

**139 OLD CAULFIELD ROAD
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3NQ**



working harder to make your move easier

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

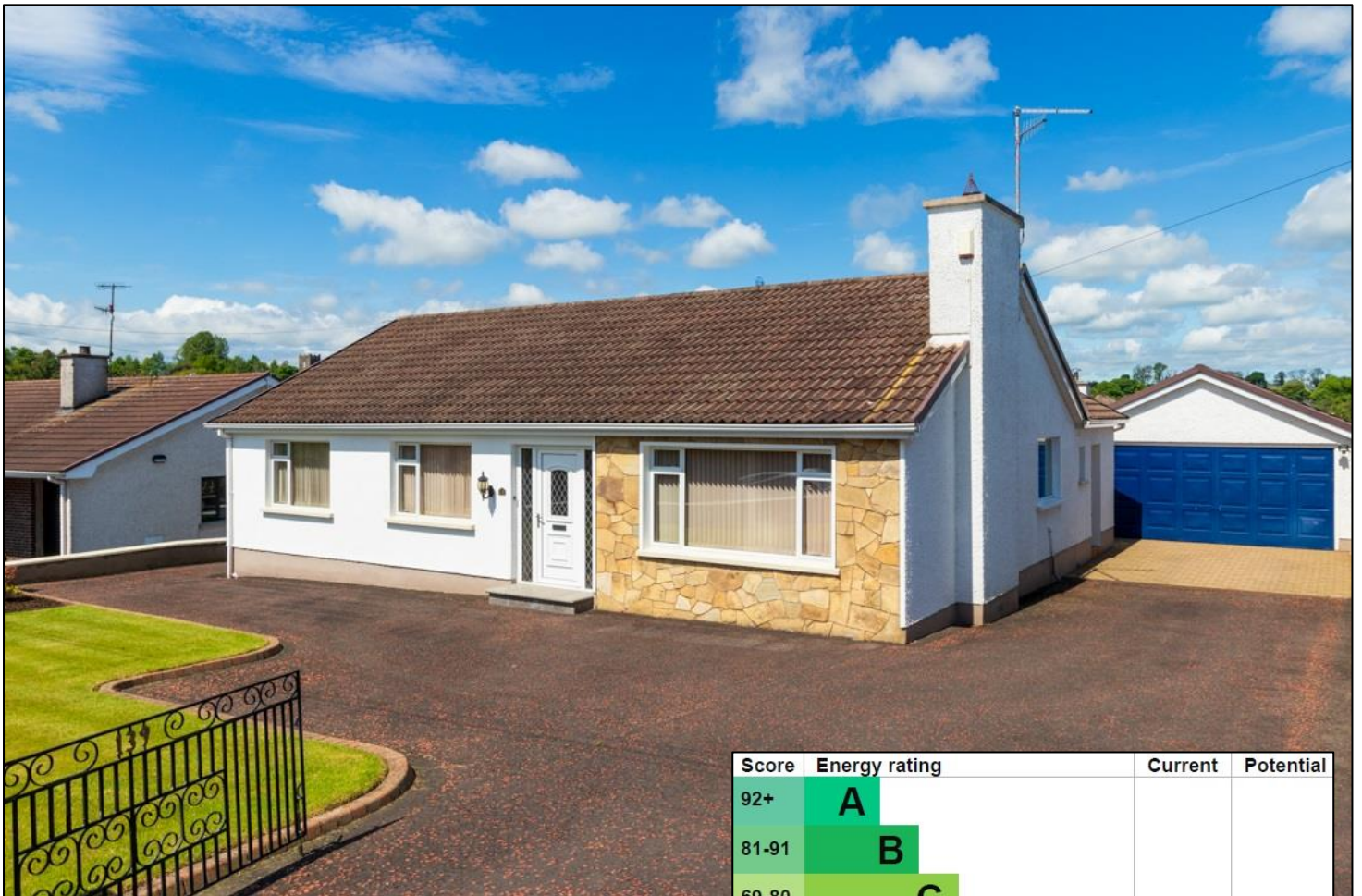
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AN IMMACULATE VILLAGE BUNGALOW WITH SUPERB COUNTRYSIDE VIEWS

