

**152 CALEDON ROAD
AUGHNACLOY
DUNGANNON
CO. TYRONE
BT69 6JD**



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

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

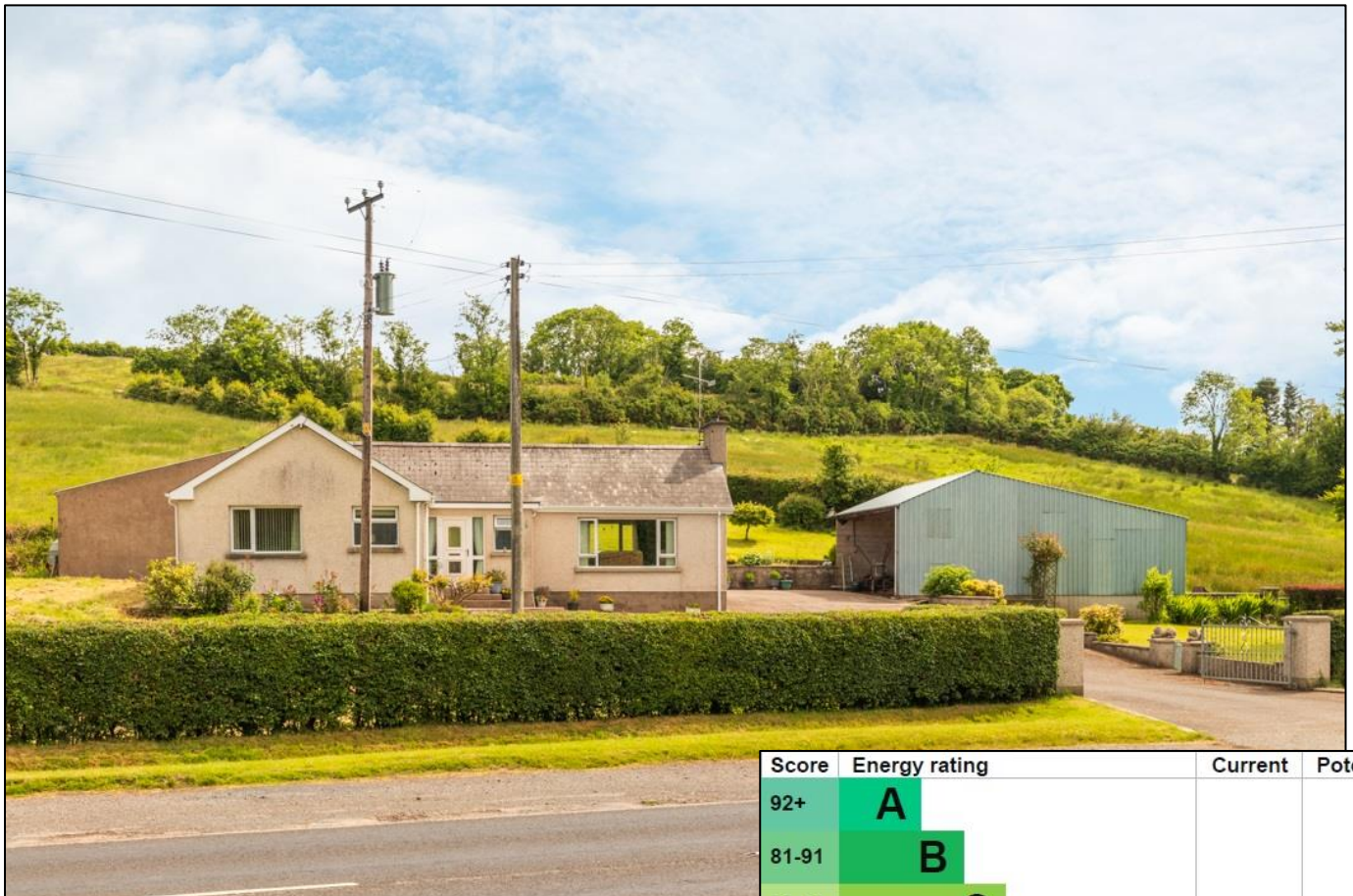
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F: (028) 8772 6460
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A DETACHED BUNGALOW ON GENEROUS C. 0.65 ACRE SITE

ESCAPE TO THE COUNTRY WITH THIS COMFORTABLE BUNGALOW ON AN ENVIABLE SITE WITH 2 USEFUL GENERAL PURPOSE STORES

Meticulously maintained over the years this detached bungalow is most conveniently located fronting the main Aughnacloy to Caledon Road, surrounded by countryside that is renowned for its natural beauty. Offering functional internal accommodation comprising; an entrance hall with a cloak w.c, sitting room with space for formal dining, a kitchen with space for casual family dining, 3 double bedrooms and a family bathroom. Externally the property boasts a most heartsome, slightly elevated & spacious site with mature boundary hedging, lawns, trees, shrubs, 2 no. useful general purpose stores, a mechanics car pit & a glass house.

