

**24 ARDBEG
DONAGHMORE ROAD
DUNGANNON
CO. TYRONE
BT70 1HF**



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

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“DELIGHTFUL ON THE DONAGHMORE ROAD” – A LOVELY HOME ON A FANTASTIC SITE

RECENTLY UPDATED, THIS SEMI-DETACHED PROPERTY IS SITUATED ON A MOST ENVIABLE CORNER SITE WITHIN THIS ESTABLISHED & POPULAR RESIDENTIAL DEVELOPMENT, JUST OFF THE CONVENIENT DONAGHMORE ROAD AND ONLY A STROLL TO LOCAL SHOPS, RENOWNED SCHOOLS, TAKEAWAYS & ALL OTHER TOWN AMENITIES.

A “TEXTBOOK” EXAMPLE OF TASTEFUL REFURBISHMENT BY THE VENDOR, THIS FANTASTIC PROPERTY HAS BEEN SUCCESSFULLY MODERNIZED TO PRODUCE AN ATTRACTIVE PROPOSITION, PERFECT FOR FIRST TIME BUYERS.

THE GROUND FLOOR CONSISTS OF A PLEASANT SITTING ROOM WITH A BAY WINDOW & OPEN FIREPLACE PLUS A BRIGHT KITCHEN / DINING AREA OPENING ONTO THE ENCLOSED REAR GARDEN. THE ACCOMMODATION TO THE FIRST FLOOR IS EQUALLY WELL-APPOINTED EXTENDING TO 3 BEDROOMS & A BATHROOM. EXTERNALLY, THE SPACE PERFECTLY COMPLIMENTS THE PROPERTIES INTERNAL ATTRIBUTES, WITH A LARGE PATIO AREA & A SPACIOUS GARDEN LAID TO LAWNS.

AFFORDABLE ACCOMMODATION IN A LOCATION TO MATCH; PERFECT AS A FIRST HOME OR BUY-TO-LET!



GUIDE PRICE: £124,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryanco.com

PROPERTY FEATURES:

- A RECENTLY REFURBISHED PROPERTY.
- SITUATED ON A FANTASTIC SITE.
- LOCATED JUST OFF THE POPULAR & CONVENIENT DONAGHMORE ROAD.
- WITHIN STROLLING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS.
- SITTING ROOM WITH COSY OPEN FIREPLACE & BAY WINDOW.
- ENVIABLE MODERN KITCHEN.
- BATHROOM WITH ELECTRIC SHOWER OVER BATH.
- “TONGUE & GROOVE” INTERNAL DOORS.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- GENEROUS REAR GARDEN WITH PATIO AREA.
- AMPLE OFF-STREET PARKING.
- READY TO MOVE-IN & ENJOY!
- PERFECT AS AN AFFORDABLE & CONVENIENT FIRST HOME.
- GREAT AS A BUY-TO-LET.
- WILL ATTRACT SIGNIFICANT INTEREST – VIEW EARLY!





ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL. WOODEN FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:
OPEN FIREPLACE. BAY WINDOW. WOODEN FLOOR. UNDER STAIR STORAGE.





KITCHEN / DINING AREA:

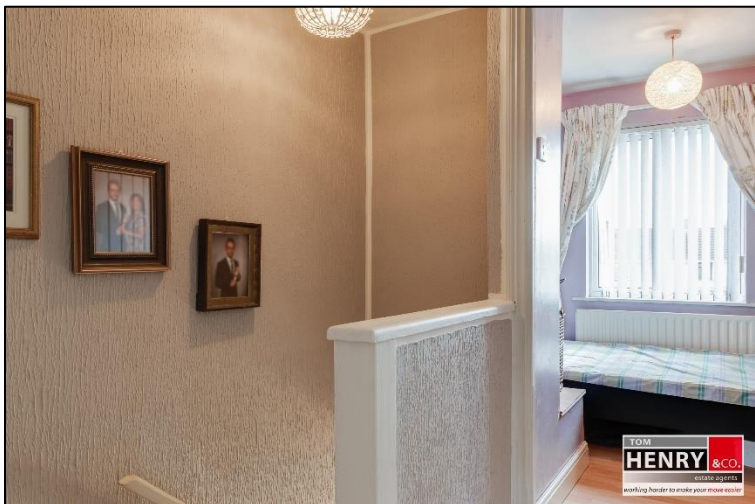
FITTED HIGH & LOW LEVEL UNITS. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED EYELEVEL OVEN. INTEGRATED HOB WITH X-FAN OVER. WINE CHILLER. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. PLUMBED FOR WASHING MACHINE. BREAKFAST BAR. TILED SPLASHBACK. TILED FLOOR. P.V.C. PANNELLING & DOWNLIGHTING TO CEILING. GLAZED FRENCH DOORS TO REAR GARDEN.





FIRST FLOOR:

STAIRS & LANDING:
CARPET.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR. BUILT-IN WARDROBE.



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BEDROOM 2:
TO REAR. CARPET TO FLOOR. HOTPRESS.



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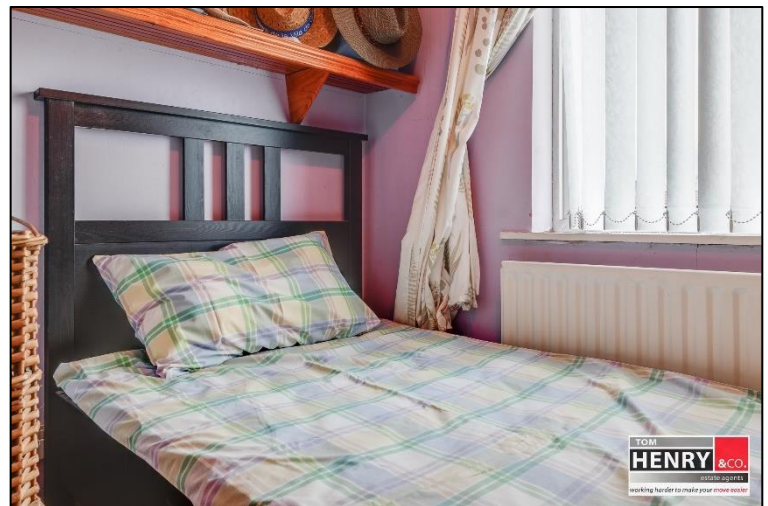


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BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



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BATHROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. BATH WITH MIXER TAP SHOWER FITTING & ELECTRIC SHOWER OVER. TOILET. TILED



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OUTSIDE:

SITUATED ON A MOST GENEROUS SITE. GARDEN TO FRONT LAID TO LAWN. OFF-STREET PARKING TO FRONT / SIDE.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	46 E	
21-38	F		
1-20	G		

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KITCHEN / DINING
3.0m x 5.7m



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(Floorplan for illustrative purposes only)

SITTING ROOM
3.4m x 4.8m



BEDROOM 2
2.3m x 4.0m

BATHROOM

BEDROOM 3
2.2m x 3.0m



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(Floorplan for illustrative purposes only)

BEDROOM 1
2.7m x 2.8m



N.B.

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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.