LOCATED ON THE OUTSKIRTS OF THE EVER-POPULAR VILLAGE OF CASTLECAULFIELD, THIS 3 BEDROOM, MASTER ENSUITE, 2 RECEPTION ROOM, DETACHED BUNGALOW BENEFITS FROM A GARAGE AND IS SITUATED ON A PRIME, SPACIOUS SITE WITH METICULOUSLY MAINTAINED GARDENS AND BEAUTIFUL VIEWS OF OPEN COUNTRYSIDE TO ITS REAR.

THIS BUNGALOW IS PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT & OFFERS A UNIQUE OPPORTUNITY FOR THE FORTUNATE PURCHASER TO ACQUIRE A HOME SUITABLE FOR FAMILIES OR DOWNSIZERS ALIKE, ON WHICH TO PUT THEIR "OWN STAMP". WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES INCLUDING PRIMARY SCHOOLS, PUBLIC HOUSE, RENOWNED BUTCHERS, ETC. AND ONLY MINUTES BY CAR TO DUNGANNON TOWN, DONAGHMORE VILLAGE & PARKANAUR FOREST PARK, THIS PROPERTY OFFERS VERSATILE ACCOMMODATION, THE MAJORITY ON ONE LEVEL...

...SIGNIFICANT INTEREST IS ANTICIPATED.



GUIDE PRICE: £219,950

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	56 D	62 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

