

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

12 Dunlea Vale
Dungannon
BT71 4BA

Bedrooms	3
Bathrooms	2
Receptions	1



OFFERS OVER : £97,495

PRESENTED TO THE MARKET '12 DUNLEA VALE' LOCATED JUST OFF THE COALISLAND ROAD, DUNGANNON. THIS PROPERTY IS SURE TO ATTRACT INTEREST FROM A WIDE RANGE OF BUYERS FROM FIRST TIME HOME BUYERS OR INVESTORS SEEKING A HOME IN A POPULAR RESIDENTIAL DEVELOPMENT WITH LITTLE WORKS REQUIRED TO MAKE THIS THE PERFECT HOME.

LOCATED WITHIN WALKING DISTANCE FROM ALL LOCAL SCHOOLS, OAKS CENTRE, LOCAL AMENITIES AND A 5 MINUTE WALKING DISTANCE FROM DUNGANNON TOWN CENTRE ITSELF.

INTERNALLY THE HOME BENEFITS FROM 1 LIVING ROOM, A SPACIOUS KITCHEN/DINING AREA, 3 LARGE BEDROOMS, AND 2 BATHROOMS.

'IMMACULATELY PRESENTED END-TERRACED PROPERTY IN GREAT LOCATION

PROPERTY FEATURES:

- IMMACULATELY PRESENTED END-TERRACED PROPERTY
- 3 LARGE SIZED BEDROOMS
- OIL FIRED CENTRSL HEATING
- UPVC DOORS AND WINDOWS
- OFF STREET CAR PARKING
- 4 PANEL INTERNAL DOORS
- MOULDED SKIRTINGS AND ARCHITRAVES
- LOCATED IN A POPULAR RESIDENTIAL AREA
- 10 MINUTE WALKING DISTANCE FROM DUNGANNON TOWN CENTRE ITSELF
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL BUYERS
- PERFECTLY PRICED AFFORDABLE HOME
- SURROUND FIREPLACE WITH COAL INSERT



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 3.9 X 1.3M – UPVC DOOR TO ENTRANCE, TILED FLOOR, SINGLE RADIATOR, WOODEN PANELLING ON WALL AND CEILING

LIVING ROOM – 4.3 X 3.6M – CARPET FLOOR, TV AND WIFI POINTS, DOUBLE RADIATOR, SURROUND FIREPLACE WITH COAL INSERT

KITCHEN/DINING AREA – 5.4 X 4.0M – TILED FLOOR AND WALLS, DOUBLE RADIATOR, WOODEN PINE HIGH AND LOW KITCHEN UNITS, STAINLESS STEEL SINK, BUILT IN STORAGE SPACE UNDER STAIRS

WC – 1.7 X 1.0M – TILED FLOOR AND WALLS, WC, WHB

FIRST FLOOR:

UPSTAIRS LANDING – 3.6 X 1.6M – CARPET TO FLOOR AND STAIRS, BUILT IN STORAGE UNIT, SHELVED HOT PRESS

BEDROOM 1 – 4.2 X 3.2M – CARPET FLOOR, SINGLE RADIATOR, WALL SOCKETS

BEDROOM 2 - 4.0 X 3.2M – CARPET FLOOR, SINGLE RADIATOR, BUILT IN STORAGE SPACE

BEDROOM 3 – 2.7 X 2.2M – CARPET FLOOR, SINGLE RADIATOR, WALL SOCKETS

FAMILY BATHROOM – 2.2 X 2.0M – TILED FLOOR AND WALLS, WC, WHB, ELECTRIC SHOWER, EXTRA FAN, MOUNTED WALL MIRROR, SINGLE RADIATOR

EXTERNAL AREAS:

OFF STREET CAR PARKING

ENCLOSED BACK GARDEN AREA

OUTSIDE TAP

FRONT GARDEN AREA

WALKWAY LEADING TO REAR OF PROERTY

RECENTLY INSTALLED BOILER

AGENTS COMMENTS:

THIS WELL LOCATED PROPERTY WILL APPEAL TO FIRST TIME HOME BUYERS OR INVESTORS ALIKE. EARLY VIEWING IS HIGHLY ADVISABLE.





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

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