

**32 BUSHVALE
BUSH ROAD
DUNGANNON
CO. TYRONE
BT71 6QA**



*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

“BEAUTIFUL IN BUSHVALE”

A “READY TO OCCUPY” PROPERTY IN THIS POPULAR & CONVENIENT DEVELOPMENT

ENJOYING AN ELEVATED SITUATION IN THE EVER POPULAR “BUSHVALE” DEVELOPMENT, WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES & FACILITIES, INCLUDING RENOWNED SCHOOLS, MAJOR EMPLOYERS, ETC. NO.32 IS PRESENTED FOR SALE IN “READY TO OCCUPY” CONDITION THROUGHOUT.

BOASTING SPACIOUS ACCOMMODATION INCLUDING A GENEROUS SITTING ROOM, A MODERN KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING, A HANDY GROUND FLOOR CLOAK W.C. / UTILITY ROOM, 3 GENEROUS BEDROOMS & A FAMILY BATHROOM WITH A 4 PIECE SUITE, WITH A PRIVATE REAR GARDEN & OFF-STREET PARKING, THIS PROPERTY IS SURE TO APPEAL AS A FANTASTIC FIRST HOME OR AS A DISCERNING INVESTMENT.

PROPERTY WITHIN “BUSHVALE” ALWAYS ATTRACTS SIGNIFICANT INTEREST & EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT!



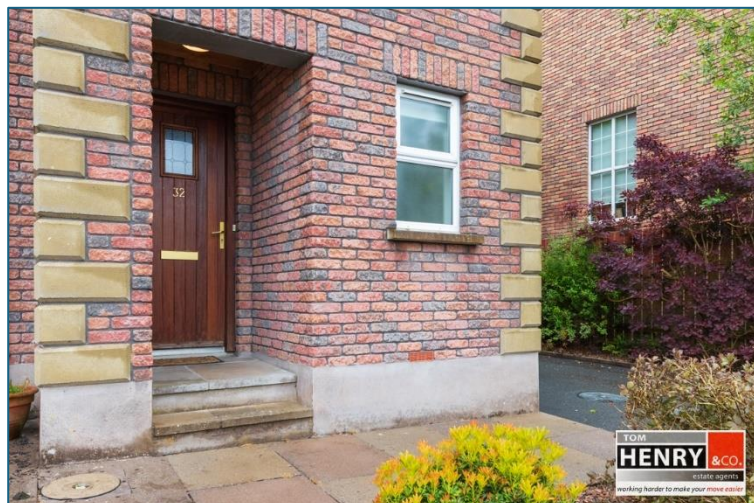
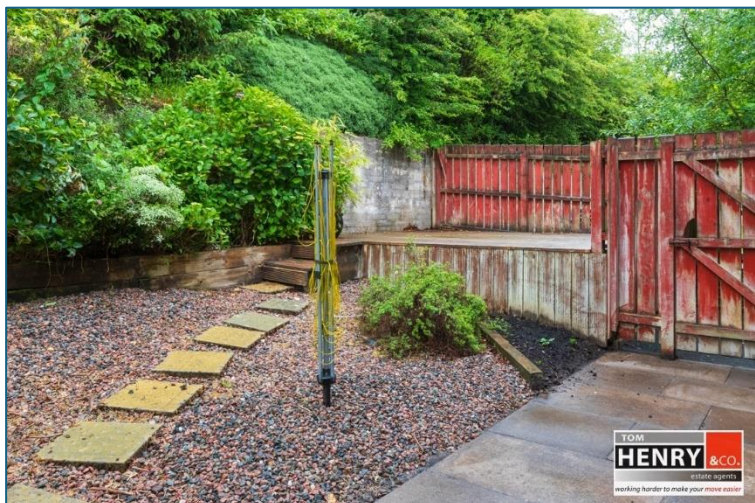
OFFERS OVER: £164,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

