CASH OFFERS ONLY 6 THE GROVE KILLYMOYLE DUNGANNON CO. TYRONE BT70 1RZ



working harder to make your move easier

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

42 E

54 E

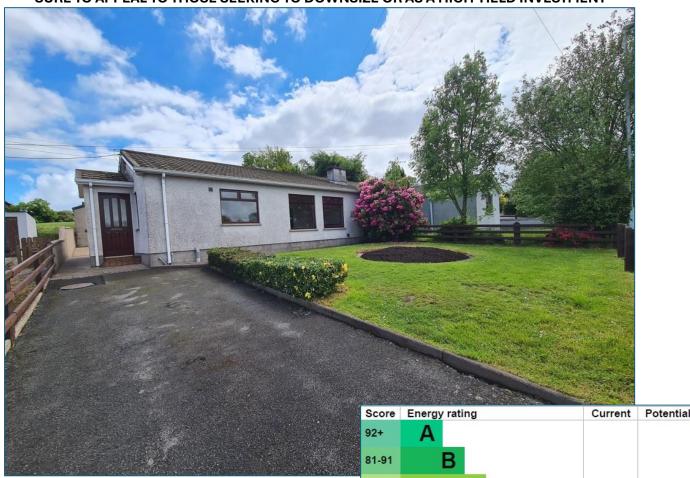
T: (028) 8772 6992 F: (028) 8772 6460 E: tom@tomhenryandco.cor

A WELL-PRESENTED ORLIT; PERFECT AS AN INVESTMENT OR FOR OWNER OCCUPATION

PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT, THIS EXTENDED 3 BEDROOM, SEMI-DETACHED ORLIT IS MOST CONVENIENTLY LOCATED WITHIN STROLLING DISTANCE OF THE LOCAL SHOP, RESTAURANT & PICTURESQUE PARKANAUR FOREST, AND BENEFITS FROM SUPERB ACCESS TO THE MAIN ROADS NETORK FOR COMMUTING TO CASTLECAULFIELD, DUNGANNON, BALLYGAWLEY OR FURTHER AFIELD.

BOASTING DECEPTIVELY SPACIOUS ACCOMMODATION ON ONE LEVEL, INCLUDING A SITTING ROOM WITH AN OPEN FIREPLACE & A GENEROUS KITCHEN WITH AMPLE SPACE FOR FAMILY DINING, PLUS A SEPARATE UTILITY ROOM & A CLOAK W.C. THIS PROPERTY ALSO OFFERS OFF STREET PARKING, A PRIVATE REAR GARDEN AND A USEFUL UTILITY STORE – PERFECT FOR THE HOME HOBBYIST OR SIMPLY TO USE AS STORAGE.

"SURE TO APPEAL TO THOSE SEEKING TO DOWNSIZE OR AS A HIGH YIELD INVESTMENT"



69-80

55-68

39-54

21-38

1-20

GUIDE PRICE: £99,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- > NOT SUITABLE FOR LENDING CASH OFFERS ONLY.
- > A WELL-PRESENTED, EXTENDED, SEMI-DETACHED ORLIT.
- ➤ LOCATED WITHIN STROLLING DISTANCE OF LOCAL SHOP, RESTAURANT & PICTURESQUE PARKANAUR FOREST PARK.
- ONLY MINUTES BY CAR TO CASTLECAULFIELD, DONAGHMORE, BALLYGAWLEY & DUNGANNON.
- > SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- > CLOSE TO MAJOR EMPLOYERS.
- > 3 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- > KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- > CLOAK W.C. / POWDER ROOM.
- > SEPARATE UTILITY ROOM.
- > BATHROOM WITH 3 PIECE SUITE.
- > OIL FIRED CENTRAL HEATING.
- DOUBLE GLAZED WINDOWS.
- WHITE SKIRTINGS & ARCHITRAVES.
- > OFF STREET PARKING TO FRONT.
- > PRIVATE REAR GARDEN.
- > DETACHED UTILITY STORE / SHED.
- ➤ OFFERS WILL ONLY BE CONSIDERED FROM PARTIES THAT HAVE PROVIDED PROOF OF ABILITY TO PURCHASE.
- > SURE TO APPEAL TO THOSE WISHING TO DOWNSIZE OR AS A HIGH YIELD BUY-TO-LET.









ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

TIMBER EXTERNAL DOOR WITH GLASS PANELS. TILED FLOOR. CLOAK CUPBOARD.

ENTRANCE HALL:

GLAZED INTERNAL DOOR. PRE-FINISHED FLOOR. DADO RAIL.





SITTING ROOM:

OPEN FIREPLACE WITH TILED SURROUND & HEARTH WITH TIMBER MANTLE. T.V. & VIDEO REST. NO. 2 ARCHED ALCOVES. PRE-FINISHED FLOOR. COVING & CENTRE PIECE TO CEILING. GLAZED DOOR TO DINING AREA.







DINING AREA: GLAZED DOOR FROM SITTING ROOM. PRE-FINISHED FLOOR. PART OPEN TO KITCHEN.



KITCHEN:

FITTED HIGH & LOW LEVEL UNITS. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED DISHWASHER. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED DOUBLE OVEN. INTEGRATED FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING.







REAR LOBBY:

TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLASS PANEL.

POWDER ROOM / CLOAK W.C:

WHITE SUITE. TOILET. WASH HAND BASIN. ½ TILED WALLS. TILED FLOOR.





UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED BETWEEN UNITS. TILED FLOOR.

HOTPRESS:

SHELVED.



BEDROOM 1: TO REAR. PRE-FINISHED FLOOR.





BEDROOM 2: TO REAR. PRE-FINISHED FLOOR.





BEDROOM 3: TO FRONT. PRE-FINISHED FLOOR.





BATHROOM: WHITE SUITE. TOILET. WASH HAND BASIN. BATH WITH ELECTRIC SHOWER OVER. PART TILED WALLS. TILED FLOOR.



OUTSIDE:

TARMAC DRIVE TO FRONT. GARDEN TO FRONT LAID TO LAWN WITH BED.

SLABBED PATIO AREA TO REAR. GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.

DETACHED SHED / UTILITY STORE:

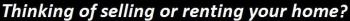
TIMBER EXTERNAL DOORS. ELECTRIC LIGHT & POWER POINTS. OIL FIRED CENTRAL HEATING BURNER.



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- > Competitive sales & rental rates.
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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.