

**76 MULLAGHMOYLE ROAD
STEWARTSTOWN
DUNGANNON
CO. TYRONE
BT71 5PX**



working harder to make your move easier

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AN IMPRESSIVE COUNTRY RESIDENCE PLUS ANNEX SET ON C. 1 ACRE

BUILT TO AN EXACTING STANDARD FOR OWNER OCCUPATION APPROX. 23 YEARS AGO, THIS IMPRESSIVE DETACHED RESIDENCE ENJOYS A HIGH STANDARD OF INTERNAL FIT OUT, WITH THE USE OF QUALITY MATERIALS AND WORKMANSHIP IMMEDIATELY APPARENT ON PERSONAL INSPECTION.

THE EXISTING INTERNAL ACCOMMODATION IS BOTH SPACIOUS & VERSATILE, OFFERING 3 GENEROUS BEDROOMS, MASTER ENSUITE, 2 RECEPTION ROOMS, AND SUPERB FURTHER POTENTIAL TO EXPAND INTO THE FIRST FLOOR IF REQUIRED (SUBJECT TO STATUTORY CONSENTS).

A DETACHED GARAGE BLOCK WITH A SELF-CONTAINED FIRST FLOOR APARTMENT (CURRENTLY A "GUEST FAVOURITE" ON "AIRBNB") AFFORDS THE FORTUNATE PURCHASER CONSIDERABLE POTENTIAL TO EITHER CONTINUE TO PRODUCE A SECONDARY INCOME FROM THE LETTING OF SAME OR TO UTILISE BASED ON PERSONAL REQUIREMENTS; PERHAPS AS A "GRANNY FLAT" OR SELF-CONTAINED ACCOMMODATION FOR A TEENAGER...

ALL SET ON A MOST GENEROUS SITE OF C. 1 ACRE LAID TO TRANQUIL GARDENS, THIS PROPERTY OFFERS THE BEST OF BOTH WORLDS WITH IT'S CLOSE PROXIMITY TO OPEN COUNTRYSIDE YET ONLY MINUTES BY CAR TO MOST FASHIONABLE STEWARTSTOWN AND THE MAJOR TOWNS OF DUNGANNON & COOKSTOWN

"A UNIQUE OPPORTUNITY TO ACQUIRE AN IMPRESSIVE FAMILY HOME WITH SIGNIFICANT FURTHER POTENTIAL"



GUIDE PRICE: £424,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN ATTRACTIVE, SUPERIOR, DETACHED COUNTRY RESIDENCE.
- BUILT FOR OWNER OCCUPATION APPROX. 2001.
- SITUATED ON A MOST ENVIABLE, PRIVATE SITE EXTENDING TO C. 1 ACRE.
- ONLY MOMENTS BY CAR TO ALL FASHIONABLE STEWARTSTOWN AMENITIES.
- FANTASTIC ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.
- 3 GENEROUS, DOUBLE BEDROOMS.
- MASTER BEDROOM WITH STUNNING ENSUITE.
- 2 RECEPTION ROOMS.
- POTENTIAL FOR ACCOMMODATION TO FIRST FLOOR IF REQUIRED (S.T.S.C.)
- VELUX & GABLE WINDOWS IN SITU TO FIRST FLOOR.
- IMPRESSIVE RECEPTION HALL WITH FEATURE TILED & BRICK DETAILING.
- FULLY FITTED KITCHEN WITH GRANITE WORK TOPS AND ISLAND UNIT.
- BOW WINDOW HOUSING FAMILY DINING WITH VIEWS OF GARDENS.
- SEPARATE UTILITY ROOM / BOOT ROOM.
- ENTERTAINMENT SIZED LOUNGE & FORMAL DINING ROOM.
- CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH WET ROOM TYPE SHOWER & FREE-STANDING BATH.
- DEEP SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- PANELLED INTERNAL DOORS.
- COVING TO CEILINGS TO MAJORITY OF RESIDENCE.
- WIRED FOR ALARM SYSTEM.

