

**52 LAMBFIELD HEIGHTS
LURGABOY LANE
DUNGANNON
CO. TYRONE
BT71 6GH**



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

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“LOVELY IN LAMBFIELDS” – A METICULOUSLY MAINTAINED TOWN HOME

CONSTRUCTED BY RENOWNED DEVELOPERS “COUNTRYWIDE HOMES” IN 2018 AND METICULOUSLY MAINTAINED BY ITS CURRENT OWNER SINCE, NO. 52 LAMBFIELD HEIGHTS IS A PROPERTY THAT IS SURE TO APPEAL TO EVEN THE MOST DISCERNING OF FIRST-TIME BUYERS, INVESTORS & DOWNSIZERS ALIKE.

PRESENTED FOR SALE IN “AS GOOD AS NEW” CONDITION THROUGHOUT, THIS TOWNHOUSE STYLE HOME OFFERS DECEPTIVELY SPACIOUS ACCOMMODATION WITH 3 BEDROOMS, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE AND AN ENVIABLE KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.

WITH OFF STREET PARKING FOR 2+ CARS AND A PRIVATE, ENCLOSED REAR GARDEN, ALL ONLY A STROLL TO MAJOR EMPLOYERS, RENOWNED SCHOOLS, LOCAL SHOPS, ETC. THIS AFFORDABLE & CONVENIENT PROPERTY IS READY TO BE IMMEDIATELY ENJOYED BY ITS FORTUNATE NEW OWNER.

“PROPERTY WITHIN THIS DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST & THIS IS ONE OF THE BEST”



GUIDE PRICE: £144,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

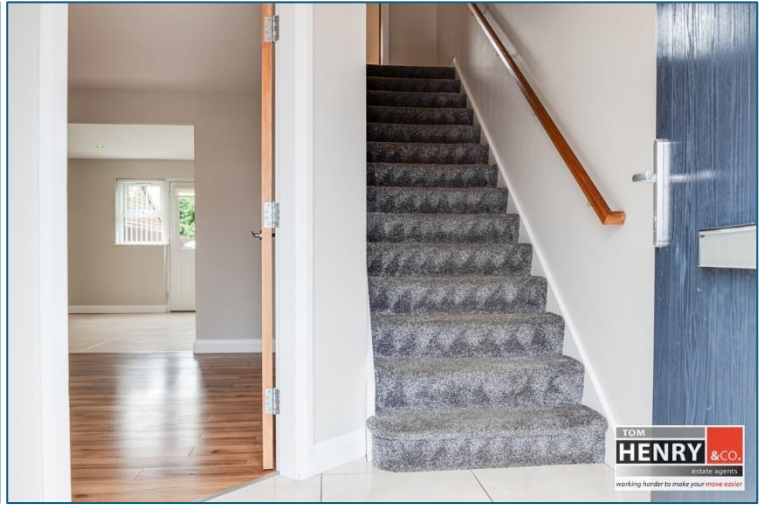
- AN AS “GOOD AS NEW” MID-TERRACE TOWN PROPERTY.
- 3 BEDROOMS.
- CONSTRUCTED 2018 & METICULOUSLY MAINTAINED SINCE NEW.
- SITUATED IN THIS EVER POPULAR & HIGHLY SOUGHT-AFTER DEVELOPMENT.
- WITHIN STROLLING DISTANCE OF MAJOR EMPLOYERS, LOCAL SHOPS, RENOWNED SCHOOLS, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SHOWER ROOM WITH POD TYPE SHOWER & HEATED TOWEL RAIL.
- BLINDS INCLUDED IN SALE.
- MAJORITY PRE-FINISHED FLOORS.
- OAK FINISH INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- AMPLE OFF-STREET PARKING.
- PRIVATE, ENCLOSED GARDEN TO REAR.
- SUITABLE FOR CO-OWNERSHIP.
- AN AFFORDABLE, IMMACULATE & CONVENIENT PROPERTY.
- SURE TO ATTRACT SIGNIFICANT INTEREST – VIEW EARLY!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. P.V.C. EXTERNAL DOOR WITH GLASS PANEL & SIDE PANELS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

GLASS FRONTED STOVE WITH GRANITE HEARTH. PRE-FINISHED FLOOR. PART OPEN TO KITCHEN / DINING AREA.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING WITH PELMET OVER WITH DOWN LIGHTING. INTEGRATED HOB & OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. SPACE FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING TO CEILING. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL TO REAR GARDEN.