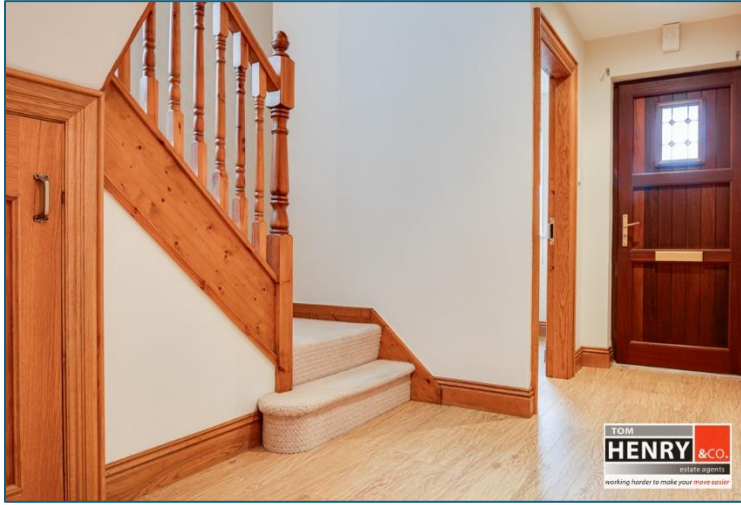
- A WELL-PRESENTED SEMI-DETACHED PROPERTY.
- SITUATED ON AN ELEVATED SITE IN THIS POPULAR DEVELOPMENT.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- 3 GENEROUS BEDROOMS.
- SITTING ROOM WITH GAS FIRE.
- MODERN KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- GROUND FLOOR CLOAK W.C. / UTILITY ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- OAK SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- 4 PANEL OAK INTERNAL DOORS.
- WIRED FOR ALARM SYSTEM.
- P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- OFF STREET PARKING TO SIDE.
- PRIVATE, LOW MAINTENANCE GARDEN TO REAR WITH DECKED AREA.
- SUITABLE FOR CO-OWNERSHIP.
- PERFECT AS A “JUST MOVE IN” FIRST HOME!
- MAY ALSO APPEAL TO THE DISCERNING BUY-TO-LET INVESTOR.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
TIMBER EXTERNAL DOOR WITH GLASS PANEL. PRE-FINISHED FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR WITH FEATURE WINDOW. RECESSED LIGHTING.



CLOAK W.C. / UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK WITH MIXER TAP FITTING.
SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. TOILET. PRE-FINISHED FLOOR.



SITTING ROOM:
GAS INSET IN OPEN FIREPLACE WITH LIMESTONE SURROUND.
CARPET TO FLOOR.





KITCHEN / FAMILY DINING:

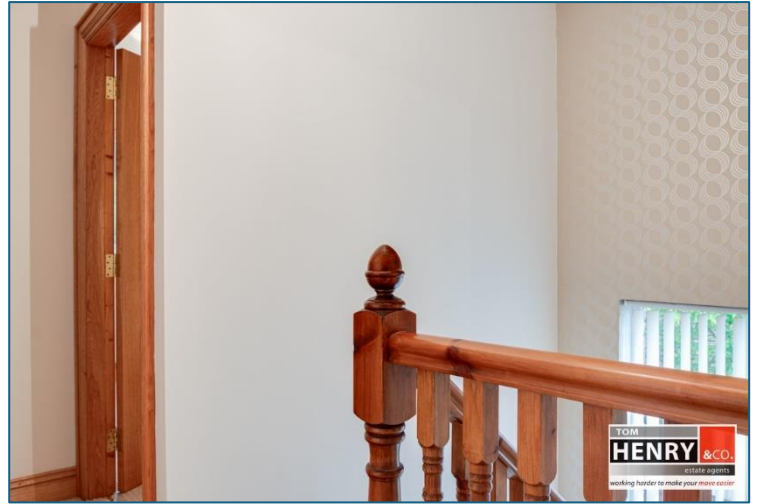
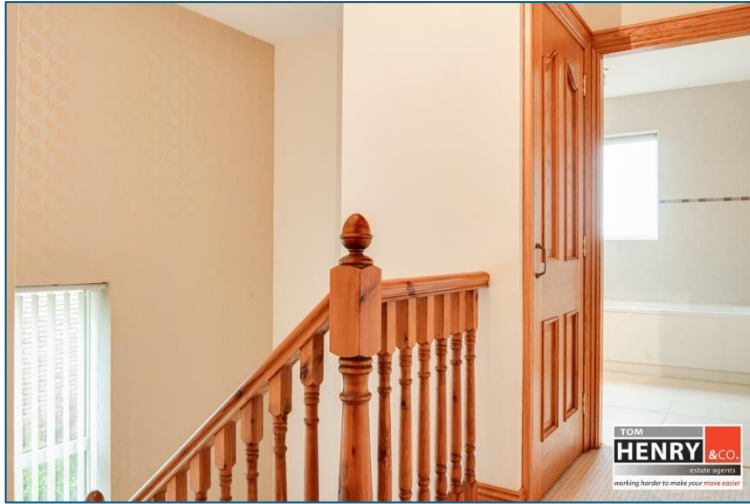
FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. BREAKFAST BAR. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. SPACE FOR FRIDGE FREEZER. RECESSED LIGHTING TO KITCHEN. PRE-FINISHED FLOOR. GLAZED DOOR TO REAR GARDEN.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR. FEATURE WINDOW.

