

**11 DRUMGLASS WAY  
OAKS ROAD  
DUNGANNON  
CO. TYRONE  
BT71 4AG**



*working harder to make your move easier*

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

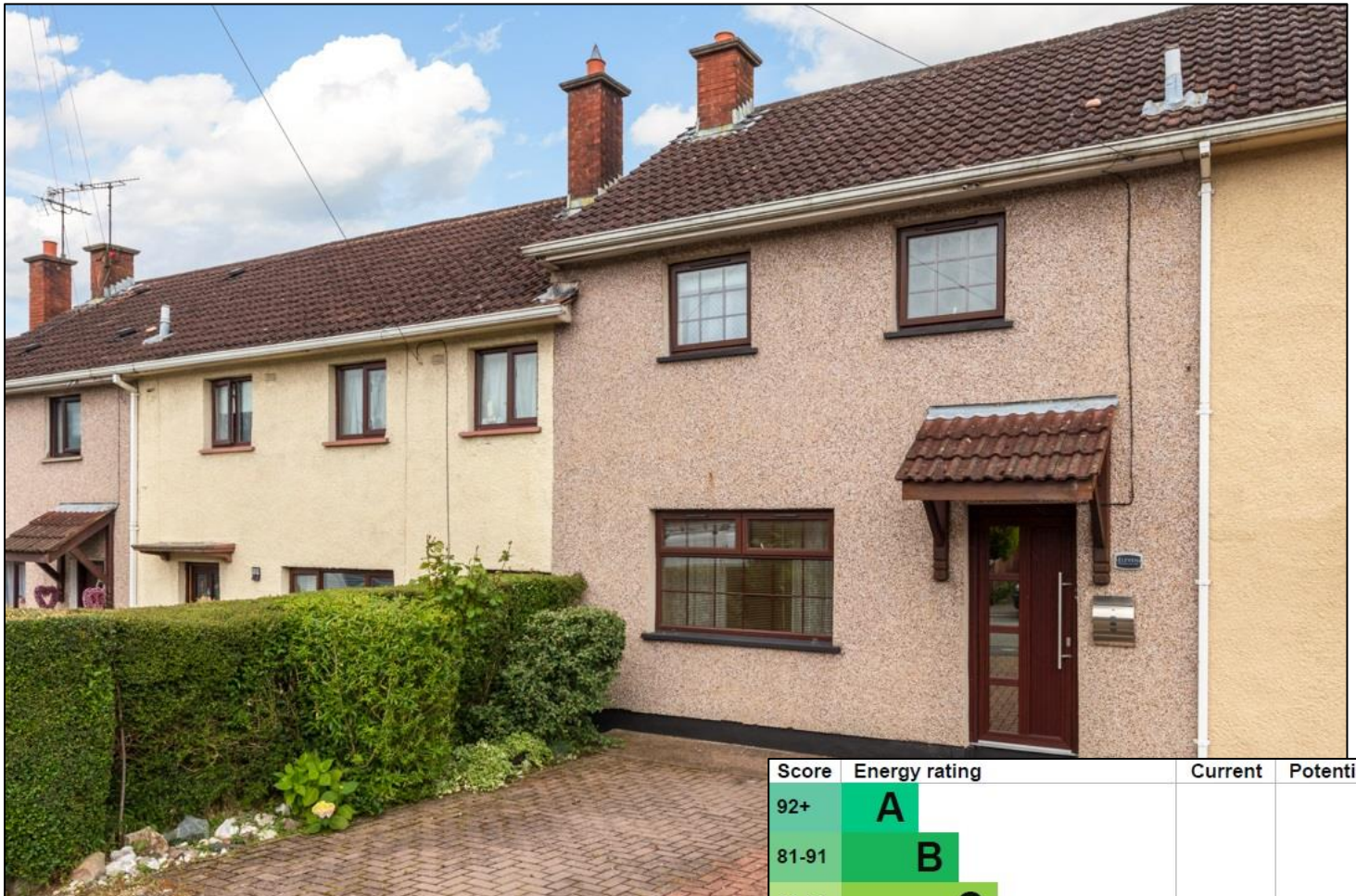
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**AN AFFORDABLE & CONVENIENT HOME OR A BUY-TO-LET INVESTMENT?**