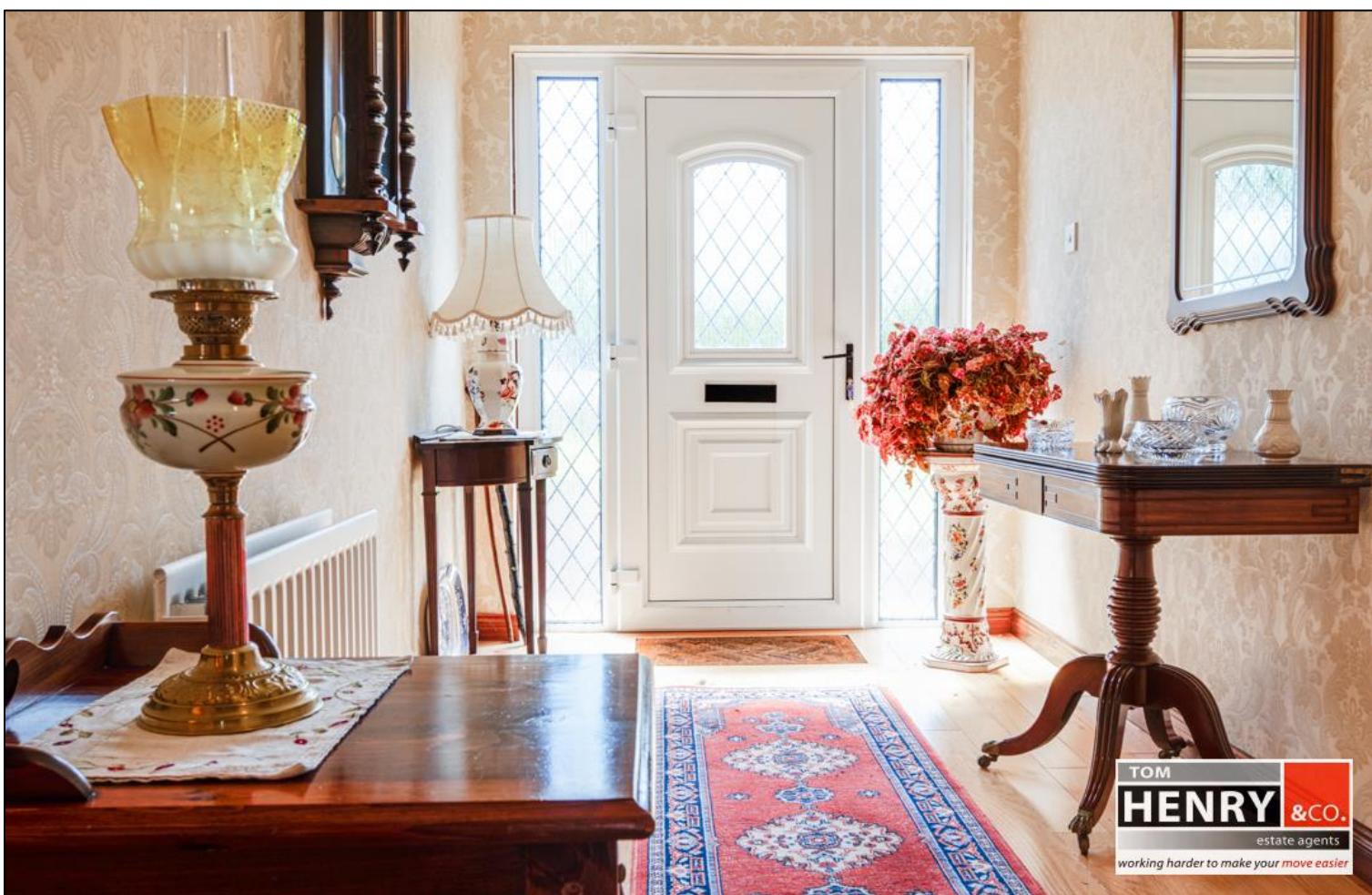
- A WELL-PRESENTED DETACHED BUNGALOW.
- QUIET OUTER VILLAGE LOCATION.
- WITHIN STROLLING DISTANCE OF VILLAGE SHOPS, PUBLIC HOUSE, SCHOOLS ETC.
- CONVENIENT BY CAR TO DUNGANNON, DONAGHMORE & A4 BYPASS.
- 3 BEDROOMS, ALL WITH FITTED FURNITURE; MASTER ENSUITE.
- 2 RECEPTION ROOMS.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- HANDY CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE & HEATED TOWEL RAIL.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- MAJORITY DOUBLE GLAZED WINDOWS.
- WELL MAINTAINED GARDENS.
- PAVIA PATIO AREA TO REAR WITH BEAUTIFUL COUNTRYSIDE VIEWS.
- DETACHED GARAGE.
- PILLARED & GATED ENTRANCE.
- GENEROUS PARKING TO FRONT & SIDE.
- SURE TO APPEAL TO THE DISCERNING FIRST-TIME BUYER, AS A FAMILY HOME OR TO THOSE WISHING TO DOWNSIZE ALIKE.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH LEADED GLASS PANEL & LEADED GLASS SIDE PANELS. COVING TO CEILING. WOODEN FLOOR. CLOAK CUPBOARD. HOTPRESS; SHELVED.



LOUNGE:
OPEN FIREPLACE WITH MAHOGANY MANTLE & SURROUND. CARPET TO FLOOR. COVING TO CEILING. WALL & CENTRE LIGHT POINTS.



KITCHEN / FAMILY DINING:

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLASS DISPLAY UNIT. WINE RACK. BREAKFAST BAR. INTEGRATED DOUBLE OVEN. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED MICROWAVE. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR TO KITCHEN. BEAM EFFECT CEILING WITH DOWNLIGHTING. WOODEN FLOOR TO DINING





FAMILY ROOM / SNUG:
GLASS FRONTED SOLID FUEL STOVE. WOODEN FLOOR. FRENCH DOORS TO REAR PATIO.





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UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FREEZER. TILED SPLASHBACK. TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH LEADED GLASS TOP PANEL.



