

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



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

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**LOVELY IN LAMBFIELDS; ONE OF THE BEST!**

CONSTRUCTED BY RENOWNED DEVELOPERS "COUNTRYWIDE HOMES" CIRCA. 2018 AND METICULOUSLY MAINTAINED BY ITS CURRENT OWNER OCCUPIERS SINCE NEW, NO. 23 LAMBFIELD HEIGHTS IS A PROPERTY THAT IS SURE TO APPEAL TO EVEN THE MOST DISCERNING OF FIRST-TIME BUYERS, INVESTORS & RIGHT-SIZERS.

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.

BOASTING OFF-STREET PARKING FOR 2 CARS AND A PRIVATE, ENCLOSED REAR GARDEN; ALL WITHIN WALKING DISTANCE 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; DO NOT MISS THIS ONE"**



**OFFERS OVER: £149,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES...

- AN AS “GOOD AS NEW” MID-TERRACE TOWN PROPERTY.
- CONSTRUCTED CIRCA. 2018 & METICULOUSLY MAINTAINED SINCE NEW.
- SITUATED IN THIS EVER POPULAR & HIGHLY SOUGHT-AFTER DEVELOPMENT.
- WITHIN WALKING DISTANCE OF MAJOR EMPLOYERS, LOCAL SHOPS, RENOWNED SCHOOLS, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.
- 3 BEDROOMS; 2 WITH WARDROBES INCLUDED IN SALE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- BATHROOM WITH MODERN WHITE SUITE.
- 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.
- OFF-STREET PARKING TO FRONT.
- ENCLOSED GARDEN TO REAR WITH DECKED AREA – PERFECT FOR THE BBQ!
- INSULATED SHED HOUSING SAUNA (INCLUDED).
- SUITABLE FOR CO-OWNERSHIP.
- AFFORDABLE, IMMACULATE & CONVENIENT!
- SURE TO ATTRACT SIGNIFICANT INTEREST – VIEW EARLY!

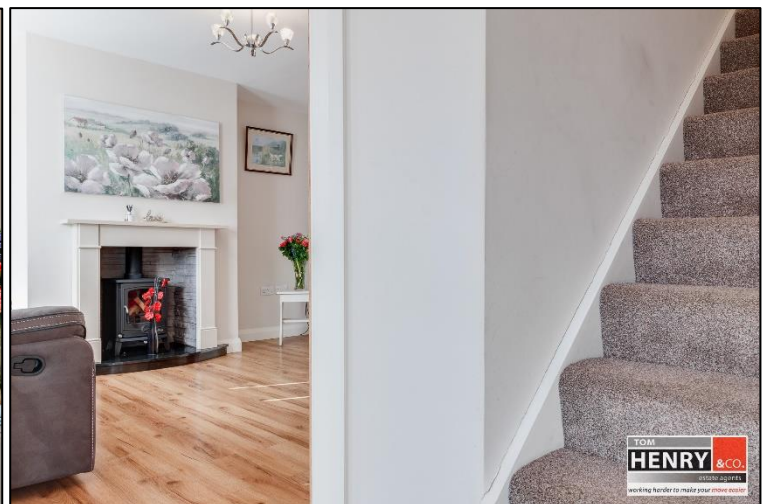
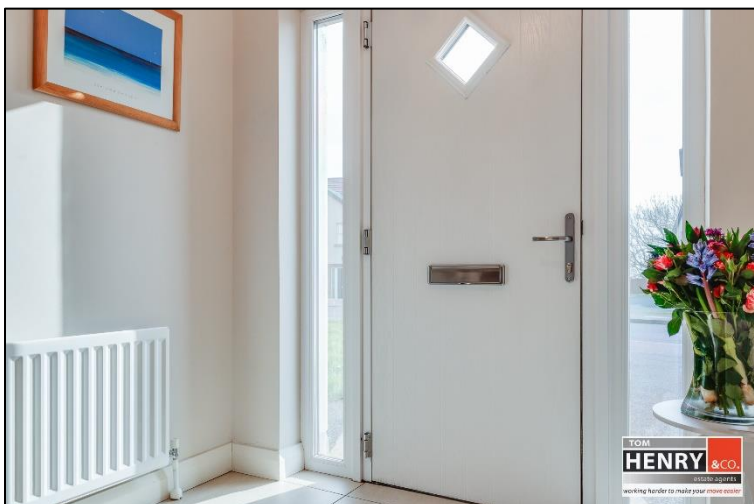




**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

OUTSIDE LIGHT. KEY SAFE (INCLUDED). P.V.C. EXTERNAL DOOR WITH FEATURE DIAMOND GLAZED PANEL AND GLAZED SIDE PANELS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.