ENJOYING A MOST CONVENIENT LOCATION JUST OFF THE OAKS ROAD IN DUNGANNON, THIS TOWN PROPERTY OFFERS DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION AND IS SURE TO APPEAL TO FIRST TIME-BUYERS, DOWN-SIZERS & INVESTORS ALIKE. OFFERING 3 BEDROOMS, A SITTING ROOM WITH A COSY OPEN FIREPLACE, KITCHEN WITH SPACE FOR DINING, A HANDY GROUND FLOOR W.C, A FIRST FLOOR SHOWER ROOM, OFF STREET PARKING & AN ENCLOSED REAR GARDEN, ALL WITHIN WALKING DISTANCE OF THE TOWN CENTRE, MANY MAJOR EMPLOYERS AND THE OAKS RETAIL COMPLEX...

EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID MISSING OUT!

**AFFORDABLE CONVENIENCE WITH ACCOMMODATION ON WHICH TO EXERT YOUR OWN TASTE – VIEW EARLY!**



**GUIDE PRICE: £104,950**

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		62 D
39-54	E	53 E	
21-38	F		
1-20	G		

# PROPERTY FEATURES:

- AN AFFORDABLE & CONVENIENT MID-TERRACE PROPERTY.
- MOST POPULAR TOWN LOCATION.
- ACCESSIBLE TO EMPLOYERS, OAKS RETAIL COMPLEX, GOOD SCHOOLS, ETC.
- WITHIN WALKING DISTANCE OF DUNGANNON TOWN CENTRE.
- IN GOOD ORDER WITH THE POTENTIAL TO ADD YOUR OWN TASTE.
- 3 BEDROOMS.
- SITTING ROOM WITH COSY OPEN FIREPLACE.
- FIREPLACE WITH BACK BOILER.
- KITCHEN WITH SPACE FOR DINING.
- HANDY GROUND FLOOR CLOAK W.C.
- FIRST FLOOR SHOWER ROOM WITH HEATED TOWEL RAIL.
- OFF STREET PARKING TO FRONT.
- GARDEN TO REAR WITH PATIO & LAWNED AREA.
- 6 PANEL INTERNAL DOORS.
- BLINDS & CURTAINS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- SURE TO APPEAL TO FIRST-TIME BUYERS, DOWNSIZERS & INVESTORS ALIKE.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.

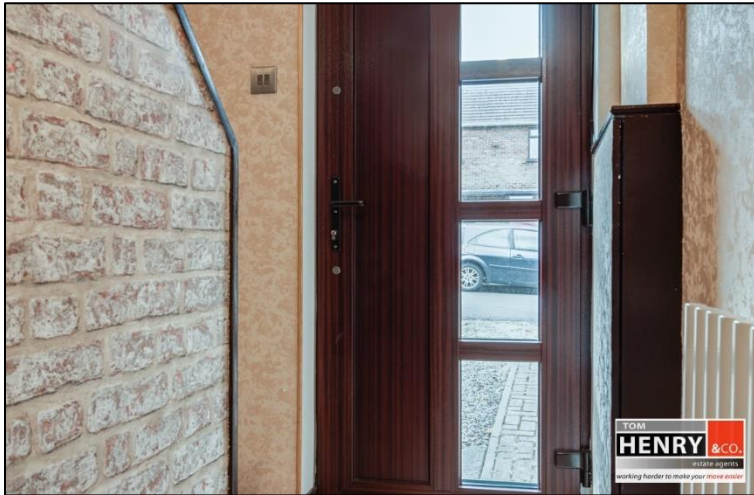




**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

PART GLAZED, PART PANNELLED P.V.C. EXTERNAL DOOR. TILED FLOOR. CLOAK STORAGE WITH TILED FLOOR.



