

**21 LISNAMONAGHAN MEADOWS
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3ND**



working harder to make your *move easier*

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

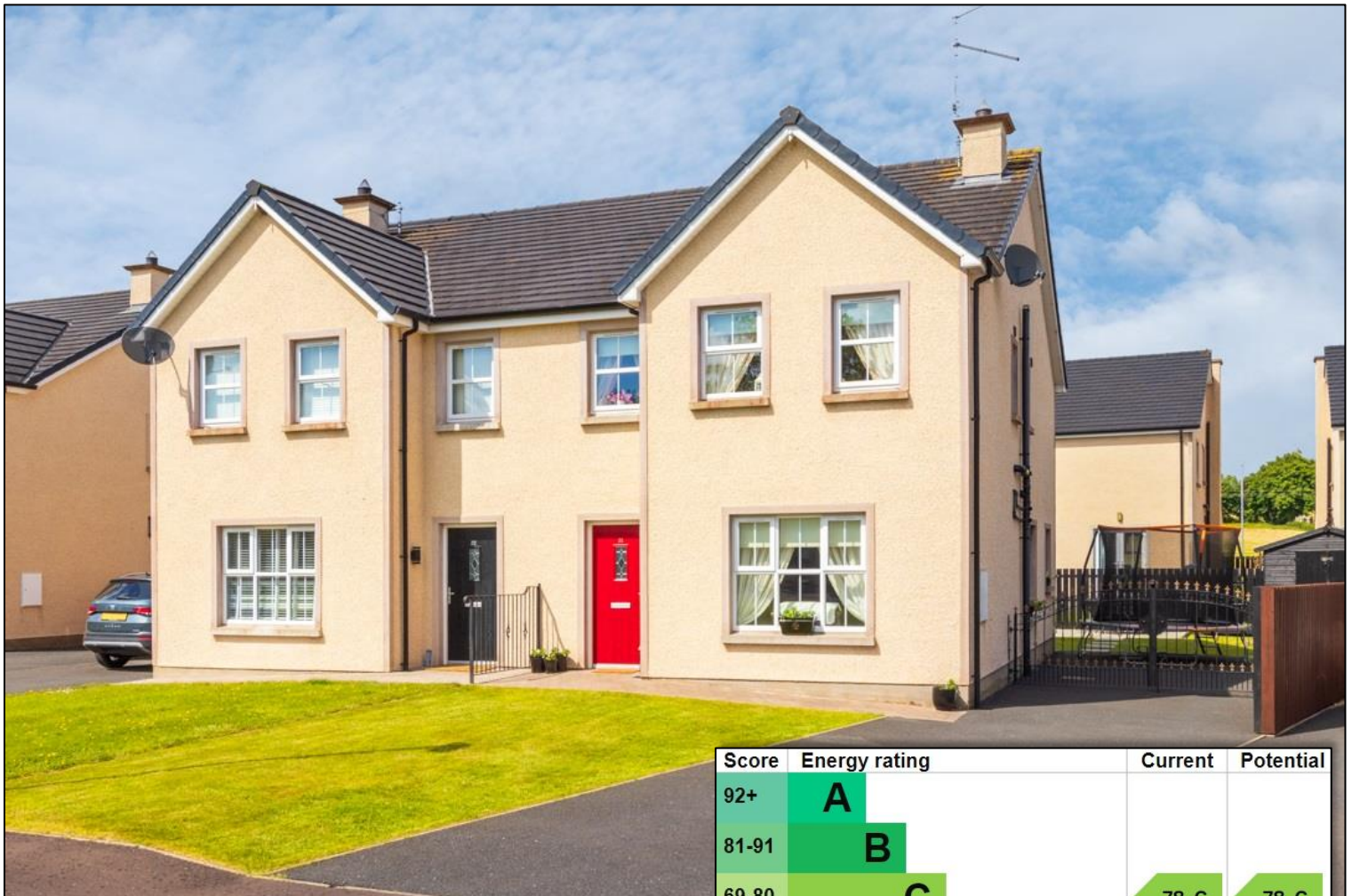
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“LOVELY IN LISNAMONAGHAN” – A BEAUTIFULLY PRESENTED 4 BEDROOM HOME