HOTPRESS:
SHELVED WITH IMM. HEATER.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.



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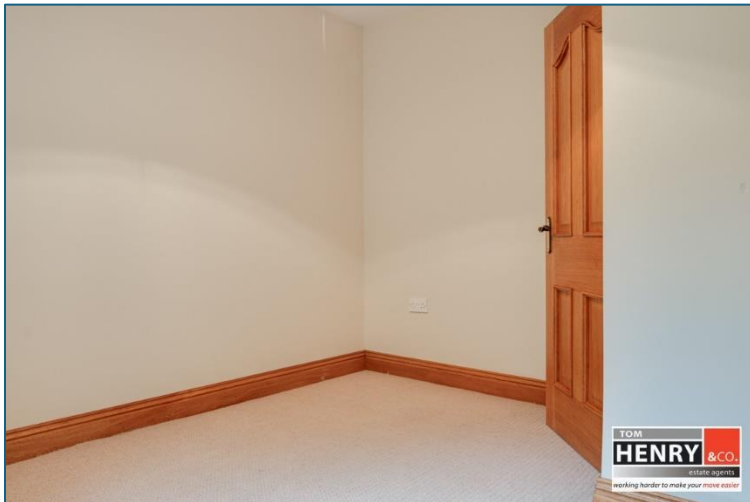


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BEDROOM 3:
TO REAR. CARPET TO FLOOR.



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BATHROOM:

BATH WITH MIXER TAP FITTING. THERMOSTATIC SHOWER. TOILET. WASH HAND BASIN WITH MIXER TAP FITTING. TILED WALLS. TILED FLOOR. X-FAN.