PROPERTY FEATURES CONTINUED:

- P.V.C. CLADDING TO FASCIA & SOFFITS.
- DETACHED GARAGE BLOCK WITH ANNEX TO FIRST FLOOR.
- ANNEX CURRENTLY A VERY POPULAR “GUEST FAVOURITE” ON “AIRBNB”.
- ANNEX WOULD MAKE A SUPERB “GRANNY FLAT” OR “TEENAGER DEN”.
- LAPSED PLANNING PERMISSION FOR ADDITIONAL DETACHED DWELLING & GARAGE TO REAR (I/2006/1181/O).
- A FABULOUS HOME WITH FANTASTIC POTENTIAL OR TO SIMPLY ENJOY AS IS.
- SURE TO ATTRACT SIGNIFICANT INTEREST – VIEW EARLY!

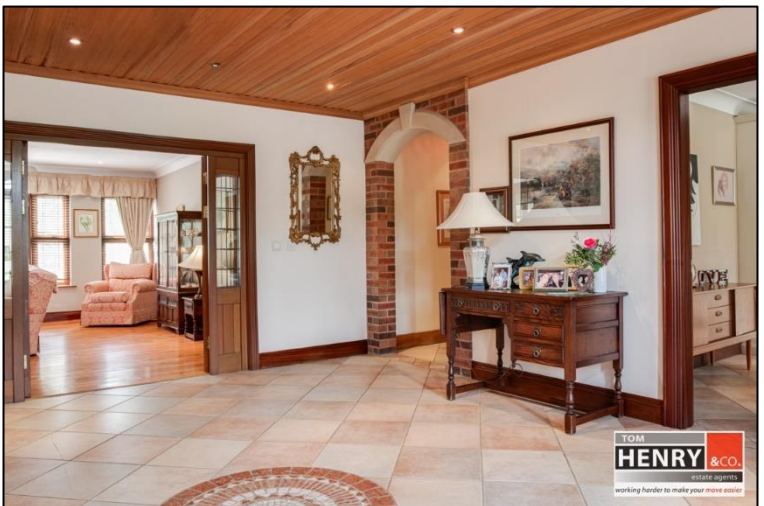




ACCOMMODATION IN BRIEF...

RECEPTION HALL:

WOODEN EXTERNAL DOOR WITH GLAZED FAN LIGHT, GLAZED SIDE PANELS & SIDE WINDOWS. WOODEN CEILING WITH DOWN LIGHTING. TILED FLOOR. BRICK DETAILING & FEATURE ARCHES.





LOUNGE:
DOUBLE DOORS FROM RECEPTION HALL WITH GLAZED PANELS & SIDE PANELS. COVING TO CEILING. WOODEN FLOOR. OPEN FIREPLACE WITH MANTLE & SURROUND HOUSING WOOD BURNING STOVE. DOUBLE DOORS WITH GLAZED PANELS TO FORMAL DINING ROOM. FRENCH DOORS TO REAR GARDEN WITH SUNBURST OVER.





FORMAL DINING ROOM:
DOUBLE DOORS WITH GLAZED PANELS TO / FROM SITTING ROOM. FRENCH DOORS TO REAR GARDEN. COVING TO CEILING. TILED FLOOR.



KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH GRANITE WORKTOPS. GLAZED ILLUMINATED DISPLAY UNITS. PELMET WITH DOWN LIGHTING OVER S.S. SINK WITH MIXER TAP FITTING. DISPLAY SHELVING. GAS HOB WITH X-FAN OVER IN PELMET. "NEFF" DOUBLE OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. ISLAND UNIT WITH DRAWER / CUPBOARD STORAGE & SPACE FOR SEATING. VEGETABLE SINK WITH MIXER TAP FITTING. COVING TO CEILING. TILED BETWEEN UNITS. TILED FLOOR. FRENCH DOORS TO REAR PATIO.





REAR HALLWAY:
 COVING TO CEILING. TILED FLOOR. WOODEN STABLE TYPE REAR DOOR WITH GLAZED TOP PANEL.

HOTPRESS:

DOUBLE CLOSET:
 WITH SHELVED & HANGING SPACE.

UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS. PELMET WITH DOWN LIGHTING OVER CERAMIC DOUBLE SINK. TILED BETWEEN UNITS. TILED FLOOR.
 HANGING SPACE FOR COATS ETC. ACCESS TO ROOF SPACE VIA PULL DOWN LADDER.

ROOF SPACE:
 ACCESSED VIA PULL-DOWN LADDER. GABLE & VELUX WINDOWS IN SITU. FLOORED FOR STORAGE. ELECTRIC LIGHT. POTENTIAL FOR FURTHER
 ACCOMMODATION (S.T.S.C.)

