

**3 RIVERDALE
TAMNAMORE
DUNGANNON
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*working harder to make your **move easier***

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AN IMMACULATE BUNGALOW IN COMMUTER CONVENIENT TAMNAMORE

PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT, THIS DETACHED BUNGALOW AFFORDS THE FORTUNATE PURCHASER AN OPPORTUNITY TO ACQUIRE A "JUST MOVE-IN" HOME THAT IS SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS, FAMILIES & THOSE REQUIRING ACCOMMODATION ON ONE LEVEL ALIKE.

SITUATED ON A GENEROUS SITE WITHIN THIS QUIET & ESTABLISHED RESIDENTIAL DEVELOPMENT, ONLY MOMENTS BY CAR TO JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING AND WITHIN WALKING DISTANCE OF LOCAL SHOPS & THE TRANSLINK PARK & RIDE FACILITY, THIS BUNGALOW BOASTS 3 DOUBLE BEDROOMS, A GARAGE & A FANTASTIC REAR GARDEN.

PROPERTY WITHIN THIS SOUGHT-AFTER DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST, THUS WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT!



OFFERS OVER: £229,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

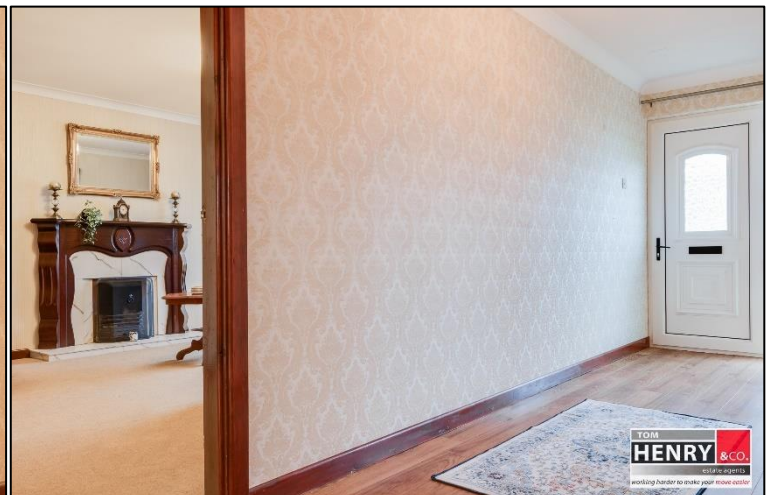
- AN IMMACULATE DETACHED BUNGALOW.
- OFFERING SPACIOUS & VERSATILE ACCOMMODATION.
- SITUATED ON A GENEROUS SITE WITH A GREAT REAR GARDEN.
- QUIET, ESTABLISHED & SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.
- COMMUTER CONVENIENT LOCATION; MINUTES TO THE M1 INTERSECTION.
- WITHIN WALKING DISTANCE OF PARK & RIDE, LOCAL SHOPS, ETC.
- 3 DOUBLE BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE / BAY WINDOW.
- KITCHEN WITH SPACE FOR CASUAL DINING / PART OPEN TO FURTHER DINING / LIVING AREA.
- SEPARATE UTILITY ROOM.
- BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- P.V.C. CLADDING TO FASCIA.
- ALARM SYSTEM.
- ROOF SPACE WITH PULL-DOWN LADDER FOR STORAGE.
- OFF-STREET PARKING TO FRONT.
- INTEGRAL GARAGE.
- PRIVATE GARDEN TO REAR LAID TO LAWN, PATIO AREA & MATURE SHRUBS.
- SURE TO APPEAL TO THE DISCERNING FIRST-TIME BUYER.
- WOULD ALSO MAKE A GREAT FAMILY HOME OR FOR THOSE REQUIRING ACCOMMODATION WITHOUT STAIRS.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. P.V.C. EXTERNAL DOOR WITH BEVELLED GLAZED PANEL & SIDE PANEL. COVING & CENTRE PIECE TO CEILING. PRE-FINISHED FLOOR. CLOAK CUPBOARD: SHELF & HANGING SPACE.



SITTING ROOM:

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. BAY WINDOW. COVING & CENTRE PIECE TO CEILING. OPEN FIREPLACE WITH MAHOGANY MANTLE & SURROUND OVER MARBLE HEARTH WITH DOMESTIC BACK BOILER. CARPET TO FLOOR. LIGHT ON DIMMER SWITCH.



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KITCHEN / CASUAL DINING AREA:

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. DISPLAY SHELVING. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER. SPACE FOR DISHWASHER. SPACE FOR FRIDGE. BREAKFAST BAR WITH SPACE FOR CASUAL DINING. TILED BETWEEN UNITS. TILED FLOOR. PART OPEN TO DINING ROOM / LIVING AREA.



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DINING ROOM / LIVING AREA:
PRE-FINISHED FLOOR. SLIDING GLAZED PATIO DOOR TO REAR GARDEN.





UTILITY ROOM:

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



INTEGRAL GARAGE:

REMOTE ROLL-UP DOOR. ELECTRIC LIGHT. POWER POINTS. OIL FIRED CENTRAL HEATING BURNER.

**HOTPRESS:
SHELVED.**



BEDROOM 1:
TO REAR. CARPET TO FLOOR.



