

CASH OFFERS ONLY

**6 THE GROVE
KILLYMOYLE
DUNGANNON
CO. TYRONE
BT70 1RZ**



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

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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 PARKANAUER FOREST, AND BENEFITS FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK 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”



GUIDE PRICE: £99,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	54 E
21-38	F		
1-20	G		

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 PARKANAU 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.





Thinking of selling or renting your home?



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.**

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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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.