POWDER ROOM:
 TOILET. WASH BASIN IN VANITY UNIT WITH ILLUMINATED MIRROR OVER. SHAVER SOCKET. TILED WALLS. TILED FLOOR. X-FAN.



BEDROOM 1 / MASTER BEDROOM:
DUAL ASPECT TO SIDE & REAR. COVING TO CEILING. TILED FLOOR. FRENCH DOORS TO REAR GARDEN / PATIO.

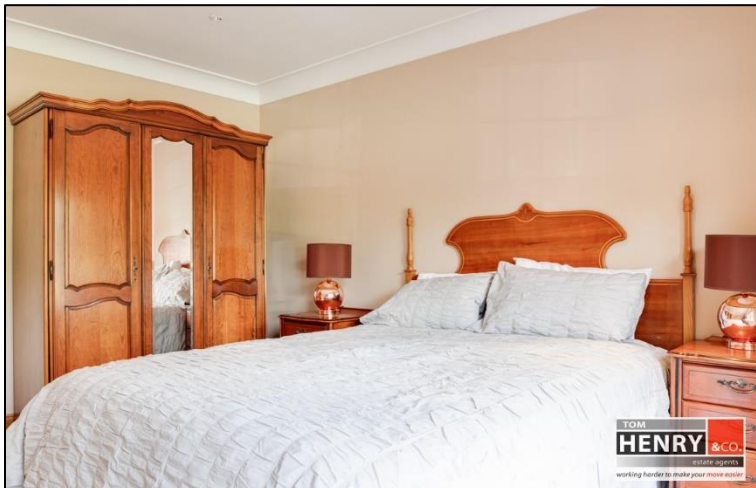




ENSUITE:
 TOILET. SINK IN VANITY STORAGE UNIT. WET ROOM TYPE SHOWER WITH HAND HELD & RAINWATER SHOWER FITTINGS. TILED WALLS. TILED FLOOR.



BEDROOM 2:
 TO FRONT. COVING TO CEILING. TILED FLOOR.





BEDROOM 3:
TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, BEDSIDE TABLES, DRESSING TABLE WITH DRAWERS & CUPBOARDS. COVING TO CEILING. TILED FLOOR.

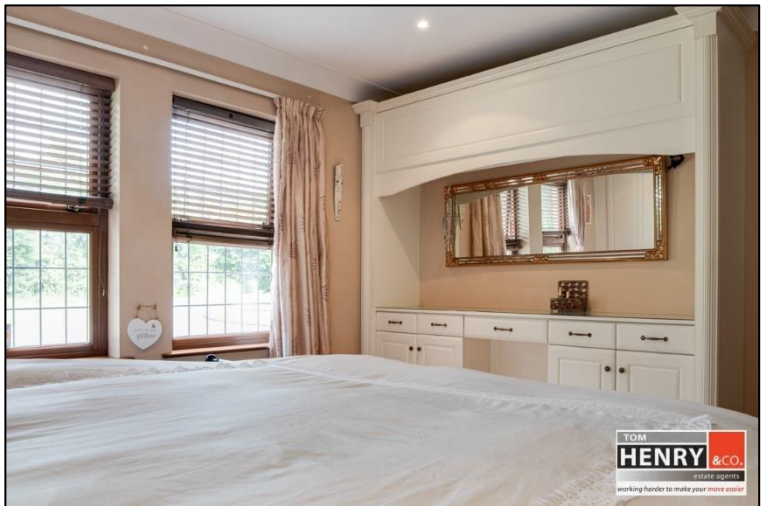




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CLOSET / LINEN CUPBOARD:
DOUBLE DOORS. RADIATOR. SHELVING.

FAMILY BATHROOM:

FREE-STANDING BATH. FEATURE WET ROOM TYPE SHOWER WITH RAINWATER & HAND HELD SHOWER FITTINGS. TOILET. SINK IN VANITY UNIT WITH ILLUMINATED MIRROR OVER. SHAVER SOCKET. TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL.



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OUTSIDE:

PILLARED & GATED ENTRANCE WITH POST BOX. SWEEPING TARMAC DRIVEWAY & PARKING TO FRONT. GENEROUS LAWNED AREAS WITH MATURING TREES BOUNDED BY MATURE HEDGING.