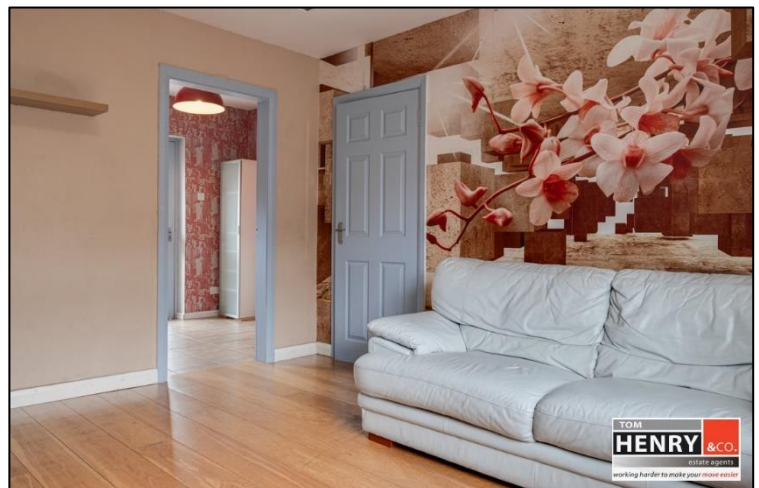
**POWDER ROOM / CLOAK W.C:**

TOILET. WASH HAND BASIN. CLADDING TO WALLS. TILED FLOOR.



**SITTING ROOM:**

OPEN FIREPLACE WITH CAST IRON INSET, TILED HEARTH & BACK BOILER. PRE-FINISHED FLOOR.







**KITCHEN / FAMILY DINING:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER. SPACE FOR COOKER. SPACE FOR FRIDGE. PLUMBED FOR A.W.M. PLUMBED FOR DISHWASHER. PART TILED WALLS. PRE -FINISHED FLOOR. GLAZED DOOR TO REAR PORCH.







REAR PORCH:  
TILED FLOOR. GLAZED DOOR TO REAR GARDEN.

**FIRST FLOOR:**

STAIRS & LANDING.  
CARPET TO FLOOR.

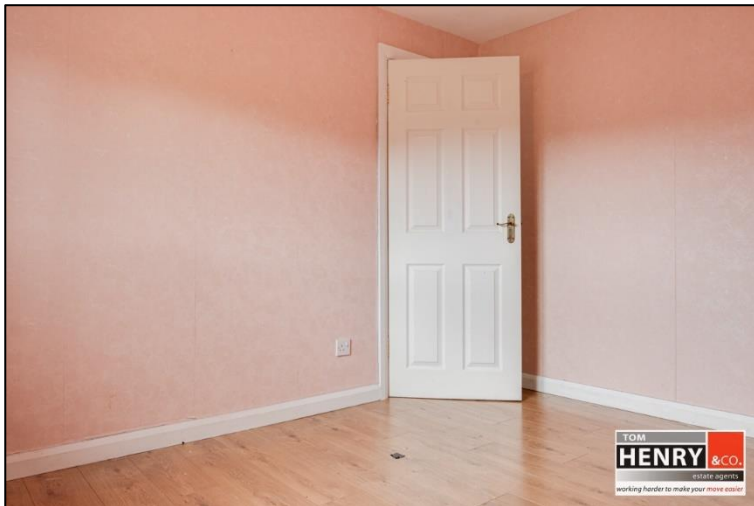




BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 2:  
TO REAR. PRE-FINISHED FLOOR.







BEDROOM 3:  
TO REAR. PRE-FINISHED FLOOR.







**SHOWER ROOM:**  
SHOWER. TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. P.V.C. CLADDING TO WALLS. TILED FLOOR. X-FAN.

**HOTPRESS:**



**OUTSIDE:**

PAVIA OFF STREET PARKING TO FRONT.

GARDEN TO REAR WITH CONCRETE PATIO AREA. GARDEN LAID TO LAWN.

FUEL STORE:  
CENTRAL HEATING BURNER.

