

**20 DRUMRAINEY GARDENS  
CASTLECAULFIELD  
DUNGANNON  
CO. TYRONE  
BT70 3PA**



working harder to make your *move easier*

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Dungannon,  
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**A COMFORTABLE SEMI-DETACHED PROPERTY ON A PRIME VILLAGE SITE – FANTASTIC POTENTIAL**

**3 BEDROOMS - GENEROUS SITE - OFF STREET PARKING- LARGE GARAGE - PRIVATE REAR GARDEN**

IDEALLY LOCATED IN THE PICTURESQUE & EVER POPULAR VILLAGE OF CASTLECAULFIELD, ON A PRIME SITE & WITHIN STROLLING DISTANCE OF ALL VILLAGE AMENITIES INCLUDING SHOPS, BUTCHERS, VILLAGE TAKE-AWAY, PLACES OF WORSHIP & PRIMARY SCHOOLS, AND BENEFITTING FROM FANTASTIC ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY HAS BEEN WELL-MAINTAINED THROUGHOUT, BUT OFFERS THE OPPORTUNITY FOR THE FORTUNATE PURCHASER TO REDECORATE / MODERNISE TO THEIR OWN TASTE.

THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, DISCERNING INVESTORS & TO THOSE SEEKING TO DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING.

**“AN AFFORDABLE PROPERTY IN A HIGHLY SOUGHT AFTER VILLAGE SITUATION”**



**GUIDE PRICE: £134,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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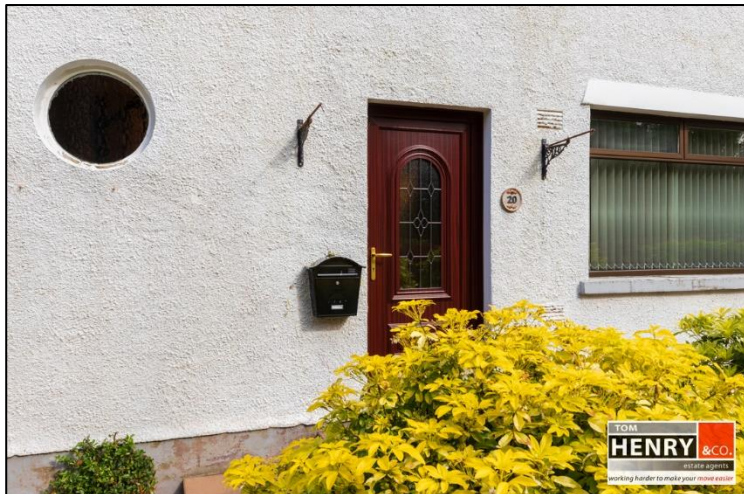
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- A COMFORTABLE SEMI-DETACHED PROPERTY.
- LOCATED IN PICTURESQUE & CONVENIENT CASTLECAULFIELD VILLAGE.
- SITUATED ON A FANTASTIC SITE.
- OFF STREET PARKING & GENEROUS, PRIVATE REAR GARDEN.
- LARGE DETACHED GARAGE / UTILITY STORE.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS, PUBLIC HOUSE, ETC.
- ONLY MINUTES BY CAR TO DONAGHMORE, DUNGANNON, COOKSTOWN & THE A4 BYPASS.
- 3 DOUBLE BEDROOMS.
- 2 RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE PART OPEN TO DINING AREA.
- SUNROOM WITH VIEWS TO REAR GARDEN.
- KITCHEN WITH FITTED HIGH & LOW LEVEL UNITS.
- GROUND FLOOR SHOWER ROOM.
- BATHROOM WITH 3 PIECE SUITE TO FIRST FLOOR.
- OIL FIRED CENTRAL HEATING.
- WELL-MAINTAINED BUT MAY BENEFIT FROM SOME COSMETIC UPDATING.
- FANTASTIC POTENTIAL TO ADD VALUE / YOUR OWN TASTE.
- WOULD MAKE A GREAT FIRST HOME, A DISCERNING BUY-TO-LET OR SURE TO APPEAL TO THOSE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE.



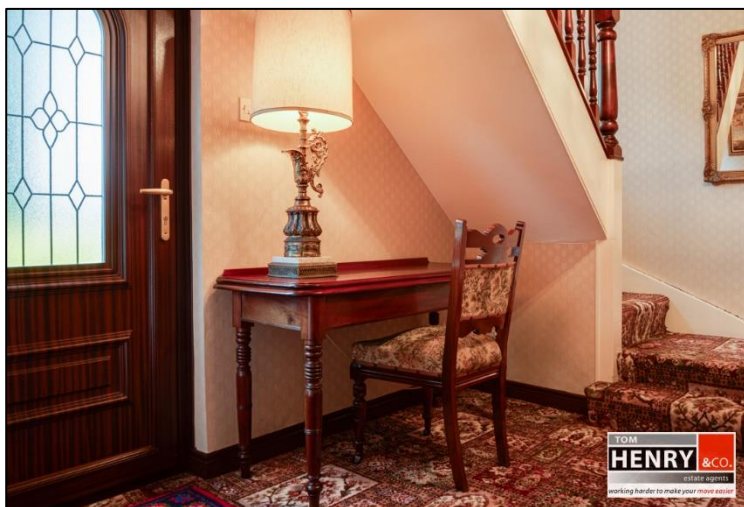




**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL. CARPET TO FLOOR. STAIRS WITH CARPET TO FIRST FLOOR WITH FEATURE PORTHOLE WINDOW.