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GENEROUS LAWNED AREA TO REAR WITH MATURING SHRUBS & TREES OFFERING A MOST PEACEFUL & TRANQUIL AREA TO RELAX. PAVED PATIO AREAS. GLASS HOUSE. POTTING SHED.

SUPERB ARRAY OF INTERESTING PLANTS, SRHUBS & FRUIT TREES. EXTERNAL WATER TAP.



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DETACHED GARAGE BLOCK:

ROLL-UP DOOR. CONCRETE SLABS TO CEILING / FIRST FLOOR. GAS FIRED BURNER. SINK. PEDESTRIAN DOOR. EXTERNAL STAIRS UP TO ANNEX / APARTMENT.

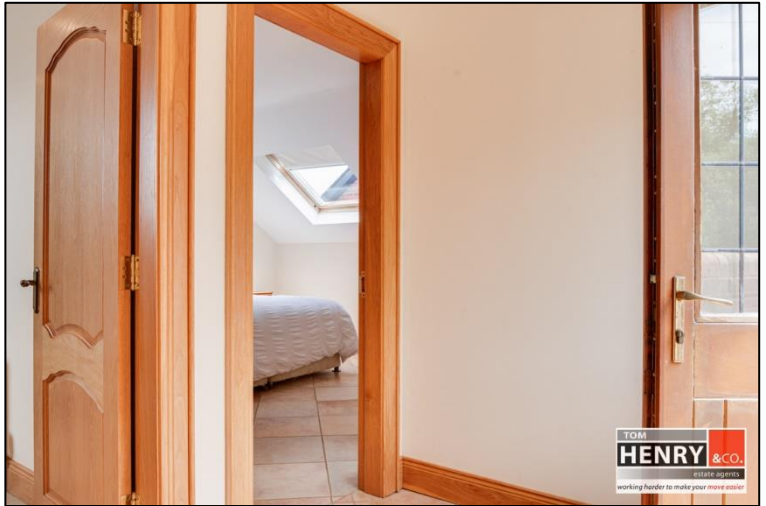




ANNEX / APARTMENT:

HALLWAY:
TILED FLOOR. SPACE FOR HANGING COATS ETC. VELUX WINDOW.

ROOM / STORAGE:



KITCHEN / DINING / LIVING AREA:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK WITH MIXER TAP FITTING. PART OPEN / ARCH TO DINING / SITTING AREA. TILED FLOOR.





