

**18 WELLBROOK AVENUE
MULLAGHMORE ROAD
DUNGANNON
CO. TYRONE
BT70 1EA**



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

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“WONDERFUL IN WELLBROOK” THE PERFECT FIRST OR FAMILY HOME

LOCATED IN THE HIGHLY POPULAR, ESTABLISHED & SOUGHT-AFTER “WELLBROOK” DEVELOPMENT, JUST OFF THE CONVENIENT MULLAGHMORE ROAD AND WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES; INCLUDING MAJOR EMPLOYERS, RENOWNED SCHOOLS & LOCAL SHOPS, THIS WELL-PRESENTED SEMI-DETACHED PROPERTY BENEFITS FROM BEING SITUATED ON A GENEROUS SITE WITH OFF-STREET PARKING & A MOST PLEASANT REAR GARDEN.

BOASTING 3 BEDROOMS; MASTER ENSUITE, A GENEROUS SITTING ROOM WITH A BAY WINDOW, A KITCHEN WITH SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM (A MUST FOR MODERN LIVING), A HANDY GROUND FLOOR W.C AND A FIRST FLOOR BATHROOM WITH A 4 PIECE WHITE SUITE, THIS PROPERTY IS WELL-PROPORTIONED & VERSATILE.

A FANTASTIC PROPERTY FOR THE DISCERNING FIRST-TIME BUYER OR A GREAT FAMILY HOME WITH THE CONVENIENCE OF TOWN LIVING.



OFFERS OVER: £179,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- LOCATED IN THIS POPULAR & CONVENIENT TOWN DEVELOPMENT.
- ONLY A STROLL TO RENOWNED SCHOOLS, MAJOR EMPLOYERS, SHOPS, ETC.
- GOOD ACCESS TO THE MAIN ROAD NETWORK FOR COMMUTING.
- SITUATED ON A GENEROUS SITE.
- 3 BEDROOMS; MASTER ENSUITE.
- SPACIOUS, BRIGHT & AIRY ENTRANCE HALL.
- GENEROUS SITTING ROOM WITH A BAY WINDOW.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- CLADDING TO FASCIA & SOFFITS.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

EXTERNAL LIGHT. P.V.C. EXTERNAL DOOR WITH GLAZED FANLIGHT & GLAZED SIDE PANELS. TILED FLOOR.



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SITTING ROOM:

BAY WINDOW. FALSE FIREPLACE WITH STONE MANTLE & SURROUND. WOODEN FLOOR.



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KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. SLIDING PATIO DOOR TO REAR GARDEN / PATIO AREA.

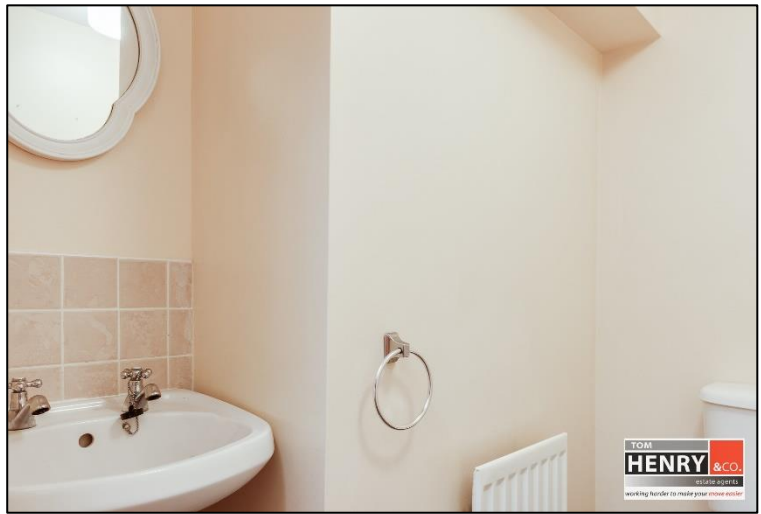
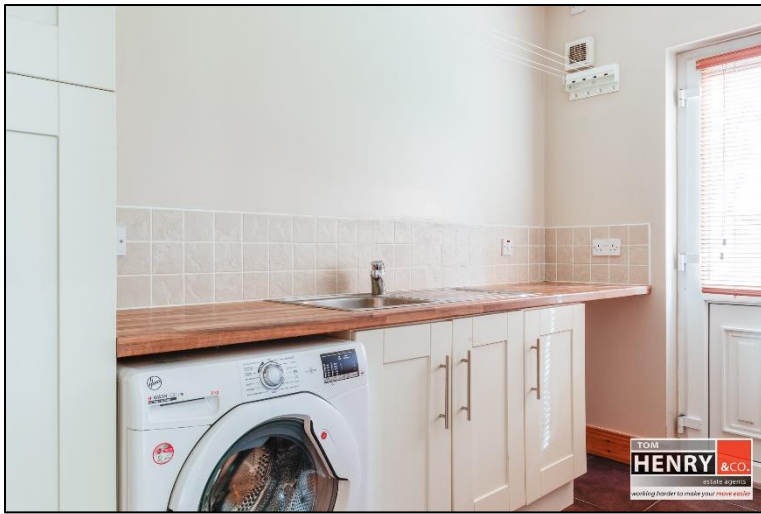


UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. P.V.C EXTERNAL REAR DOOR WITH GLAZED PANEL.