SITTING ROOM:

GLASS FRONTED STOVE WITH STONE MANTLE & SURROUND WITH GRANITE HEARTH. PRE-FINISHED FLOOR.





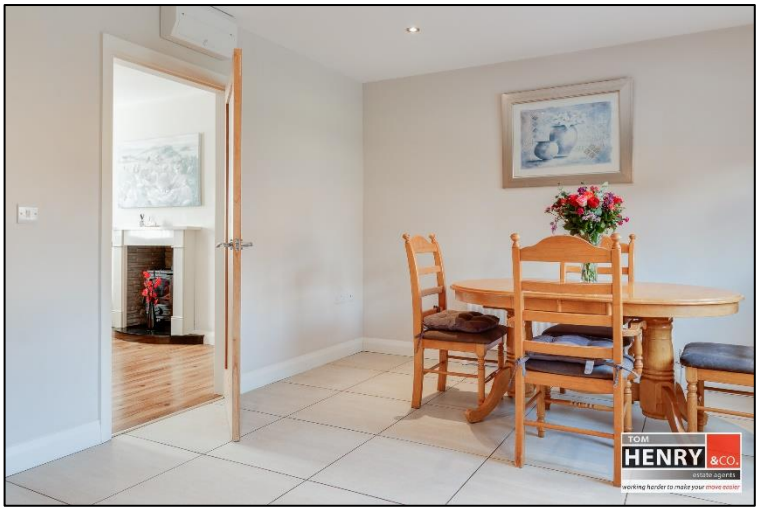


**KITCHEN / DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS. GREY SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED FRIDGE FREEZER. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED BETWEEN UNITS. UNDER UNIT LIGHTING. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL TO REAR GARDEN.