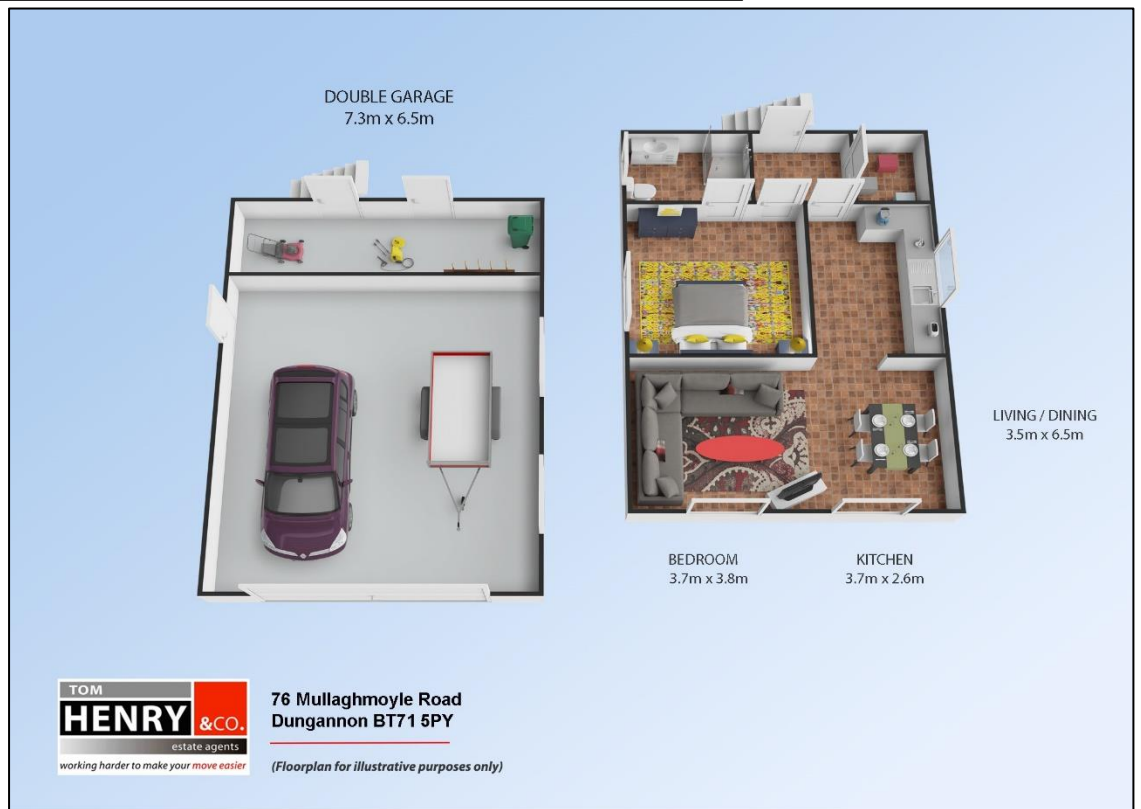
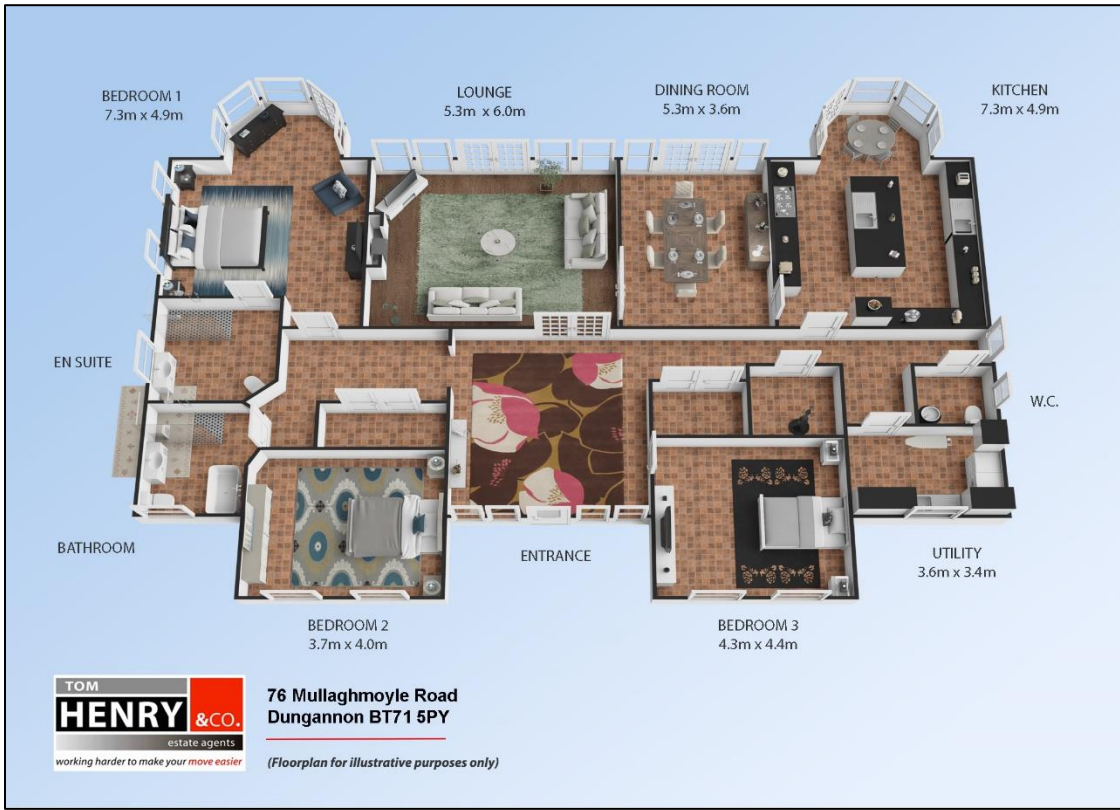
BEDROOM:
TILED FLOOR.

ENSUITE:
SINK IN VANITY UNIT WITH MIXER TAP FITTING. ELECTRIC SHOWER. TOILET. TILED WALLS. TILED FLOOR.





FLOORPLANS FOR I.D. PURPOSES ONLY.



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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.