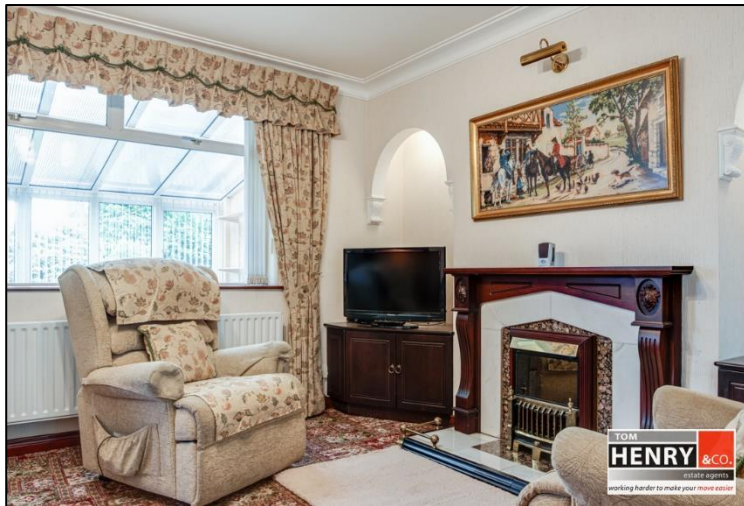


**SITTING ROOM:**

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. OPEN FIREPLACE WITH TIMBER MANTLE. FITTED CORNER T.V. UNIT. FEATURE ALCOVES. CARPET TO FLOOR. COVING & CENTRE PIECE TO CEILING. OPEN ARCH TO / FROM DINING ROOM.

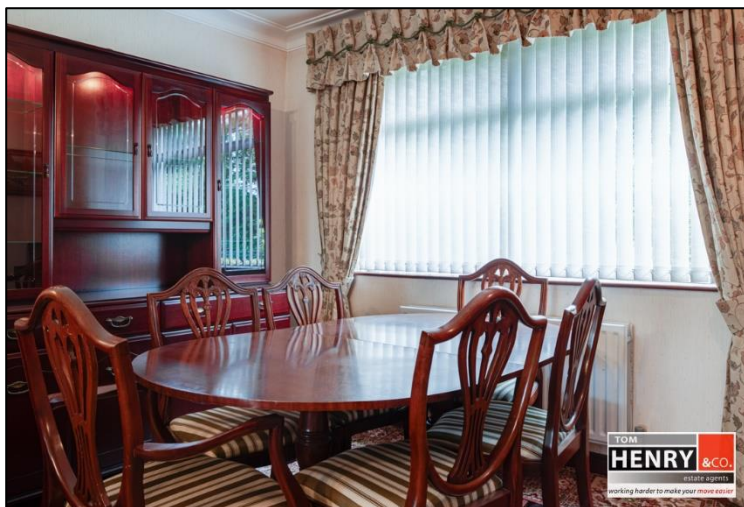






**DINING ROOM:**

OPEN ARCH TO / FROM SITTING ROOM. CARPET TO FLOOR. COVING & CENTRE PIECE TO CEILING.



**KITCHEN:**

GEORGIAN GLAZED DOOR FROM SITTING ROOM. FITTED HIGH & LOW LEVEL UNITS. LEADED GLAZED DISPLAY UNITS. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DOUBLE "NEFF" OVEN. SPACE FOR MICROWAVE. SPACE FOR FRIDGE FREEZER. PLUMBED FOR A.W.M. TILED FLOOR. DOOR TO SUNROOM WITH GLAZED PANEL.







**SUNROOM:**  
 TILED FLOOR. OIL BURNER. P.V.C. EXTERNAL DOOR TO REAR GARDEN.



**SHOWER ROOM:**  
 TOILET. WASH HAND BASIN. TILED SHOWER. SHAVER SOCKET. PART TILED WALLS. CARPET TO FLOOR. X-FAN. AIRING CUPBOARD.



**FIRST FLOOR:**

**STAIRS & LANDING:**  
 CARPET TO FLOOR. FEATURE PORTHOLE WINDOW.

**HOTPRESS:**  
 DOUBLE DOORS. SHELVED.





**BEDROOM 1:**

TO REAR. FITTED WARDROBES & DISPLAY SHELVING. CARPET TO FLOOR.