CONSTRUCTED CIRCA. 2016 AND OWNER OCCUPIED SINCE NEW, THIS SEMI-DETACHED PROPERTY IS PRESENTED FOR SALE TO A **“BETTER THAN SHOW HOME STANDARD”** AND ENJOYS A SUPERB SITE IN THIS EXCEPTIONALLY POPULAR VILLAGE DEVELOPMENT BY PROVINCE WIDE RENOWNED DEVELOPERS - PK MURPHY.

BOASTING 4 BEDROOMS, MASTER ENSUITE, THIS IMMACULATE HOME IS IDEALLY LOCATED WITHIN WALKING DISTANCE OF ALL PICTURESQUE CASTLECAULFIELD VILLAGE AMENITIES INCLUDING LOCAL PRIMARY SCHOOLS, VILLAGE SHOPS, TAKE-AWAY, PUBLIC HOUSE & IS ONLY A SHORT DRIVE TO DONAGHMORE, DUNGANNON, PARKANAUR FOREST PARK (GREAT FOR SUNDAY WALKS WITH THE DOG) AND THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD.

A MUST VIEW FOR FIRST-TIME BUYERS & FAMILIES ALIKE, SEEKING A HOME WITH NOTHING TO DO, BUT TO MOVE IN AND ENJOY!