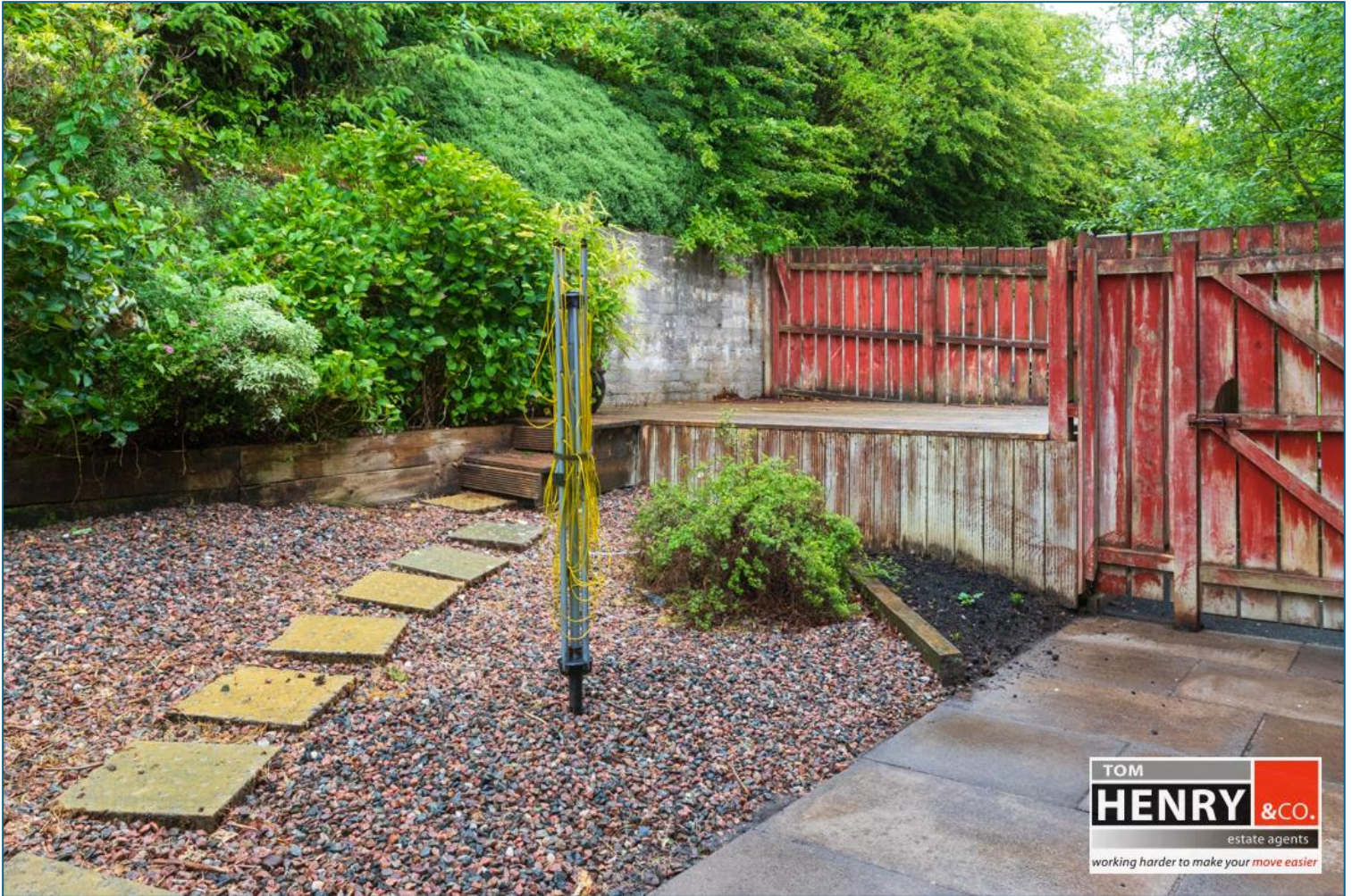
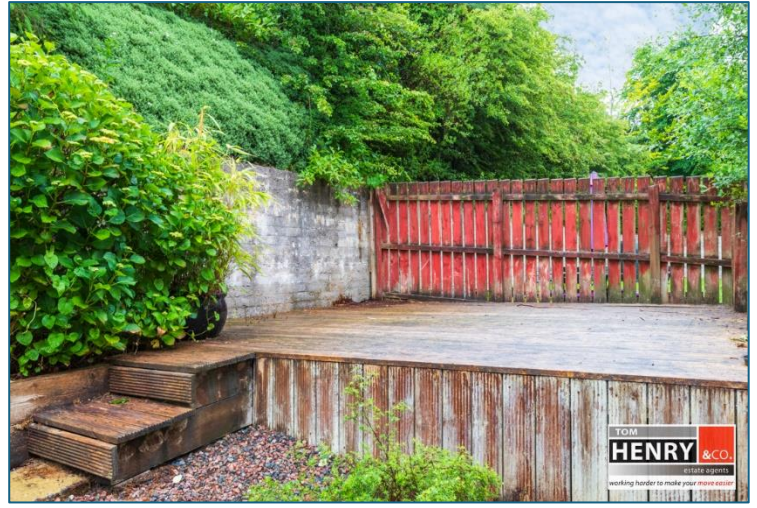
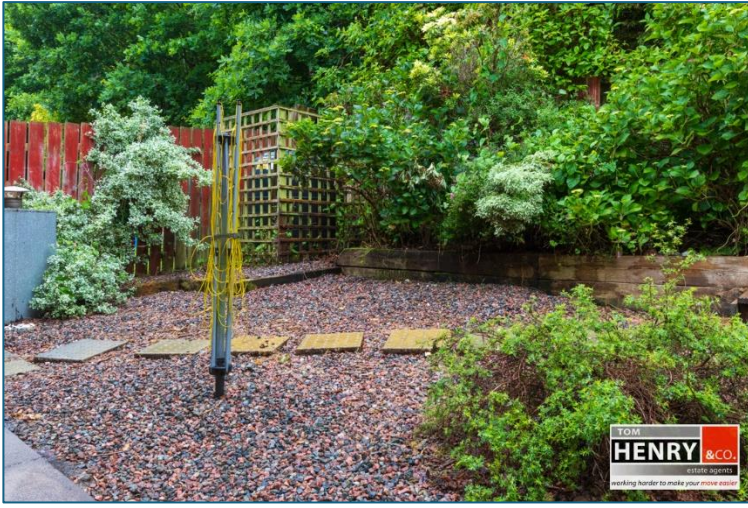
OUTSIDE:

GRAVELLED BED TO FRONT & SIDE. TARMAC DRIVE & PARKING TO SIDE.