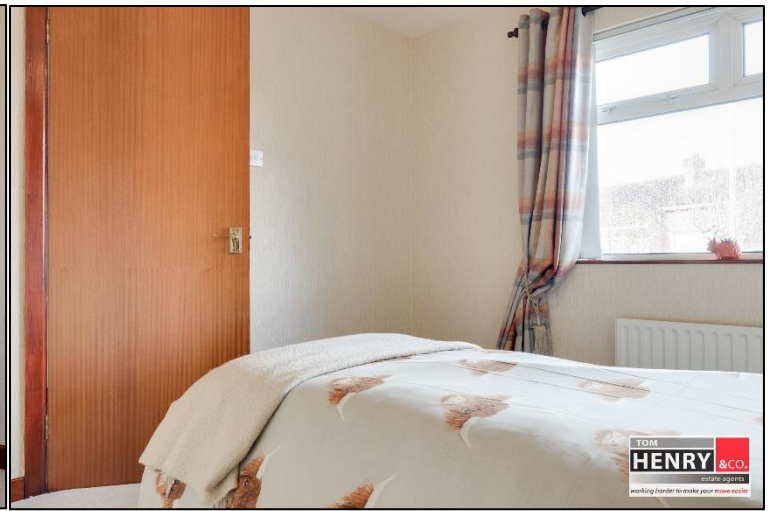
BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.





BEDROOM 3:
TO FRONT. CARPET TO FLOOR.





BATHROOM:

TOILET. WASH HAND BASIN. ELECTRIC SHOWER. PART TILED WALLS. TILED FLOOR. X-FAN.



ATTIC:

ACCESSED VIA PULL-DOWN LADDER. PART FLOORED FOR STORAGE. ELECTRIC LIGHT.

OUTSIDE:

TARMAC DRIVEWAY / PARKING TO FRONT TO GARAGE.

GARDEN TO FRONT & SIDES LAID TO LAWNS WITH SHRUBS.

PRIVATE, ENCLOSED GARDEN TO REAR. PAVED PATIO AREA. OUTSIDE WATER TAP. GARDEN LAID TO LAWNS WITH SHRUBS. GARDEN SHED.

FLOORPLANS FOR I.D. PURPOSES ONLY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	53 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?

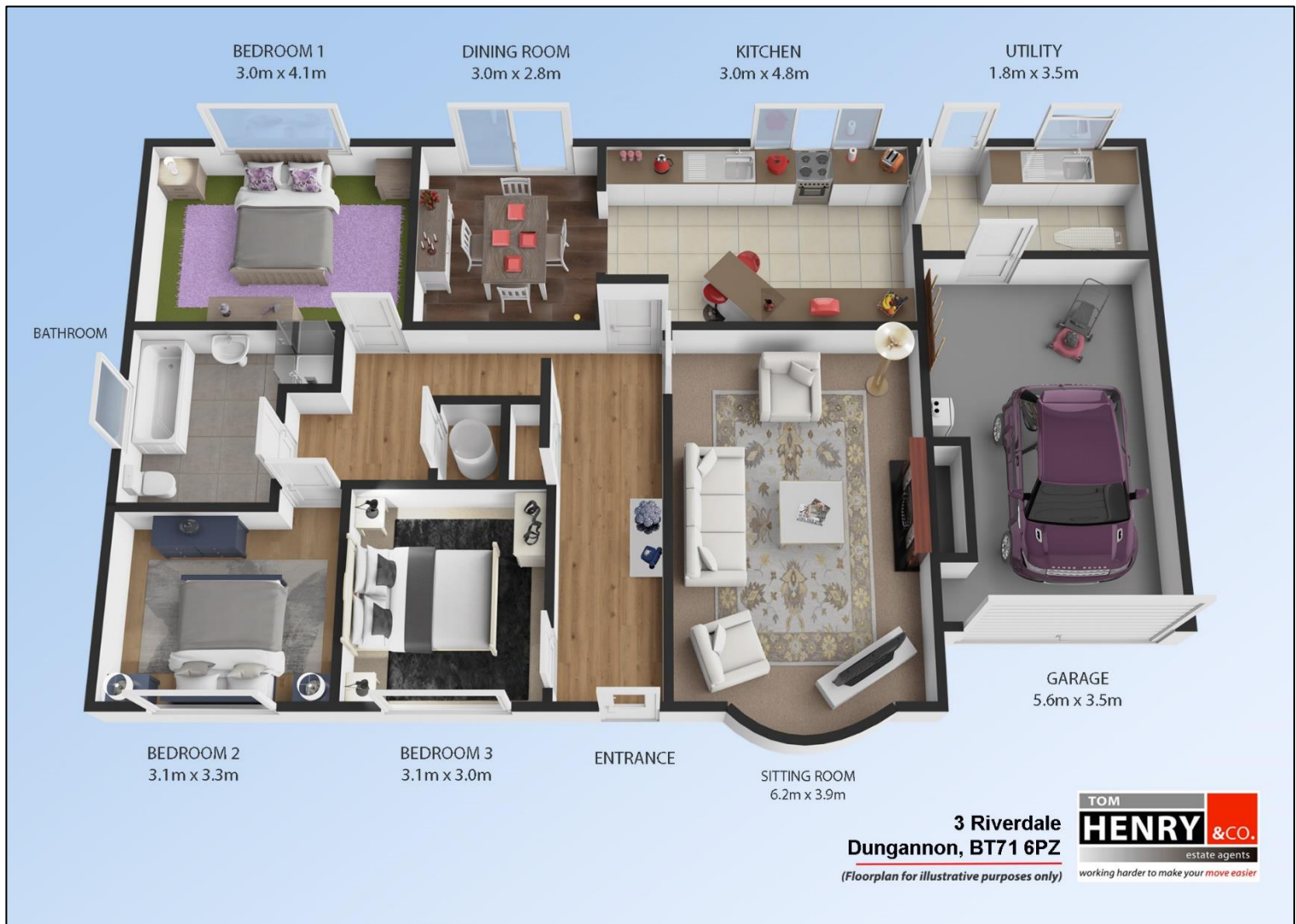
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Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > 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.