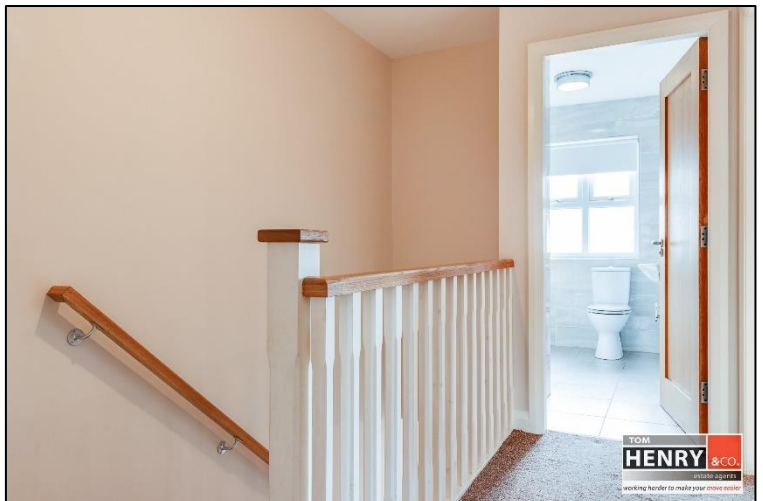




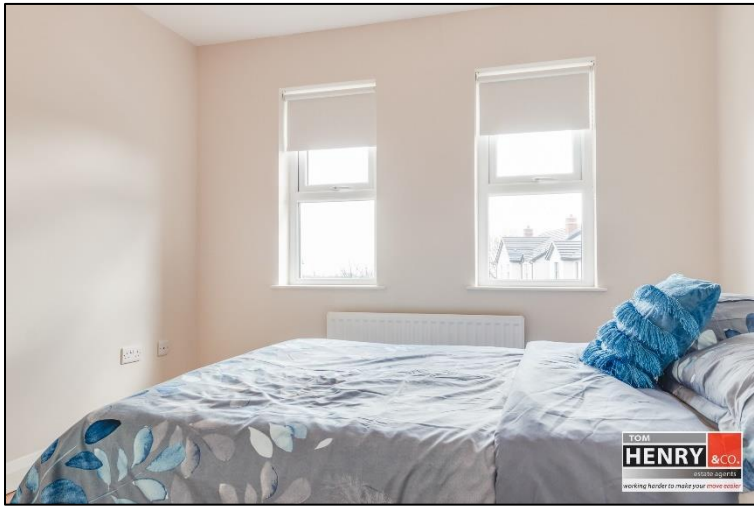
**FIRST FLOOR:**

**STAIRS & LANDING:**

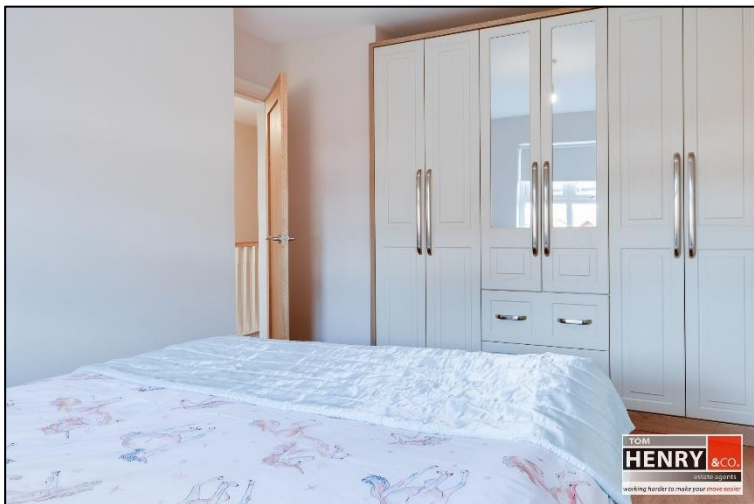
CARPET TO FLOOR. ACCESS TO ATTIC VIA PULL-DOWN LADDER; PART FLOORED FOR STORAGE. HOTPRESS: SHELVED.



BEDROOM 1:  
TO REAR. PRE-FINISHED FLOOR. WARDROBE INCLUDED.



BEDROOM 2:  
TO FRONT. PRE-FINISHED FLOOR. WARDROBE INCLUDED.



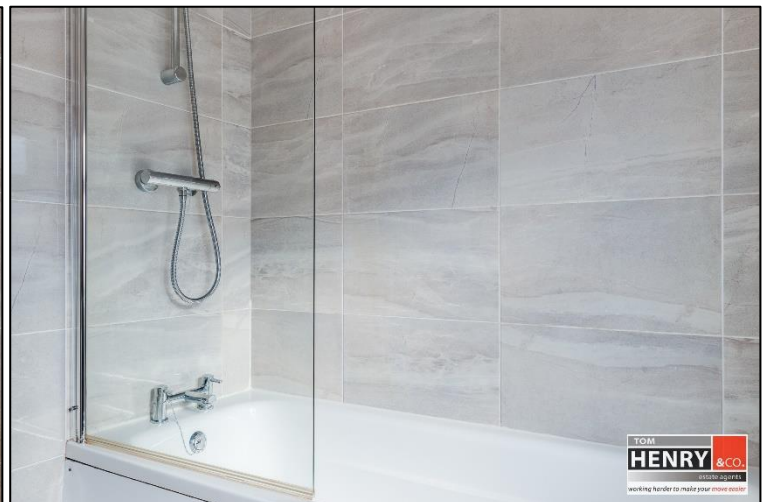
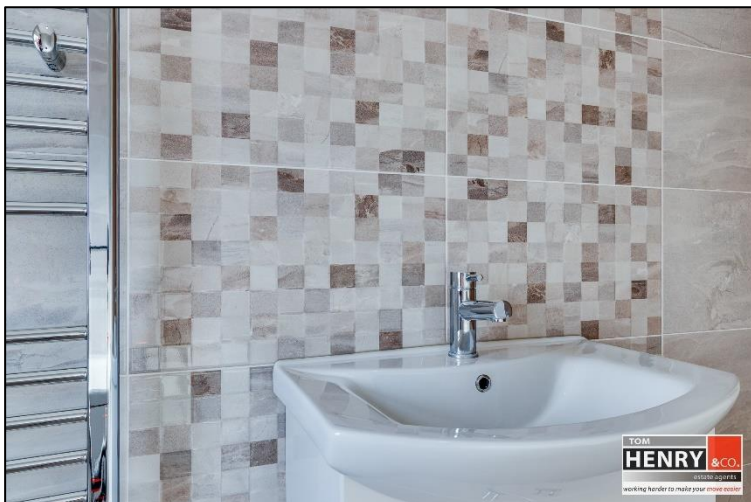




BEDROOM 3:  
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:  
WHITE SUITE. BATH WITH SHOWER OVER. TOILET. SINK IN VANITY UNIT. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. X-FAN.