**FLOORPLANS FOR I.D. PURPOSES ONLY.**



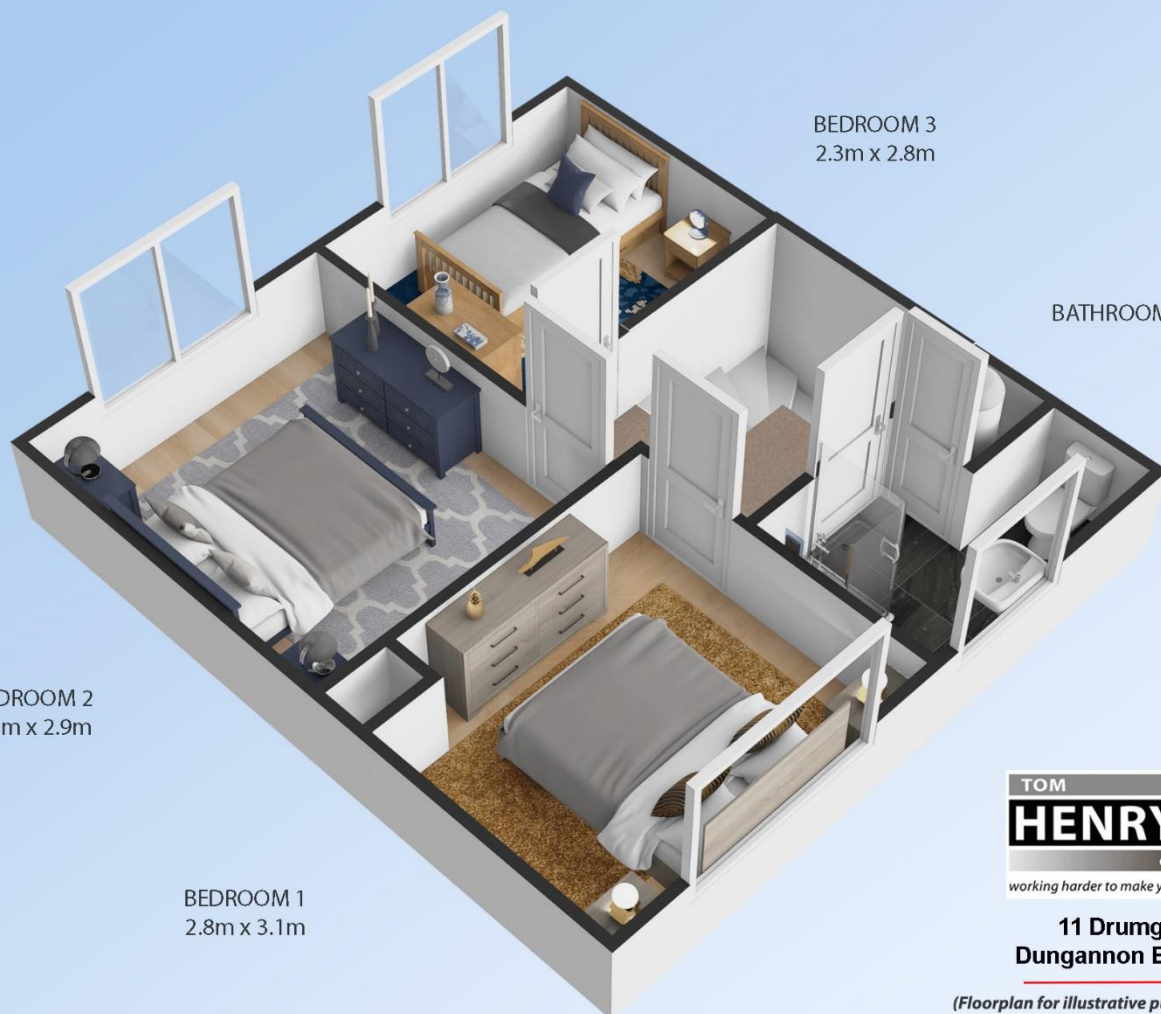




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estate agents  
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**11 Drumglass Way  
Dungannon BT71 4AG**

*(Floorplan for illustrative purposes only)*



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**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**

 [www.tomhenryandco.com](http://www.tomhenryandco.com) / [www.tomhenryrentals.com](http://www.tomhenryrentals.com) / 028 87726992

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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.**