

**18 SHANMULLA WOODS  
BLACKWATERTOWN  
DUNGANNON  
CO. TYRONE  
BT71 7HD**



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

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## **“BEAUTIFUL IN BLACKWATERTOWN”**

### **SERIOUS HOUSE GOALS WITH THIS ENVIABLE END-OF-TERRACE HOME WITH A GENEROUS REAR GARDEN**

PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT, WHERE THE CURRENT OWNERS EXCEPTIONAL TASTE IS IMMEDIATELY APPARENT, THIS BEAUTIFUL 3 BEDROOM END-OF-TERRACE PROPERTY IS SITUATED ON A GENEROUS CORNER SITE WITH AMPLE PARKING FOR MULTIPLE VEHICLES & A PRIVATE REAR GARDEN.

BOASTING 3 BEDROOMS, A SITTING ROOM WITH A COSY OPEN FIREPLACE, A GORGEOUS KITCHEN WITH SPACE FOR DINING / ENTERTAINING, A HANDY GROUND FLOOR CLOAK W.C. AND AN ENVIABLE BATHROOM WITH A FREE STANDING BATH; THIS PROPERTY HAS BEEN RECENTLY REFURBISHED TO A VERY HIGH STANDARD AND PROVIDES A WONDERFUL OPPORTUNITY AS A “MOVE-IN READY” FIRST OR FAMILY HOME OR AS A LOW MAINTENANCE ADDITION TO EVEN THE MOST DISCERNING INVESTORS PORTFOLIO.

**“WE SINCERELY RECOMMEND EARLY VIEWING TO AVOID MISSING OUT ON THIS FABULOUS PROPERTY”**



**GUIDE PRICE: £144,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- AN END-OF-TERRACE TOWNHOUSE STYLE PROPERTY.
- PRESENTED FOR SALE IN SUPERB CONDITION THROUGHOUT.
- SITUATED ON A GENEROUS CORNER SITE.
- WITHIN WALKING DISTANCE OF PICTURESQUE BLACKWATERTOWN VILLAGE.
- ONLY A SHORT DRIVE TO MOY, BENBURB, ARMAGH & DUNGANNON.
- 3 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- BEAUTIFUL KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- ENVIABLE RECENTLY UPDATED BATHROOM WITH FREESTANDING BATH.
- WHITE INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- GOOD PROVISION OF OFF-STREET PARKING TO FRONT / SIDE.
- PRIVATE, ENCLOSED GARDEN TO REAR WITH PATIO AREA.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS; VIEW EARLY!



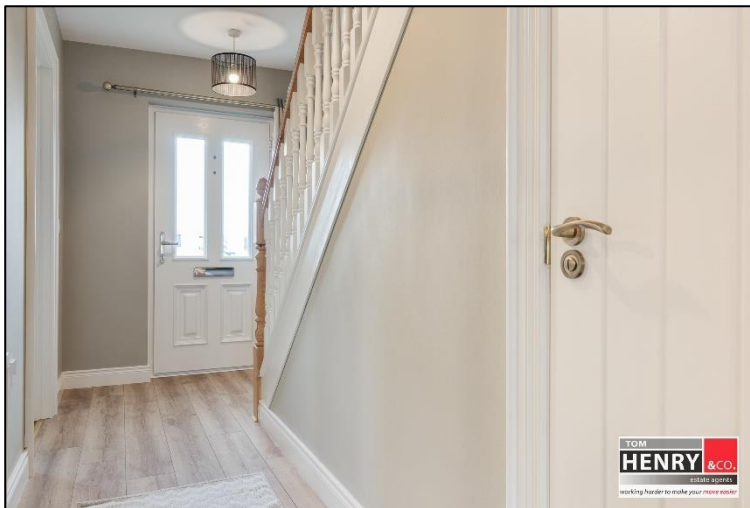


## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS. PRE-FINISHED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET RUNNER.





POWDER ROOM:  
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED FLOOR.  
X-FAN.



SITTING ROOM:  
OPEN FIREPLACE WITH TILED INSET & TILED HEARTH. FITTED STORAGE CABINET. WOODEN FLOOR.





KITCHEN / DINING AREA:  
RECENTLY UPDATED FITTED UNITS. BREAKFAST BAR WITH SPACE FOR SEATING. WOODEN PELMET HOUSING X-FAN OVER INTEGRATED GAS HOB WITH ELECTRIC UNDER OVEN. INTEGRATED FRIDGE FREEZER. CERAMIC SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. PRE-FINISHED FLOOR. U.P.V.C. DOOR WITH GLAZED PANEL TO SIDE / REAR GARDEN.