POWDER ROOM:

WASH HAND BASIN WITH TILED SPLASHBACK. TOILET. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

CARPET. ACCESS TO ROOF SPACE WITH ELECTRIC LIGHT; PART FLOORED FOR STORAGE. HOTPRESS: SHELVED.



BEDROOM 1:

TO FRONT. PRE-FINISHED FLOOR.



ENSUITE:
FULLY TILED SHOWER. WASH HAND BASIN. TOILET. PART TILED WALLS. TILED FLOOR. X-FAN.



BEDROOM 2:
TO REAR: PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
WHITE SUITE. BATH. FULLY TILED SHOWER. WASH HAND BASIN. TOILET. PART TILED WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

GRAVELLED BED TO FRONT.

TARMAC DRIVEWAY & PARKING TO FRONT & SIDE.

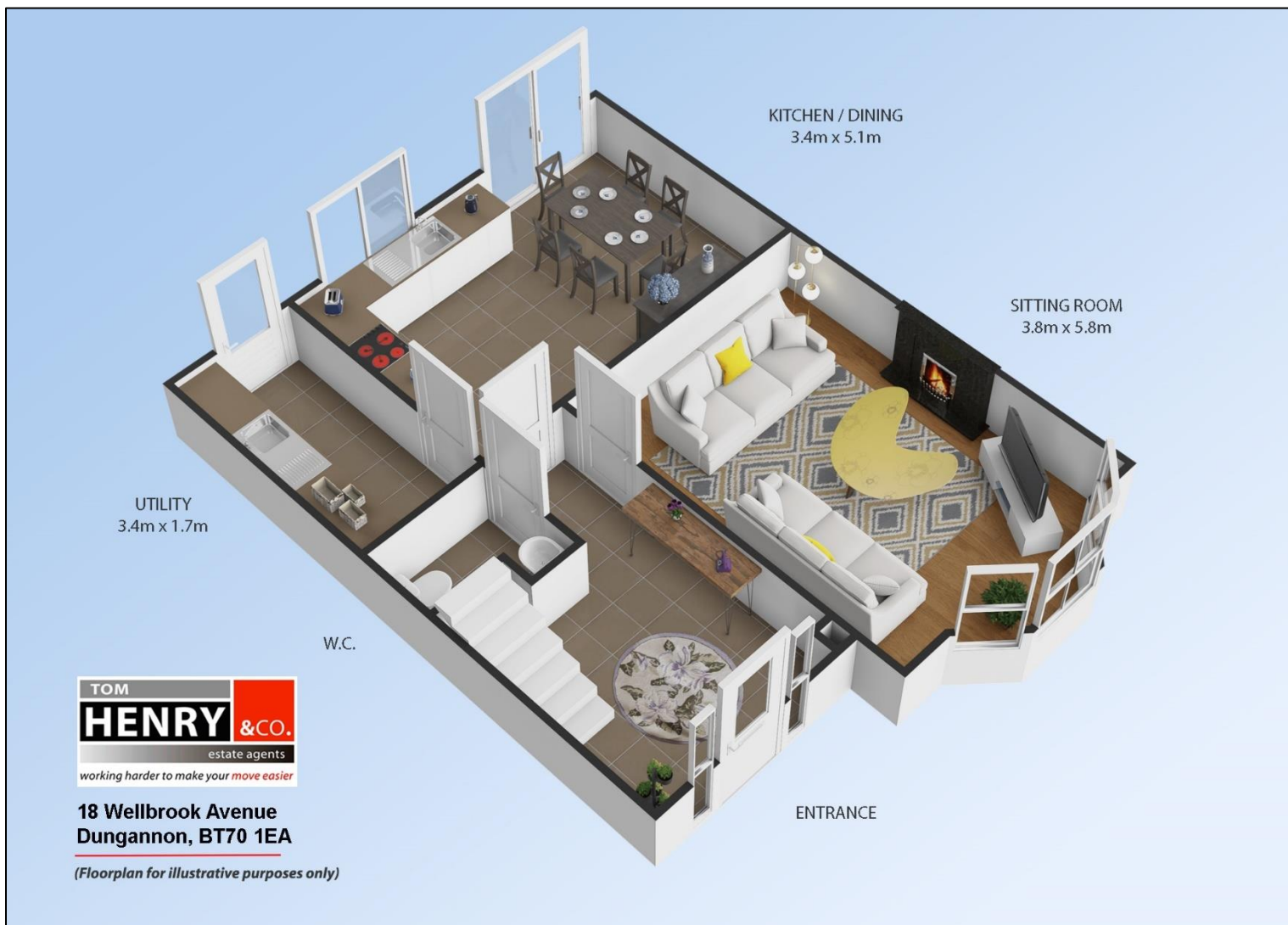
ENCLOSED GARDEN TO REAR LAID TO LAWN WITH PATIO AREA.
OUTSIDE WATER TAP.





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FLOORPLANS FOR I.D. PURPOSES ONLY.



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**18 Wellbrook Avenue
 Dungannon, BT70 1EA**

(Floorplan for illustrative purposes only)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over 100 years local combined experience.

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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.