A UNIQUE LOT WITH MUCH TO OFFER – WE ANTICIPATE SIGNIFICANT INTEREST!



OFFERS OVER: £179,950

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		56 D
39-54	E		
21-38	F	29 F	
1-20	G		

PROPERTY FEATURES...

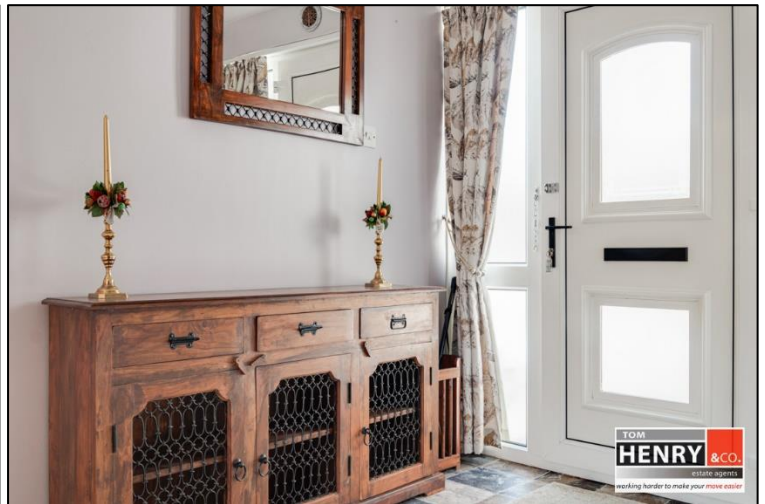
- A CHARMING DETACHED 3 BEDROOM BUNGALOW.
- SITUATED ON A GENEROUS, SLIGHTLY ELEVATED SITE (C. 0.65 ACRES).
- FRONTING THE MAIN CALEDON / AUGHNACLOY ROAD.
- ONLY MINUTES BY CAR TO AUGHNACLOY TOWN & PICTURESQUE CALEDON.
- SPACIOUS SITTING ROOM WITH OPEN FIREPLACE & SPACE FOR FORMAL DINING.
- OPEN FIREPLACE WITH BACK BOILER.
- KITCHEN WITH INTEGRATED APPLIANCES & SPACE FOR CASUAL DINING.
- HANDY CLOAK W.C / POWDER ROOM.
- MASTER BEDROOM WITH SHOWER FACILITY.
- FAMILY BATHROOM WITH 3 PIECE WHITE SUITE.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- 4 PANEL INTERNAL DOORS.
- GENEROUS PARKING TO FRONT, SIDE & REAR OF DWELLING.
- NO. 2 GENERAL PURPOSE STORES WITH ELECTRIC.
- MECHANICS CAR PIT.
- MAY HAVE POTENTIAL TO RUN A BUSINESS FROM HOME (S.T.P.P).
- POTENTIAL TO USE SIDE GARDEN AS A PADDOCK – KEEP A PONY?
- A UNIQUE LOT THAT IS SURE TO ATTRACT SIGNIFICANT INTEREST.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH ETCHED GLAZED PANELS & SIDE PANELS. ARCHWAY TO INNER HALL. LINO TO FLOOR.





CLOAK CUPBOARD:
WALK-IN. ELECTRIC LIGHT. SHELVED & HANGING SPACE.

POWDER ROOM:
WHITE SUITE. TOILET. WASH HAND BASIN. TILED FLOOR.



SITTING ROOM / FORMAL DINING AREA:
DUAL ASPECT WITH VIEWS TO FRONT & REAR GARDENS. OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND WITH TILED HEARTH & H.O.B.B. COVING & CENTRE PIECE TO CEILING. CARPET TO FLOOR.