OFFERS OVER: £184,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

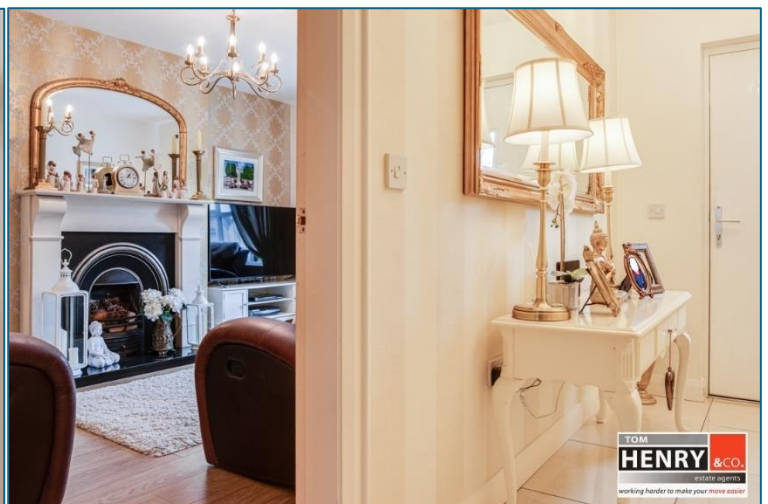
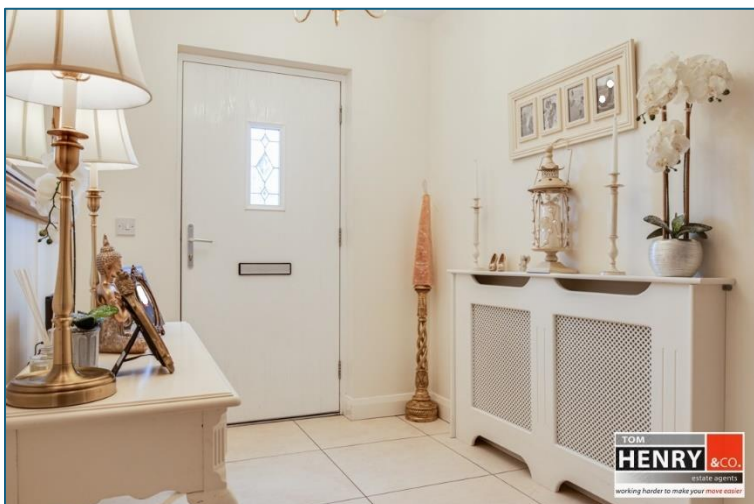
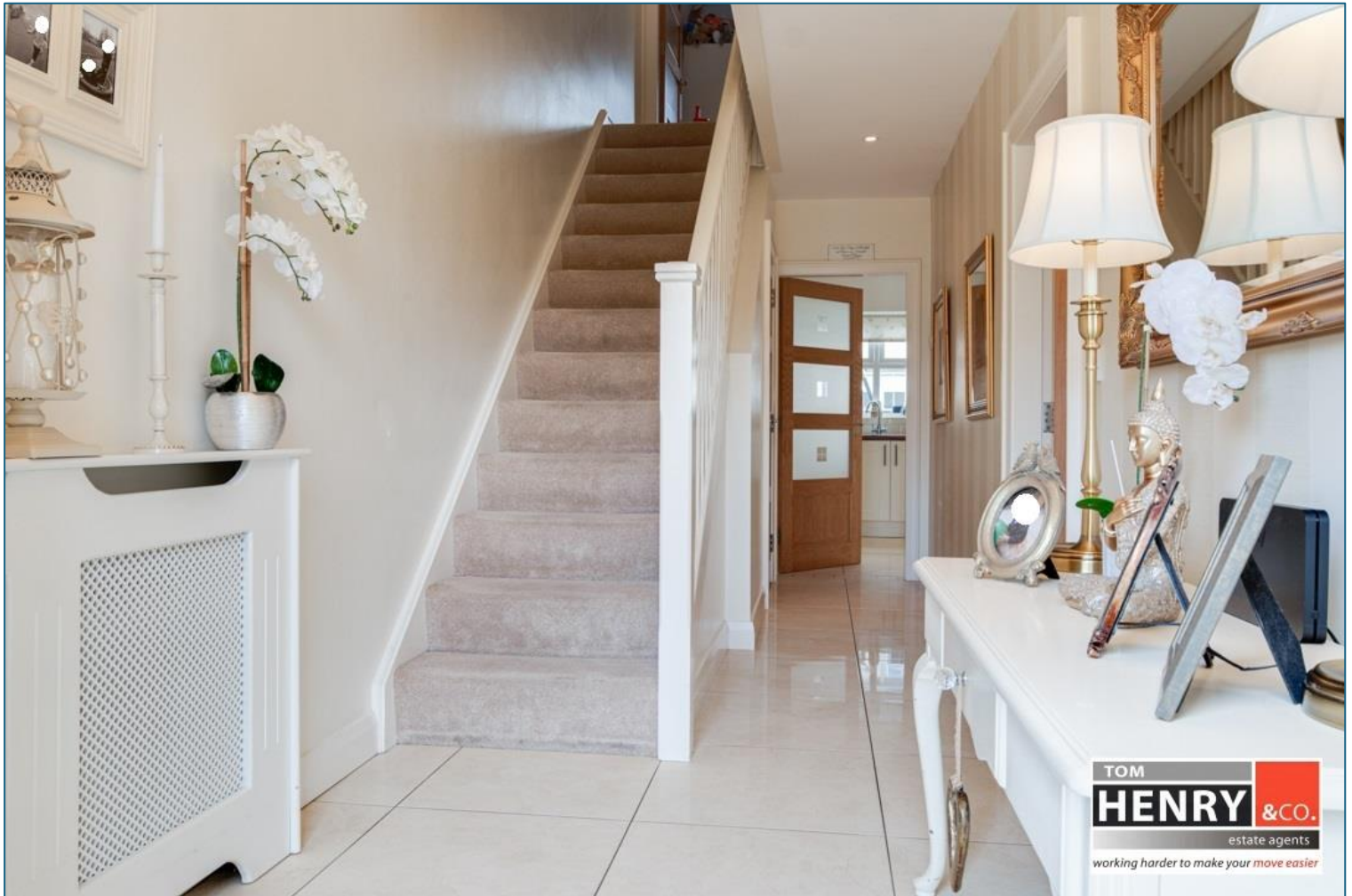
- AN ABSOLUTELY IMMACULATE VILLAGE HOME.
- 4 BEDROOMS, MASTER ENSUITE.
- BUILT CIRCA. 2016 & OWNER OCCUPIED SINCE NEW.
- EXTENDING TO APPROX. 1352 SQ FT.
- SITUATED ON A PRIME SITE IN THIS HIGHLY SOUGHT-AFTER DEVELOPMENT.
- ONLY A STROLL TO ALL PICTURESQUE CASTLECAULFIELD AMENITIES.
- MINUTES BY CAR TO DONAGHMORE, DUNGANNON & THE A4 BYPASS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING / LIVING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FAMILY BATHROOM WITH FREE-STANDING BATH.
- OAK FINISH INTERNAL DOORS.
- WHITE MOULDED SKIRTINGS & ARCHITRAVES.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- BLINDS INCLUDED IN SALE.
- GENEROUS OFF-STREET PARKING TO FRONT / SIDE.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD BE IDEAL AS A FIRST OR FAMILY HOME.
- JUST MOVE IN!