GARDEN TO REAR WITH GRAVELLED AREA & MATURE SHRUBS. RAISED DECKED AREA. OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. PURPOSES ONLY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.
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UTILITY
2.5m x 1.6m

KITCHEN / DINING
3.2x 6.6m

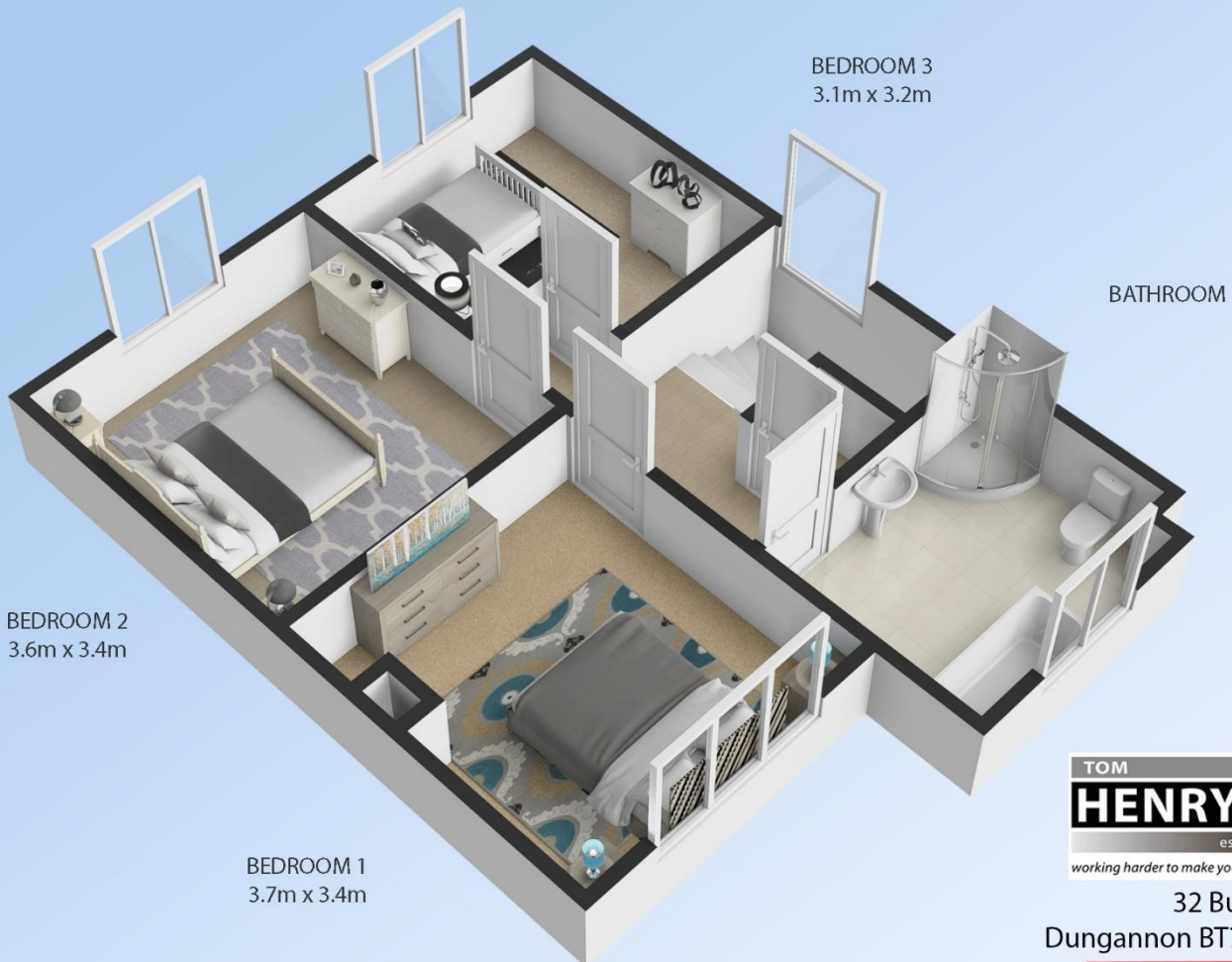
LOUNGE
4.1m x 3.6m

ENTRANCE



32 Bushvale
Dungannon BT71 6QA

(Floorplan for illustrative purposes only)



BEDROOM 3
3.1m x 3.2m

BATHROOM

BEDROOM 2
3.6m x 3.4m

BEDROOM 1
3.7m x 3.4m



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(Floorplan for illustrative purposes only)

N.B.

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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.