FIRST FLOOR:

STAIRS & LANDING:
CARPET. HOTPRESS: SHELVED.



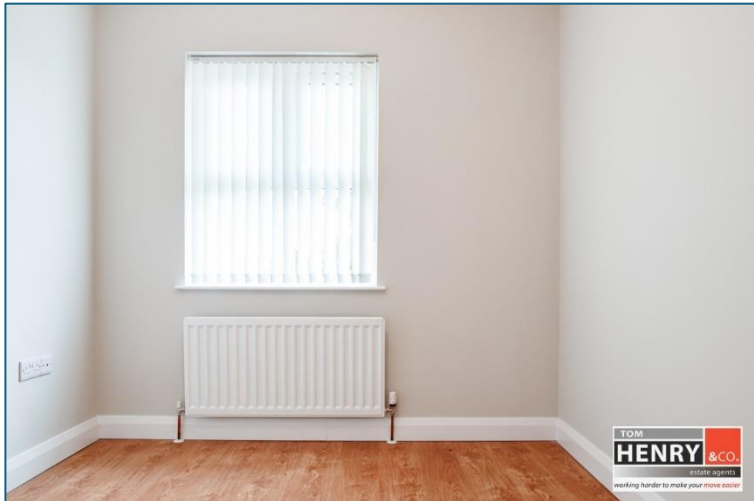
BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.