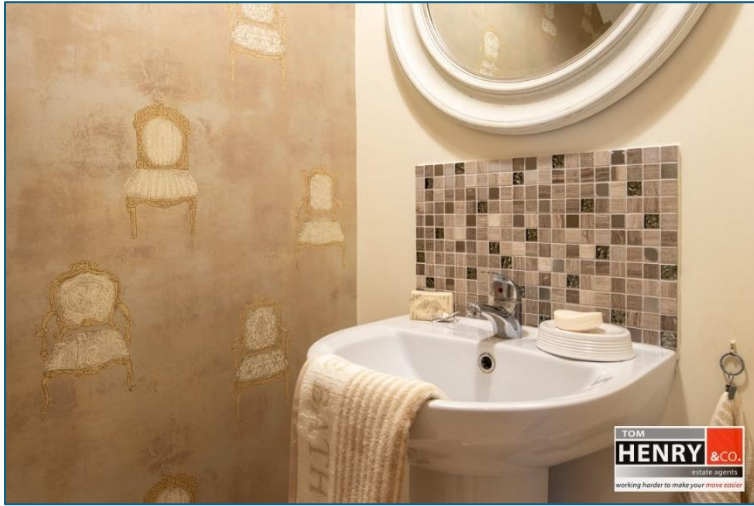
ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



POWDER ROOM / CLOAK W.C:
TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. TILED FLOOR. X-FAN.



SITTING ROOM:
OPEN FIREPLACE WITH MARBLE SURROUND OVER HORSESHOE WITH GRANITE HEARTH. PRE-FINISHED FLOOR.



KITCHEN / FAMILY DINING / LIVING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED DISHWASHER. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED OVEN. INTEGRATED FRIDGE FREEZER. TILED BETWEEN UNITS. RECESSED LIGHTING TO KITCHEN. PART OPEN TO DINING / LIVING AREA. TILED FLOOR.



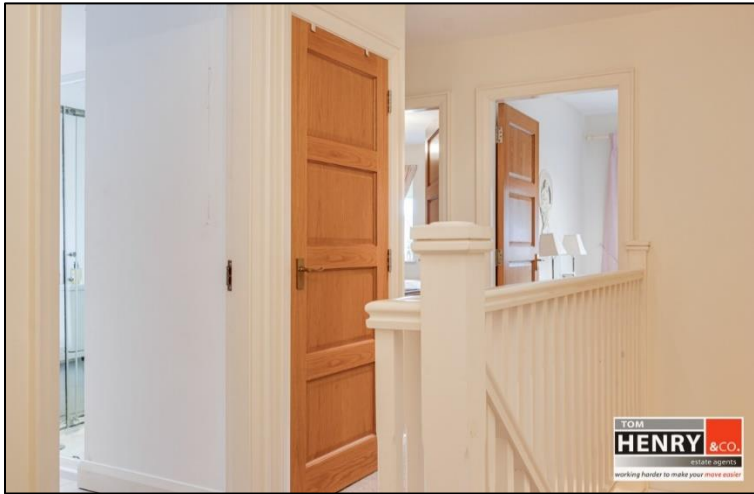


UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER
 TAP FITTING. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED
 FLOOR. X-FAN. P.V.C. EXTERNAL DOOR WITH GLASS PANEL.

