



FACT: Cookstown derives its name from its founder Allen Cook. The old town was built in about 1609. Like Dungannon and so many other villages, it was destroyed in 1641. The present town was built about 1750 by Mr. William Stewart of Killymoon.



Garage: (25'4" x 18'8")
Florescent lighting, 3 double power points, 3 windows, oil burner, 2 roller doors, UPVC ½ glazed side door.

Outside Front:
Lawn to front and side, tarred.

Outside Rear:
Enclosed area, outside tap, outside lighting, tarred driveway.



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property services
106 Pomeroy Road
Cookstown
BT80 9EY



An extremely impressive property offering superb family accommodation. It is situated on an elevated site, 10 minutes from Cookstown, yet located in an idyllic rural setting. Features include:

- | | | |
|-----------------------|----------------------------|---------------------------|
| * Entrance Hallway | * Downstairs Toilet | * Sitting Room |
| * Kitchen/Dining Area | * Utility Room | * 5 Bedrooms (2 En-suite) |
| * Bathroom | * Double Garage | * OFCH |
| * Tarred driveway | * Gardens to Font and Rear | |

PRICE: £249,950
VIEWING: BY APPOINTMENT THROUGH AGENT

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106 Pomeroy Road Cookstown, BT80 9EY



Entrance Hall: (28'4" x 8'4")

UPVC front door with glass insert and glass to each side, 3 central lights, 2 double radiators, 2 double power points, 1 telephone point, tiled floor, solid oak stairs, thermostat, walk-in cloak cupboard (5'8" x 4'10").

Downstairs Toilet: (8'1" x 3'10")

Central light, 1 single radiator, floor tiled, window, white toilet and pedestal wash hand basin, extractor fan.

Sitting Room: (14'10" x 22'5")

Central light, 2 double radiators, 6 double power points, 4 TV points, 2 telephone points, semi solid oak wooden floor, marble fireplace with cast iron style insert and granite hearth (suitable for solid fuel), 4 windows, 2 x 3/4 glazed doors to hall.

Downstairs Bedroom: (14'10" x 12'0")

Central light, 1 double radiator, semi solid oak wooden floor, 3 double power points, 2 telephone points, 1 TV point, built-in wardrobe.

En-suite: (9'11" x 6'3")

Central light, extractor fan, window, partly wall tiled, floor tiled, white toilet and pedestal wash hand basin, walk-in Mira Events electric shower, 1 double radiator.

Utility Room: (8'10" x 6'9")

Central light, extractor fan, high and low level oak effect units, stainless steel sink, 2 double power points, central heating control unit, 1 single radiator, space for washing machine and tumbler dryer, tiled floor.

Kitchen/Dining Area: (18'7" x 18'0")

2 central lights, high and low level oak kitchen units, Belling Range Style cooker with over mantle, integrated fridge freezer, Nardi Integrated dishwasher, granite worktops, stainless steel sink, 2 double radiators, 6 double power points, 1 TV point, 1 telephone point, tiled floor, French doors leading to garden, partly wall tiled, extractor fan.



ALL SIZES ARE APPROXIMATE AND MEASURED TO WIDEST POINTS

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Rear Hall: (7'4" x 8'8")

Central light, 1 double radiator, tiled floor, 1 double power point, UPVC 1/2 glazed door.

Landing: (36'1" x 12'5")

2 central lights, recessed lights, 3 double power points, 2 telephone points, 1 double radiator, 2 single radiators, semi solid oak wooden floor, oak balustrades on stairs, walk-in airing cupboard, Keylite window.

Bedroom 2: (14'10" x 12'0")

Central light, 3 double power points, 1 TV point, 1 telephone point, semi solid oak wooden floor, thermostat.

En-suite: (9'11" x 4'3")

Central light, extractor fan, partly wall tiled, floor tiled, 1 single radiator, window, white toilet and pedestal wash hand basin, walk-in Aqualisa electric power shower.

Bedroom 3: (14'10" x 11'0")

Central light, 1 double radiator, 3 double power points, 1 telephone point, 1 TV point, semi solid oak wooden floor.

Bedroom 4: (14'10" x 11'0")

Central light, 3 double power points, 1 TV point, 1 telephone point, 1 double radiator, semi solid oak wooden floor.

Bedroom 5: (18'7" x 15'1")

Central light, 1 double radiator, 4 double power points, 1 telephone point, 1 TV point, semi solid oak wooden floor, 2 Keylite windows.

Bathroom: (10'1" x 9'11")

Central light, extractor fan, partly wall tiled, floor tiled, 1 double radiator, white bathroom suite consisting of toilet, pedestal wash hand basin, jet type bath with oak trim to front, walk-in Mira Events electric shower.



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