FIRST FLOOR:

STAIRS & LANDING:  
CARPET RUNNER TO STAIRS. CARPET TO LANDING. HOTPRESS: SHELVED.



BEDROOM 1:  
TO REAR. FEATURE WALL PANELLING. CARPET TO FLOOR.



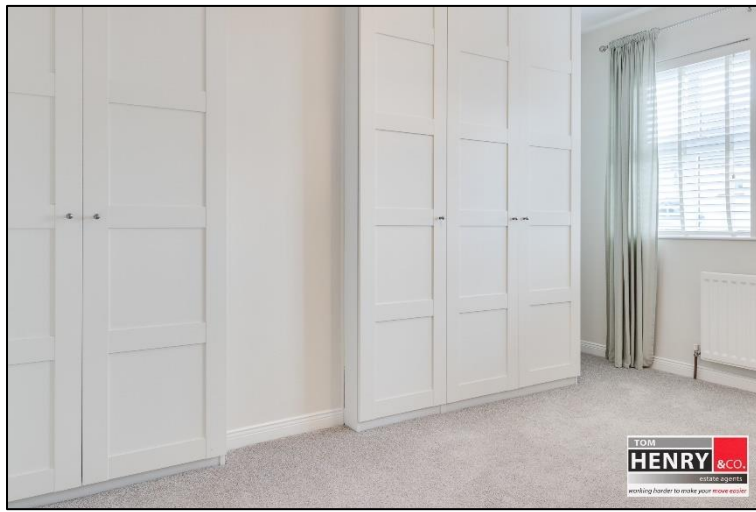




BEDROOM 2:  
TO FRONT. FITTED WARDROBES. CARPET TO FLOOR.







**BEDROOM 3:**  
TO REAR. PRE-FINISHED FLOOR.



**BATHROOM:**  
FREE-STANDING BATH WITH MIXER TAP FITTING & SHOWER OVER. SINK IN VANITY UNIT WITH MIXER TAP FITTING. TOILET WITH DISPLAY SHELF OVER. SOME WALL TILING. TILED FLOOR.







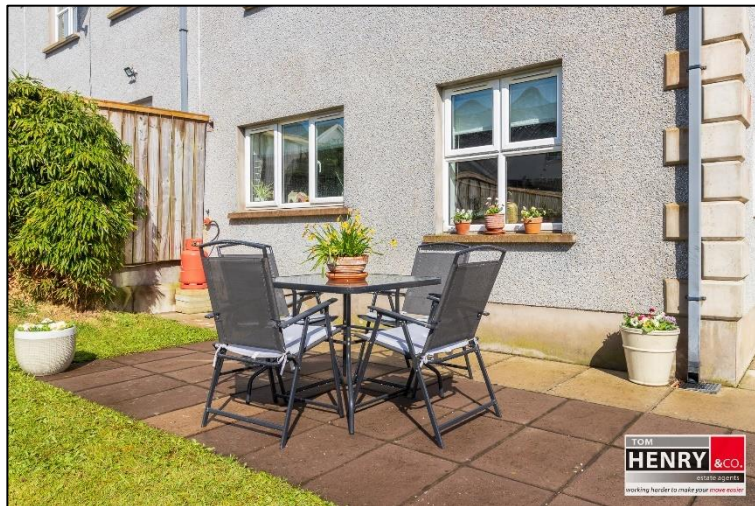
## OUTSIDE:

TARMAC PARKING TO FRONT / SIDE. GARDEN TO FRONT & SIDE LAID TO LAWN WITH SHRUBS. SLABBED AREA TO SIDE FOR BIN STORAGE, ETC. OUTSIDE WATER TAP.

ENCLOSED GARDEN TO REAR LAID TO LAWN WITH SHRUBS / HEDGING. PAVED PATIO AREA.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

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**FLOORPLANS FOR I.D. PURPOSES ONLY.**



KITCHEN / DINING  
3.3m x 5.5m

SITTING ROOM  
4.4m x 3.3m

W.C.



**18 Shanmulla Woods**  
**Blackwatertown, Dungannon, BT71 7HD**

*(Floorplan for illustrative purposes only)*



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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.**