

**23 DERRYVEEN CRESCENT
GRANVILLE
DUNGANNON
CO. TYRONE
BT70 1NS**



working harder to make your move easier

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LIFE ON ONE LEVEL WITH THIS IMMACULATE LINK-BUNGALOW ON A CORNER SITE

SITUATED ON A GENEROUS CORNER SITE IN THIS ESTABLISHED RESIDENTIAL AREA, WITHIN WALKING DISTANCE OF MAJOR EMPLOYERS & THE LOCAL SHOP, AND WITH SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON OR FURTHER AFIELD, THIS SINGLE STOREY DWELLING IS PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.

BOASTING 3 BEDROOMS, 2 RECEPTION ROOMS, A GARAGE & A PRIVATE REAR GARDEN, THIS AFFORDABLE PROPERTY IS SURE TO APPEAL AS A FIRST HOME, TO THE DISCERNING INVESTOR OR TO THOSE SEEKING LIFE ON ONE LEVEL.

THIS ONE WILL DEFINITELY ATTRACT SIGNIFICANT INTEREST... VIEW EARLY!



OFFERS OVER: £114,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

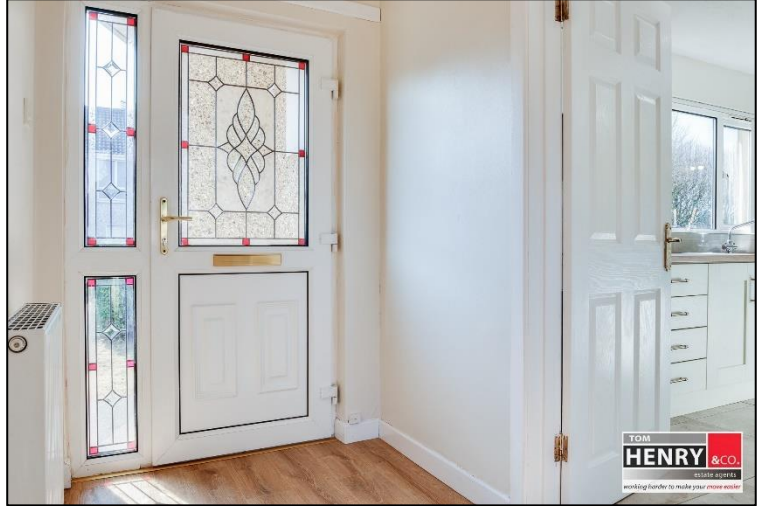
- AN IMMACULATE LINK BUNGALOW.
- SITUATED ON A GENEROUS CORNER SITE.
- ESTABLISHED, COMMUTER CONVENIENT, RESIDENTIAL AREA.
- WITHIN WALKING DISTANCE OF MAJOR EMPLOYERS & LOCAL SHOPS.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN.
- GREAT ACCESS TO THE A4 / M1 BYPASS FOR COMMUTING.
- 3 BEDROOMS; 2 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE WITH H.O.B.B.
- RECENTLY UPDATED KITCHEN.
- SEPARATE DINING AREA.
- BATHROOM WITH ELECTRIC SHOWER OVER BATH.
- 6 PANEL WHITE INTERNAL DOORS.
- ATTACHED GARAGE.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OFF-STREET PARKING.
- PRIVATE, ENCLOSED GARDEN TO REAR LAID TO LAWN WITH PATIO AREA.
- WOULD MAKE A FANTASTIC FIRST HOME; JUST MOVE IN!
- SURE TO ALSO APPEAL TO THOSE REQUIRING ACCOMMODATION ON ONE LEVEL OR AS A BUY-TO-LET.



ACCOMMODATION IN BRIEF...

COVERED PORCH / ENTRANCE HALL:

OUTSIDE LIGHT. P.V.C. EXTERNAL FRONT DOOR WITH LEADED GLASS TOP PANEL & SIDE PANELS. PRE-FINISHED FLOOR. P.V.C. EXTERNAL REAR DOOR WITH LEADED GLASS TOP PANEL & SIDE PANELS.



SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND OVER HORSE SHOE WITH GRANITE HEARTH. PRE-FINISHED FLOOR. COVING & CENTRE PIECE TO CEILING.





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KITCHEN:
FITTED HIGH & LOW LEVEL UNITS. S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. PLUMBED FOR WASHING MACHINE. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING. ARCH TO DINING ROOM.



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DINING ROOM:
ARCH FROM KITCHEN. PRE-FINISHED FLOOR.



BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR.



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BATHROOM:
WASH HAND BASIN. BATH WITH ELECTRIC SHOWER OVER. P.V.C. CLAD WALLS. TILED FLOOR. X-FAN.



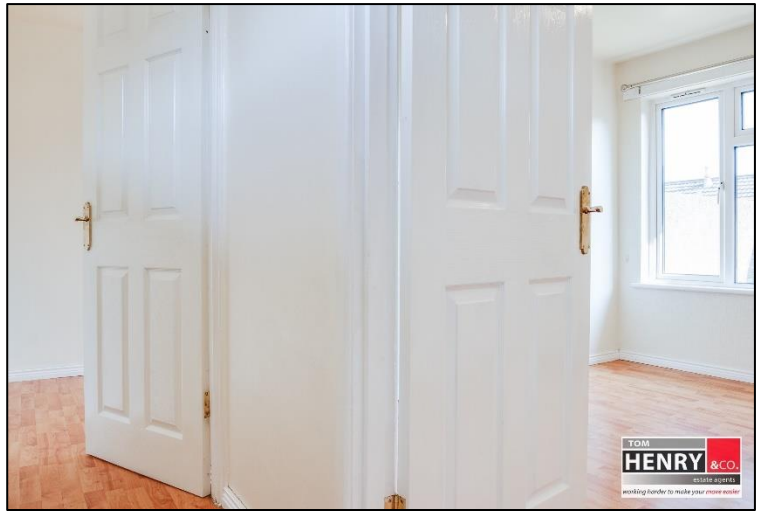
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TOILET:
W.C.

REAR HALL:
PRE-FINISHED FLOOR.



BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR. HOTPRESS & BUILT-IN CUPBOARD.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR. BUILT-IN CUPBOARD.



OUTSIDE:

OFF STREET PARKING TO FRONT TO GARAGE. GRAVELLED AREA TO FRONT.

GARDEN TO FRONT & SIDE LAID TO LAWN BOUNDED BY HEDGING. UTILITY STORE TO FRONT.

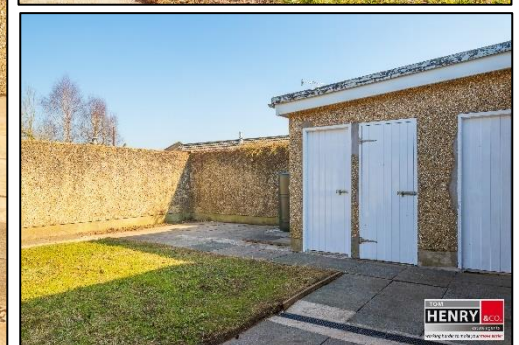
ENCLOSED GARDEN TO REAR LAID TO LAWN WITH PAVIA PATIO AREA.

FUEL STORE:

CENTRAL HEATING BOILER HOUSE:
ELECTRIC LIGHT & POWER POINT.

GARAGE:
UP & OVER DOOR. ELECTRIC LIGHT & POWER POINT.







**23 Derryveen Crescent
Granville, Dungannon
BT70 1NS**

(Floorplan for illustrative purposes only)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	53 E
21-38	F		
1-20	G		

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- > **Competitive sales & rental rates.**
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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.