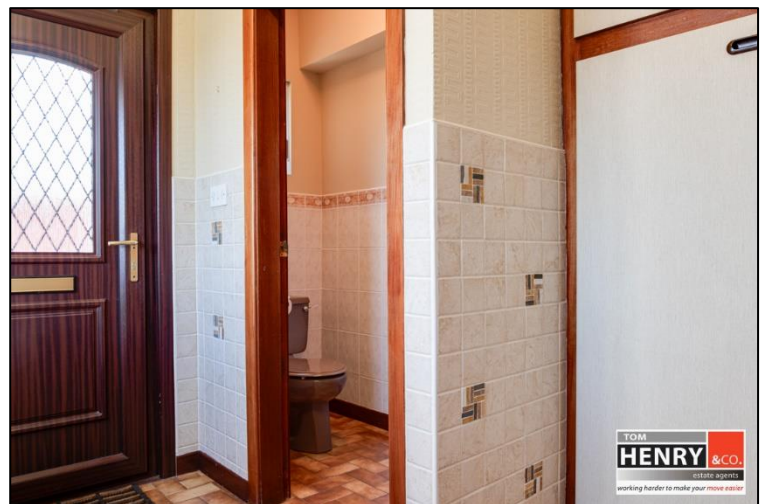
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POWDER ROOM:

TOILET. WASH HAND BASIN. PART TILED WALLS. TILED FLOOR.



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BEDROOM 1:

TO FRONT. WOODEN FLOOR. FITTED STORAGE TO INCLUDE; WARDROBES, HATBOXES, DISPLAY SHELVING.

ENSUITE:

WHITE SUITE. TOILET. WASH HAND BASIN IN VANITY UNIT. ELECTRIC SHOWER. HEATED TOWEL RAIL. WOODEN CEILING. TILED WALLS. TILED FLOOR. X-FAN.



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BEDROOM 2:

TO REAR. WOODEN FLOOR. FITTED FURNITURE TO INCLUDE; WARDROBES, HATBOXES, DRAWER UNIT. VANITY UNIT WITH MIRROR & SINK.



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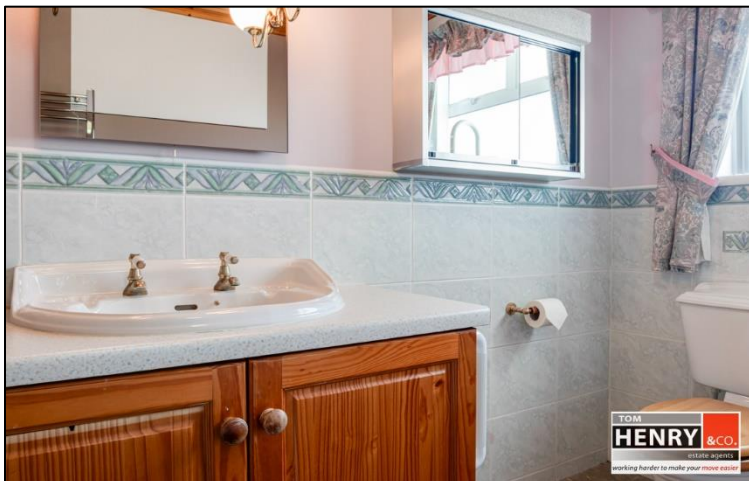
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BEDROOM 3:

TO FRONT. WOODEN FLOOR. FITTED STORAGE TO INCLUDE; SHELVED & HANGING SPACE WITH SLIDING MIRRORED DOORS.

BATHROOM:

BATH WITH MIXER TAP HAND-HELD SHOWER FITTING. TOILET. WASH HAND BASIN IN VANITY UNIT. PANELLED ELECTRIC SHOWER. HEATED TOWEL RAIL. TIMBER CEILING. SOME WALL TILING. TILED FLOOR. X-FAN.



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OUTSIDE:

PILLARED & GATED ENTRANCE TO ASPHALT DRIVE & PARKING. LAWNS TO FRONT WITH SHRUB BEDS.

RAISED PAVIA PATIO AREA TO REAR WITH VIEWS TO VILLAGE & OPEN COUNTRYSIDE. SHRUB BEDS. OUTSIDE LIGHTS. OUTSIDE WATER TAP.

DETACHED GARAGE:

REMOTE UP & OVER DOOR. ELECTRIC LIGHTING & POWERPOINTS.



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FLOORPLANS FOR I.D. PURPOSES ONLY.



139 Old Caulfield Road
Dungannon BT70 3NQ

(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.