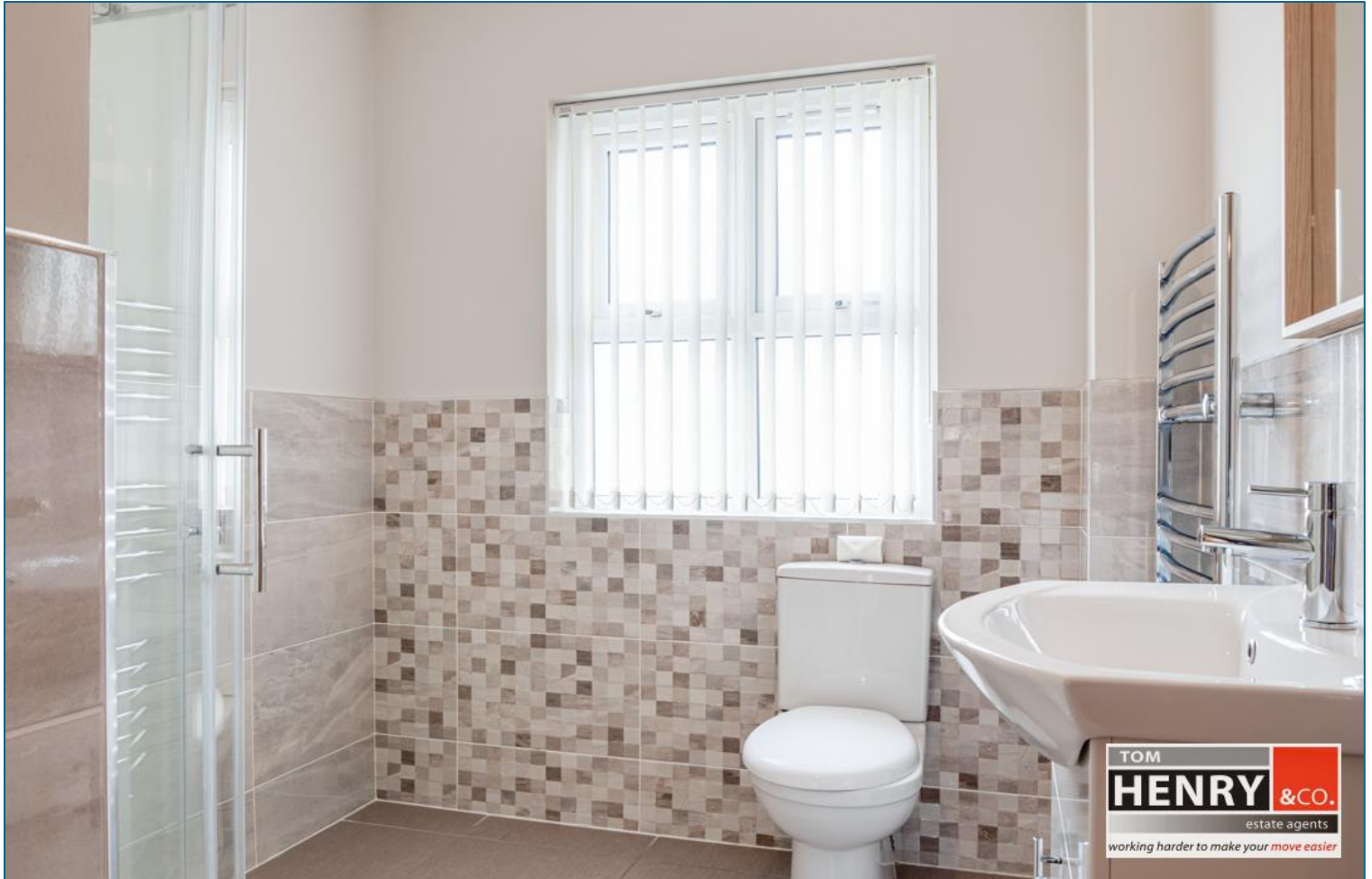


BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



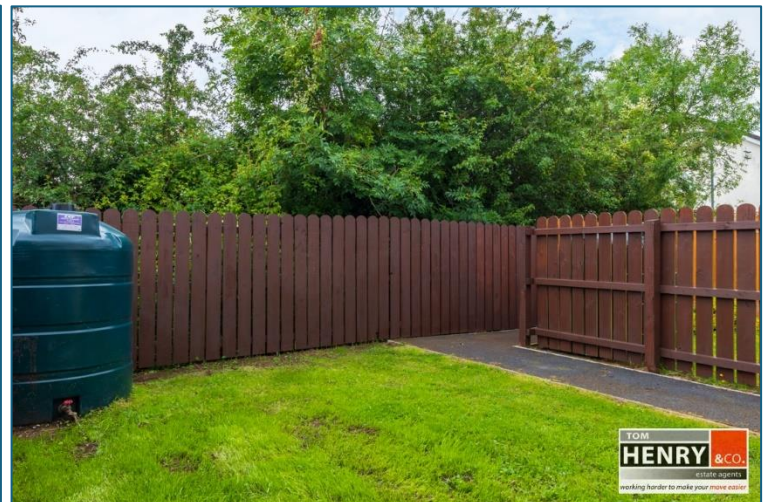
SHOWER ROOM:

SINK IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. POD TYPE SHOWER. 1/2 TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.



OUTSIDE:

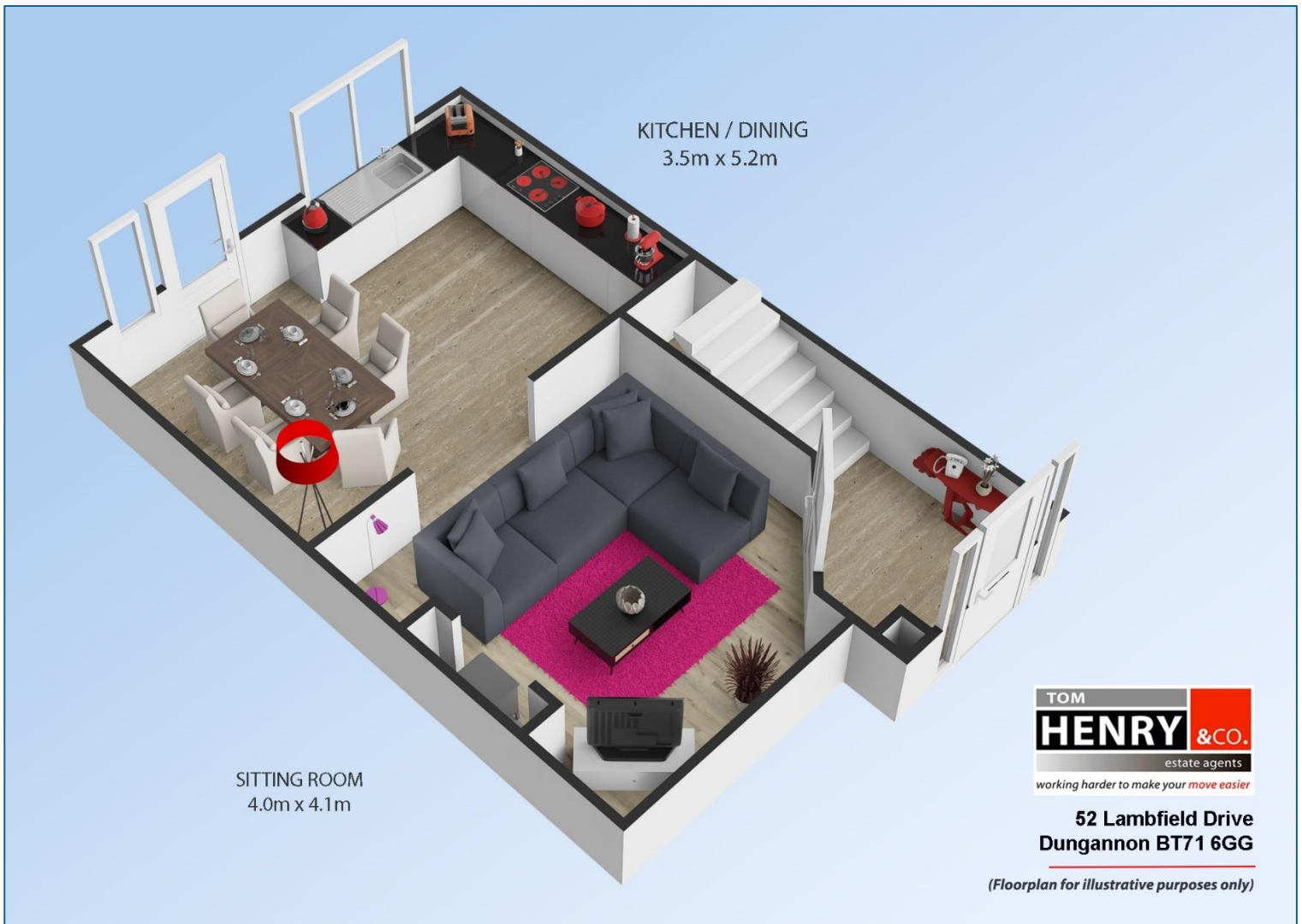
GENEROUS TARMAC OFF STREET PARKING TO FRONT. ENCLOSED, PRIVATE GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.





TOM
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working harder to make your *move easier*

FLOORPLANS FOR I.D. PURPOSES ONLY.