FIRST FLOOR:

STAIRS & LANDING:
 CARPET TO FLOOR.

HOTPRESS:
 SHELVED.



BEDROOM 1:
 TO FRONT. CARPET TO FLOOR.

ENSUITE:
 WASH HAND BASIN WITH MIXER TAP FITTING. TILED SPLASH BACK. TOILET. FULLY TILED SHOWER. TILED FLOOR. X-FAN.





BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CARPET TO FLOOR.

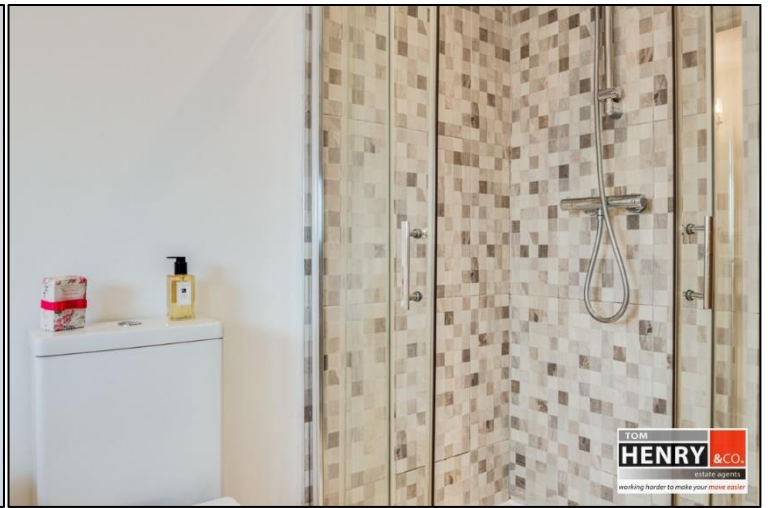


BEDROOM 4:
TO FRONT. CARPET TO FLOOR.



BATHROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TILED SPLASH BACK. TOILET. FREE-STANDING BATH WITH MIXER TAP SHOWER FITTING. FULLY TILED SHOWER. HEATED TOWEL RAIL. TILED FLOOR. RECESSED LIGHTING. X-FAN.

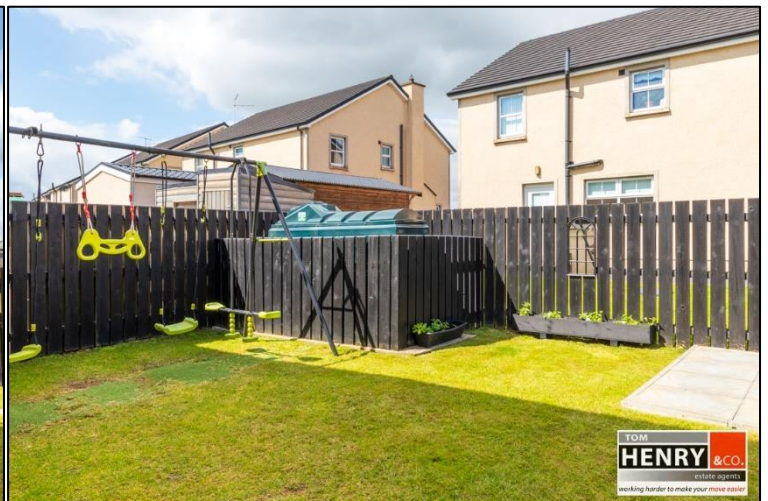




OUTSIDE:

TARMAC DRIVEWAY TO FRONT & SIDE. GARDEN TO FRONT LAID TO LAWN.

