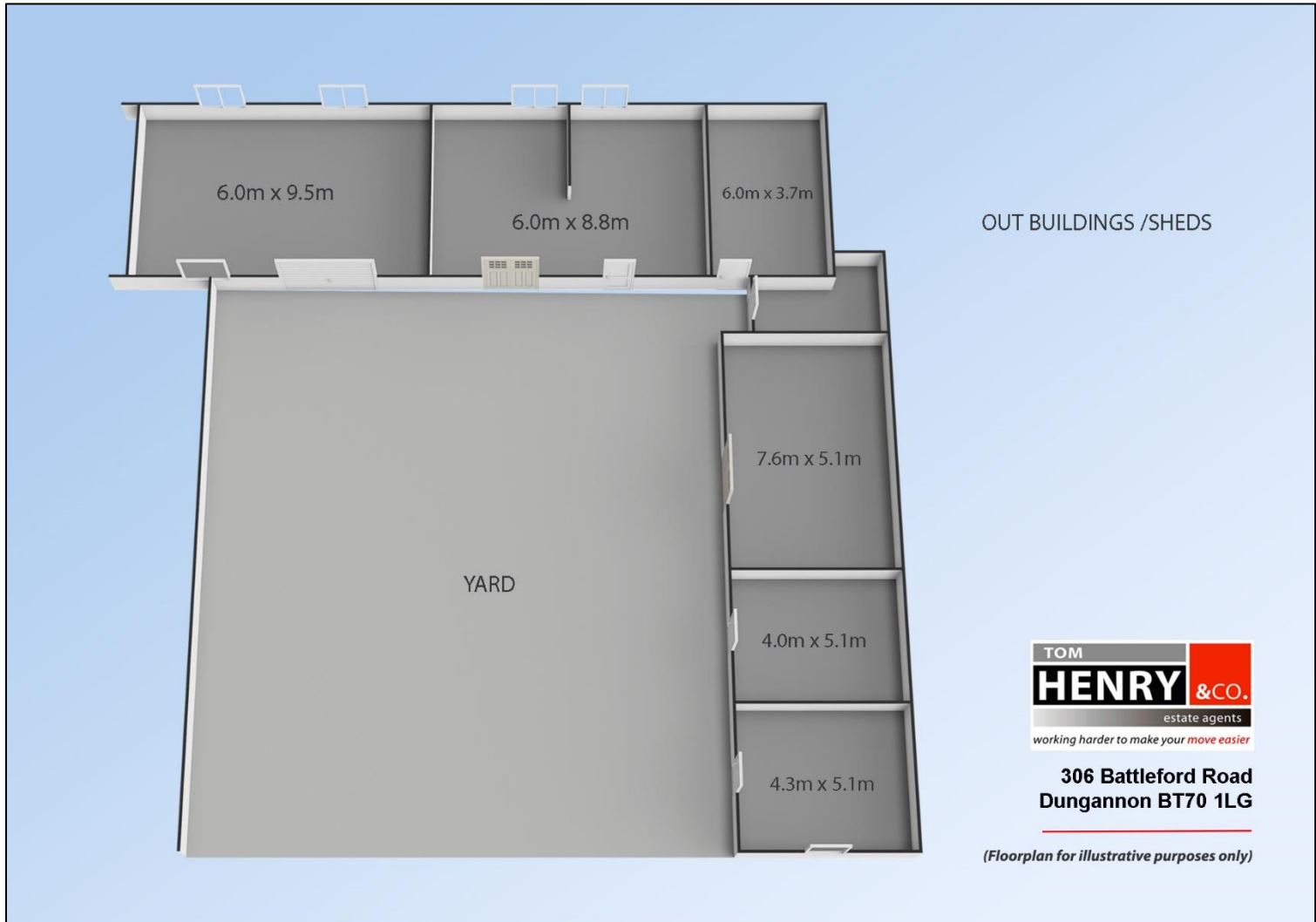
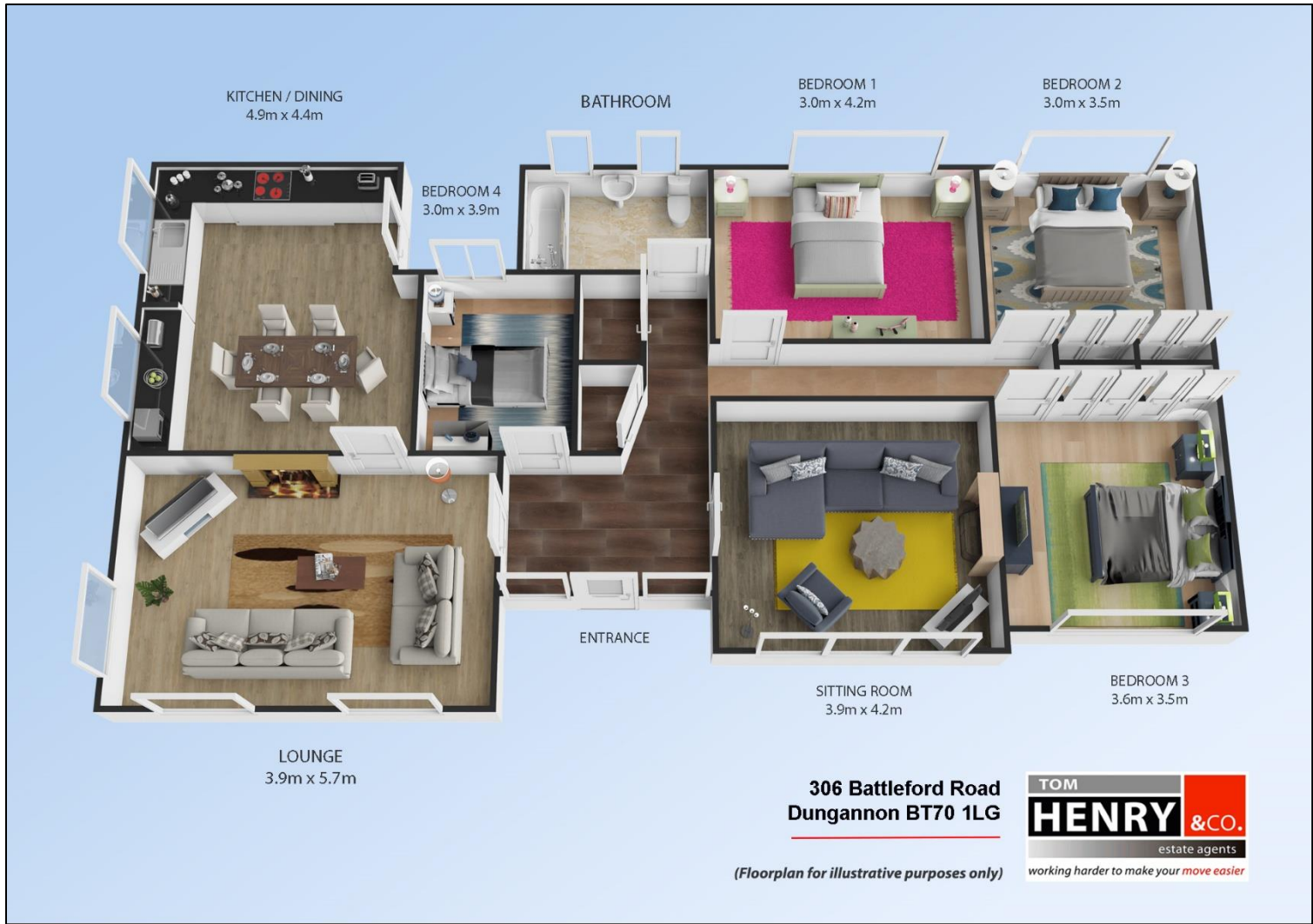
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Want to know what your property is worth?

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