**BEDROOM 2:**

TO REAR. FITTED WARDROBES, BED HEAD & DISPLAY SHELVING. CARPET TO FLOOR.







BEDROOM 3:  
TO FRONT. CARPET TO FLOOR.







**BATHROOM:**

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



**OUTSIDE:**

PILLARED & GATED ENTRANCE TO FRONT. GARDEN LAID TO LAWNS & SHRUBS. GENEROUS PAVIA PARKING.





GARAGE:  
BLOCK BUILT. UP & OVER DOOR. WOODEN PEDESTRIAN DOOR. ELECTRIC LIGHT. ELECTRIC POWER POINTS. S.S. SINK WITH WATER.

PAVED PATIO AREA TO REAR. GARDEN LAID TO LAWN & SHRUBS. OUTSIDE WATER TAP. GLASS HOUSE.

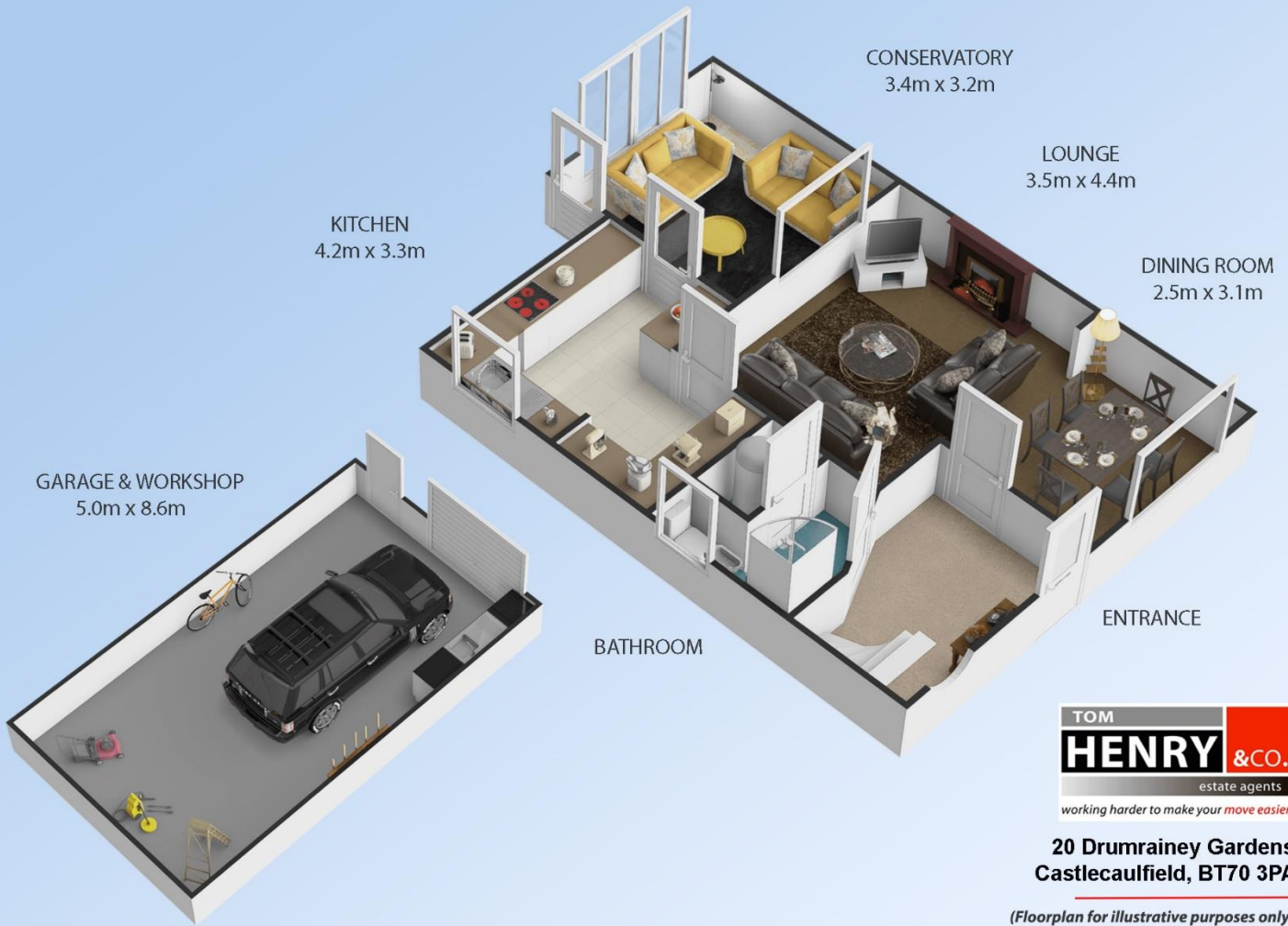






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**VALUATIONS.**

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.**