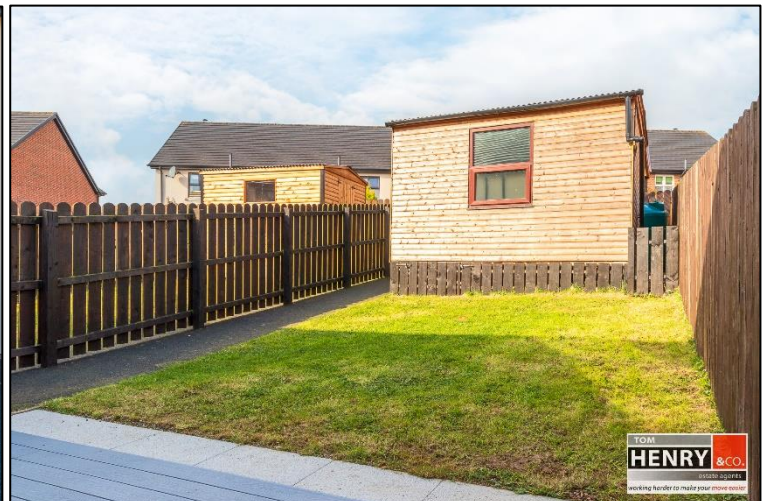


**OUTSIDE:**

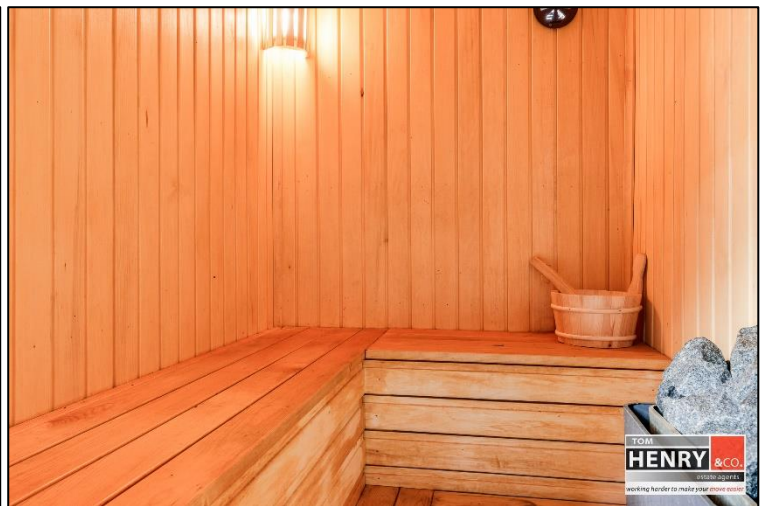
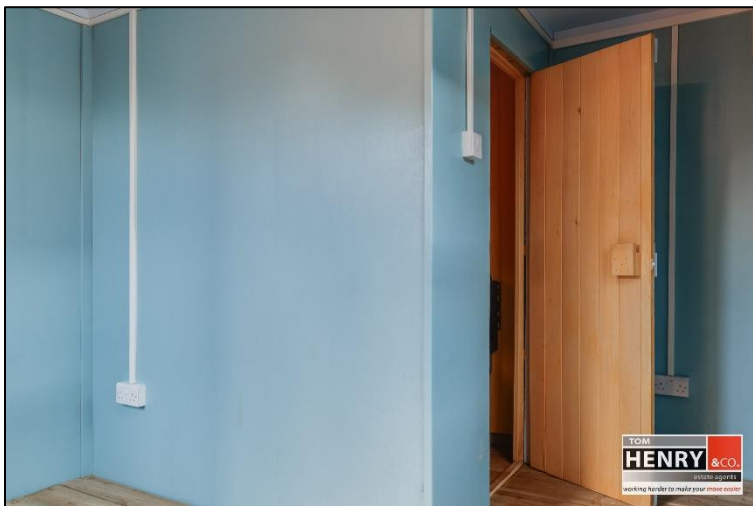
TARMAC PARKING FOR 2 CARS TO FRONT.



ENCLOSED GARDEN TO REAR. WOODEN DECKING AREA LAID OVER CONCRETE BASE. GARDEN LAID TO LAWN. OUTSIDE WATER TAP. EXTERNAL POWER POINTS.







FLOOR PLANS FOR ID PURPOSES ONLY.





**23 Lambfield Heights  
Dungannon, BT71 6GH**

*(Floorplan for illustrative purposes only)*



**23 Lambfield Heights  
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*(Floorplan for illustrative purposes only)*

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.**