KITCHEN / CASUAL FAMILY DINING AREA:

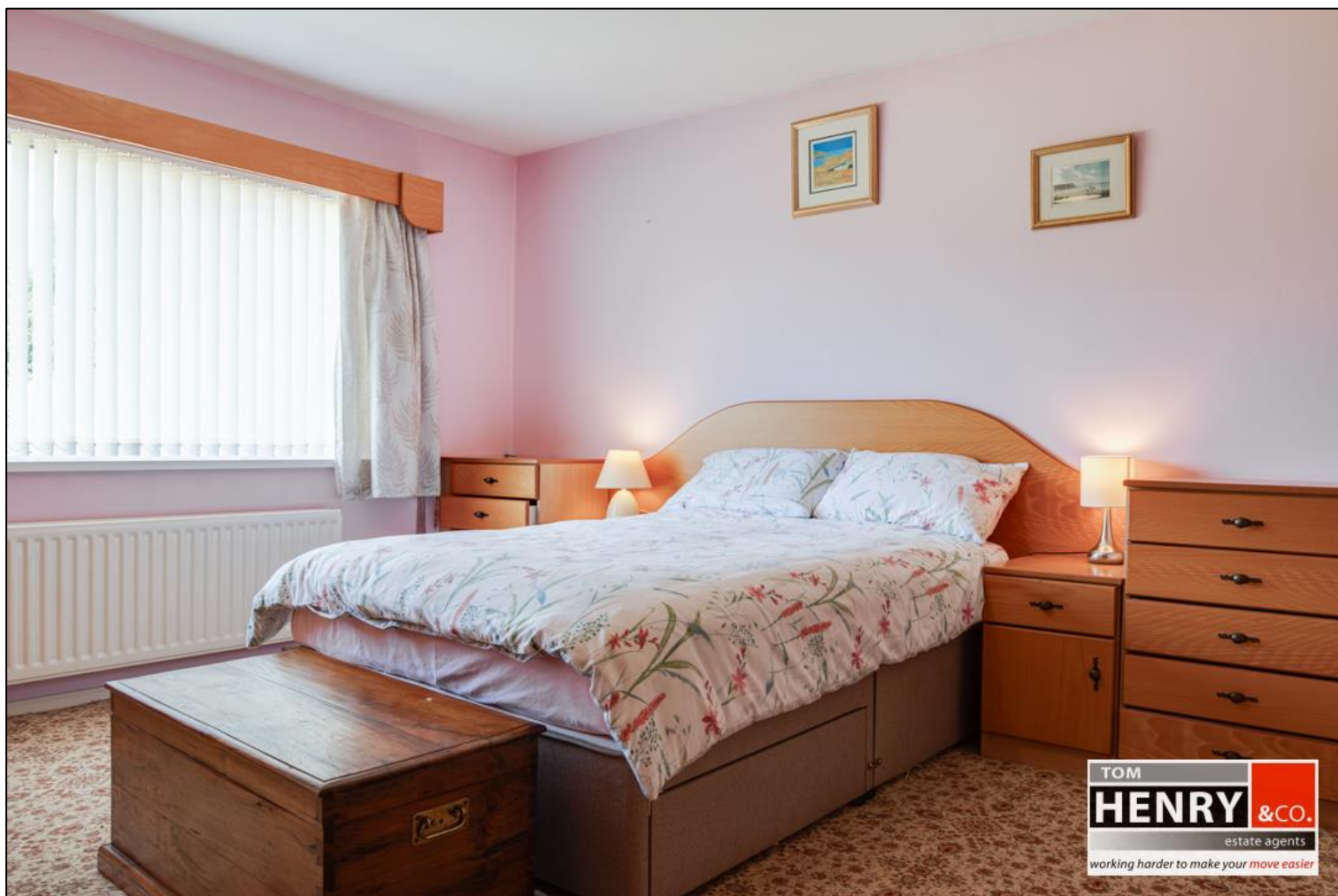
PART LEADED GLAZED, PART PANELLED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED ½ GAS, ½ ELECTRIC HOB WITH X-FAN OVER. INTEGRATED EYE LEVEL OVEN. INTEGRATED FRIDGE FREEZER. INTEGRATED SLIMLINE DISHWASHER. SPACE FOR MICROWAVE. BREAKFAST BAR. PLUMBED FOR A.W.M. SERVING HATCH TO FORMAL DINING AREA. PART TILED WALLS. U.P.V.C. REAR DOOR WITH GLAZED TOP PANEL.