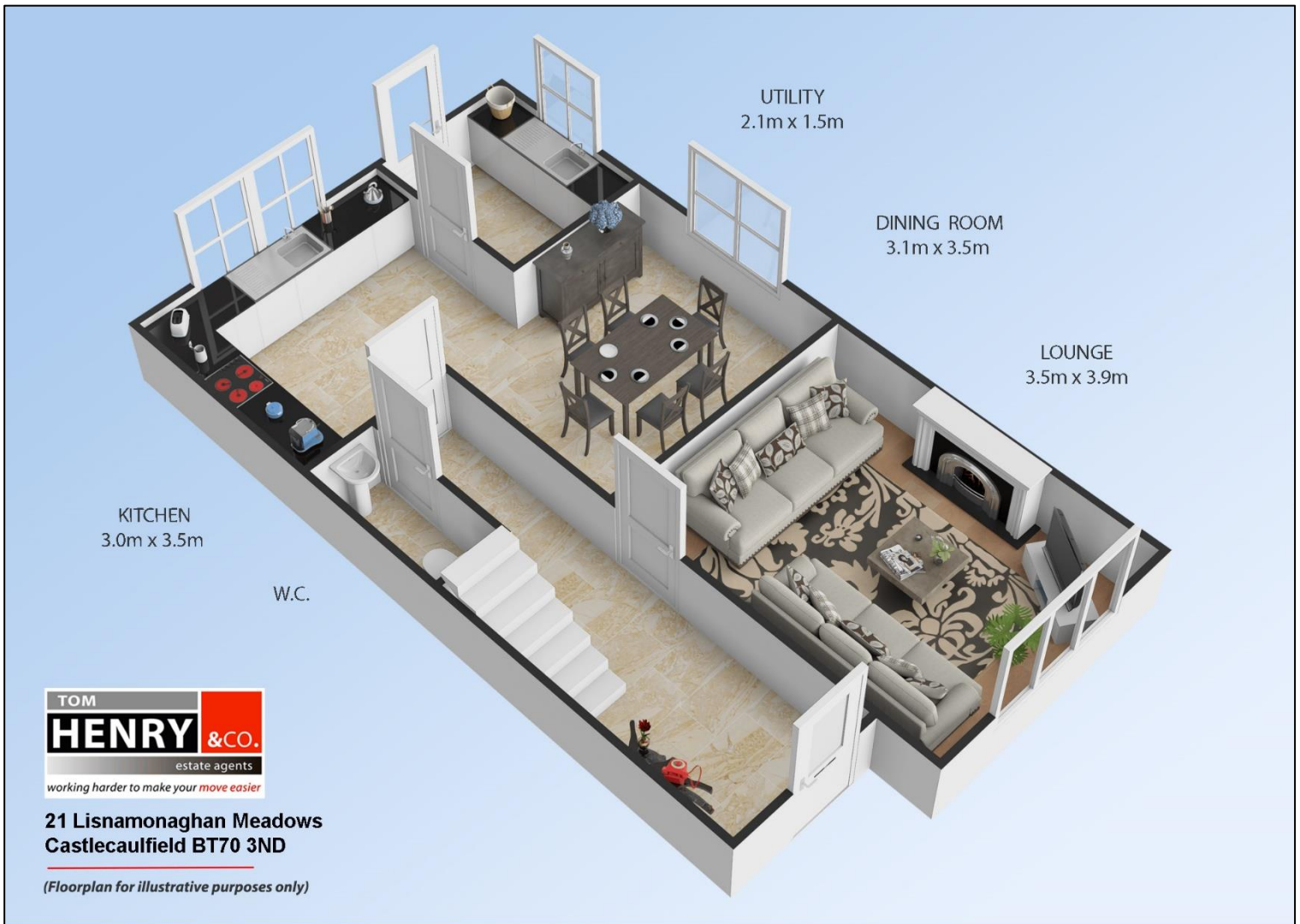
ENCLOSED GARDEN TO REAR LAID TO LAWN. PAVIA PATIO AREA. OUTSIDE WATER TAP.





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 Castlecaulfield BT70 3ND**

(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.