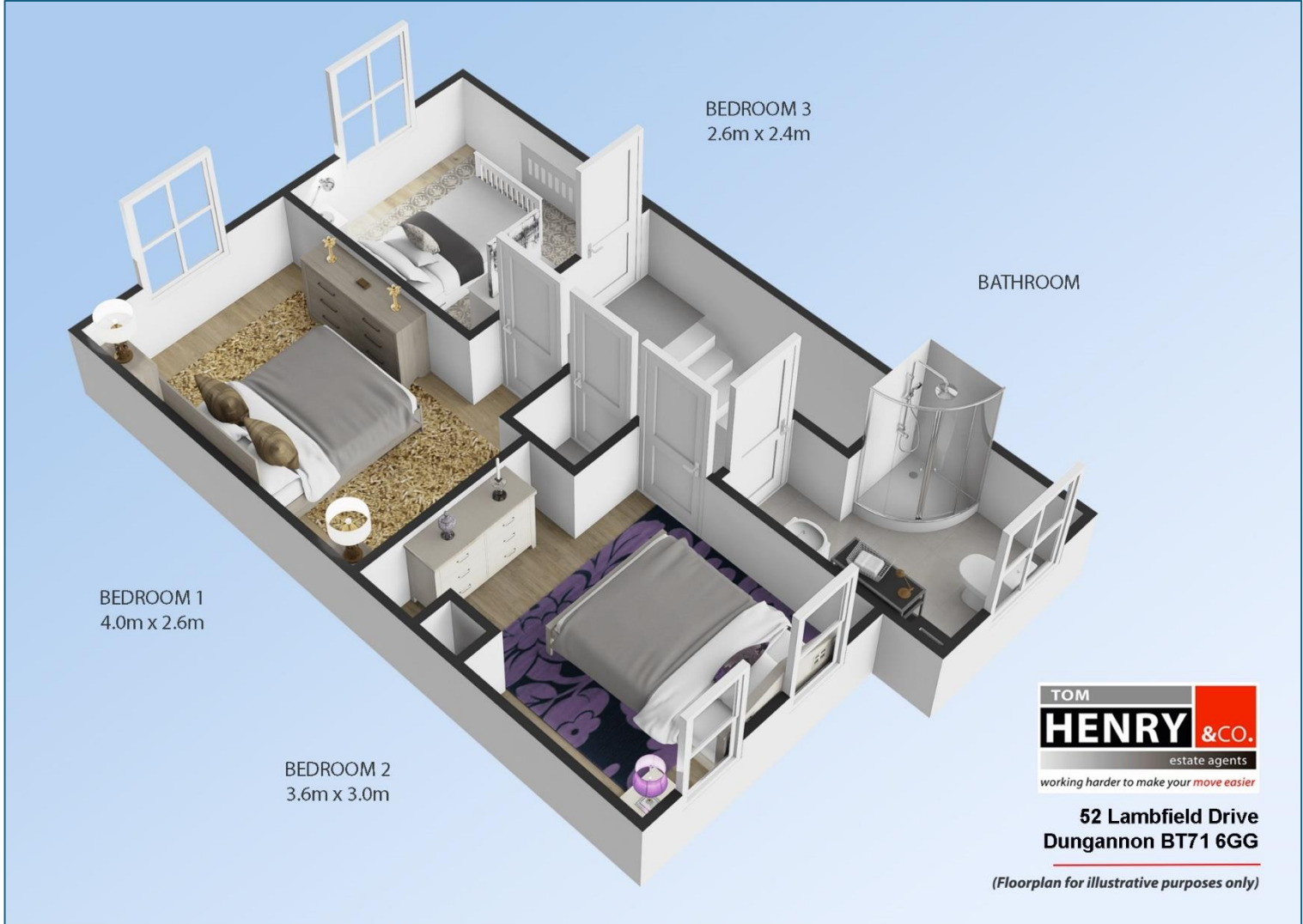
SITTING ROOM
4.0m x 4.1m

KITCHEN / DINING
3.5m x 5.2m

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**52 Lambfield Drive
Dungannon BT71 6GG**

(Floorplan for illustrative purposes only)



**52 Lambfield Drive
Dungannon BT71 6GG**

(Floorplan for illustrative purposes only)

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SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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

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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.