BEDROOM 1 / MASTER BEDROOM:

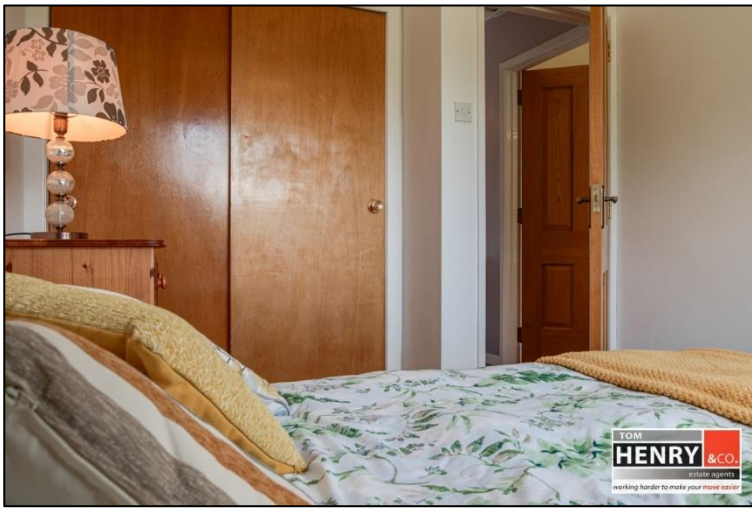
TO SIDE. FITTED FURNITURE TO INCLUDE; WALL LENGTH, PART MIRRORED WARDROBES, HATBOXES, HEAD BOARD, DRAWER UNITS & DRESSER UNIT. CARPET TO FLOOR. TILED ELECTRIC SHOWER. X-FAN.





BEDROOM 2:
TO SIDE. CARPET TO FLOOR. BUILT-IN CUPBOARD WITH SLIDING DOORS & HANGING SPACE.





BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:

WHITE SUITE. BATH WITH MIXER TAP FITTING & ELECTRIC SHOWER OVER. WASH HAND BASIN IN VANITY UNIT. TOILET. TILED WALLS. TILED FLOOR.



HOTPRESS:

DOUBLE DOORS. SHELVED.

OUTSIDE:

GATED & PILLARED ENTRANCE TO FRONT TO TARMAC DRIVE & GENEROUS PARKING. GENEROUS GARDENS LAID TO LAWNS & SHRUBS.

MECHANICS CAR PIT.

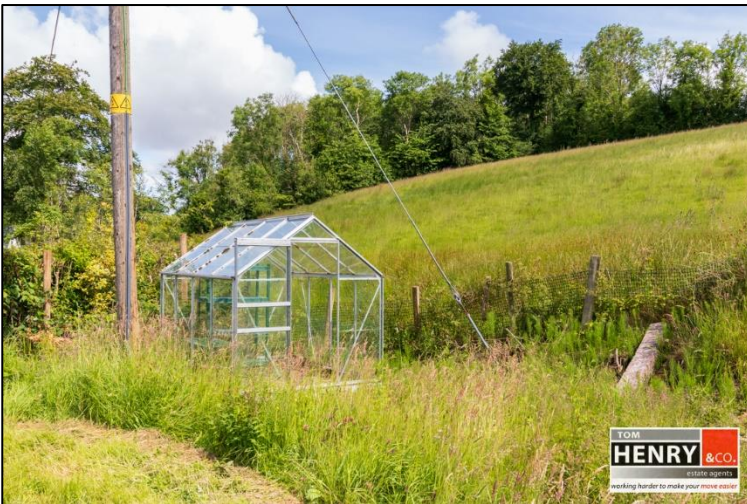
GENEROUS CONCRETE YARD / PARKING TO REAR. OUTSIDE WATER TAP. GARDENS LAID TO LAWNS & SHRUBS. GLASS HOUSE.

OPEN FRONTED GENERAL PURPOSE STORE: 8.8M X 10.6M
ELECTRIC LIGHT & POWER POINT.

WORKSHOP: 8.8M X 7.5M
SLIDING DOORS. ELECTRIC LIGHT & POWER POINT. OIL FIRED BURNER.







152 Caledon Road
Aughnacloy BT69 6JD

(Floorplan for illustrative purposes only)

FOR I.D. PURPOSES ONLY



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