

**3 KILLYMADDY TERRACE
KILLYMADDY
DUNGANNON
CO. TYRONE
BT70 1TE**



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

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A DETACHED ORLIT STYLE DWELLING ON A PROMINENT SITE WITH A DETACHED GARAGE

NOT SUITABLE FOR MORTGAGE / LENDING – ORLIT CONSTRUCTION

PRESENTED FOR SALE IN IMMACULATE, “READY TO OCCUPY” CONDITION THROUGHOUT, THIS DETACHED, 3 BEDROOM PROPERTY IS OF “ORLIT” CONSTRUCTION & IS SITUATED ON A GENEROUS & PROMINENT SITE WITH ROAD FRONTAGE TO THE B34 FOR CONVENIENT COMMUTING TO BALLYGAWLEY, AUGHNACLOY, DUNGANNON OR FURTHER AFIELD.

BOASTING COMFORTABLE ACCOMMODATION INCLUDING A RECENTLY UPDATED KITCHEN & SHOWER ROOM PLUS A DETACHED GARAGE, THIS PROPERTY WOULD MAKE A COMFORTABLE HOME FOR OWNER OCCUPATION, A SUPERB BUY-TO-LET INVESTMENT OR MAY HAVE FUTURE VALUE AS A SITE FOR A REPLACEMENT DWELLING SUBJECT TO PLANNING PERMISSION.

THIS UNIQUE LOT IS SURE TO APPEAL TO MANY SECTORS!



OFFERS OVER: £99,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A DETACHED PROPERTY OF ORLIT CONSTRUCTION.
- NOT SUITABLE FOR MORTGAGE.
- POPULAR, COMMUTER CONVENIENT LOCATION.
- SUPERB ACCESS TO THE A4 BYPASS.
- LOCAL SHOPS CLOSE BY.
- SITUATED ON A PROMINENT, GENEROUS SITE
- SITE APPROX. 0.11 ACRES.
- DETACHED GARAGE / UTILITY STORE.
- 3 BEDROOMS.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- ATTRACTIVE KITCHEN.
- RECENTLY UPDATED SHOWER ROOM.
- WHITE INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- MAJORITY DOUBLE GLAZED WINDOWS.
- GENEROUS GARDENS TO FRONT & REAR LAID TO LAWNS.
- OFF-STREET PARKING TO FRONT / SIDE.
- SURE TO APPEAL AS A COMFORTABLE HOME.
- WOULD ALSO MAKE A GREAT BUY-TO-LET.
- MAY HAVE FUTURE REDEVELOPMENT POTENTIAL FOR A REPLACEMENT DWELLING SUBJECT TO PLANNING PERMISSION.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. TILED FLOOR.



SITTING ROOM:
GLASS FRONTED CAST IRON STOVE WITH SLATE HEARTH. PRE-FINISHED FLOOR. HOTPRESS.



KITCHEN:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. TILED SPLASH BACK. TILED FLOOR.



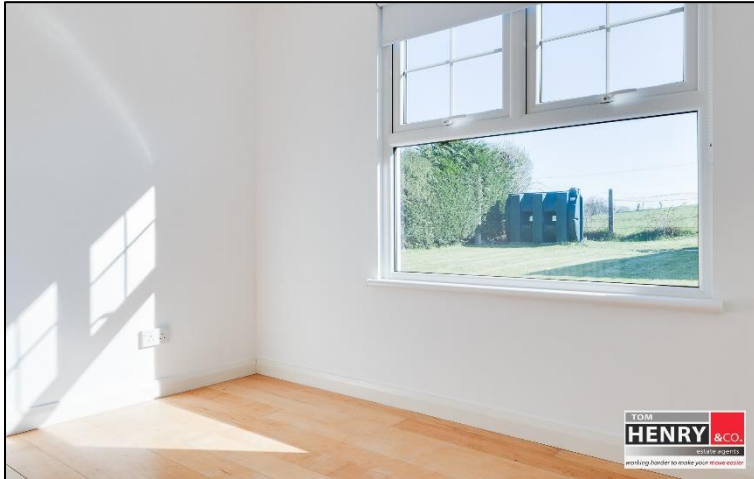


BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR.





BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



SHOWER ROOM:
ELECTRIC SHOWER. WASH HAND BASIN. TOILET. HEATED TOWEL RAIL. U.P.V.C. CLADDING TO WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

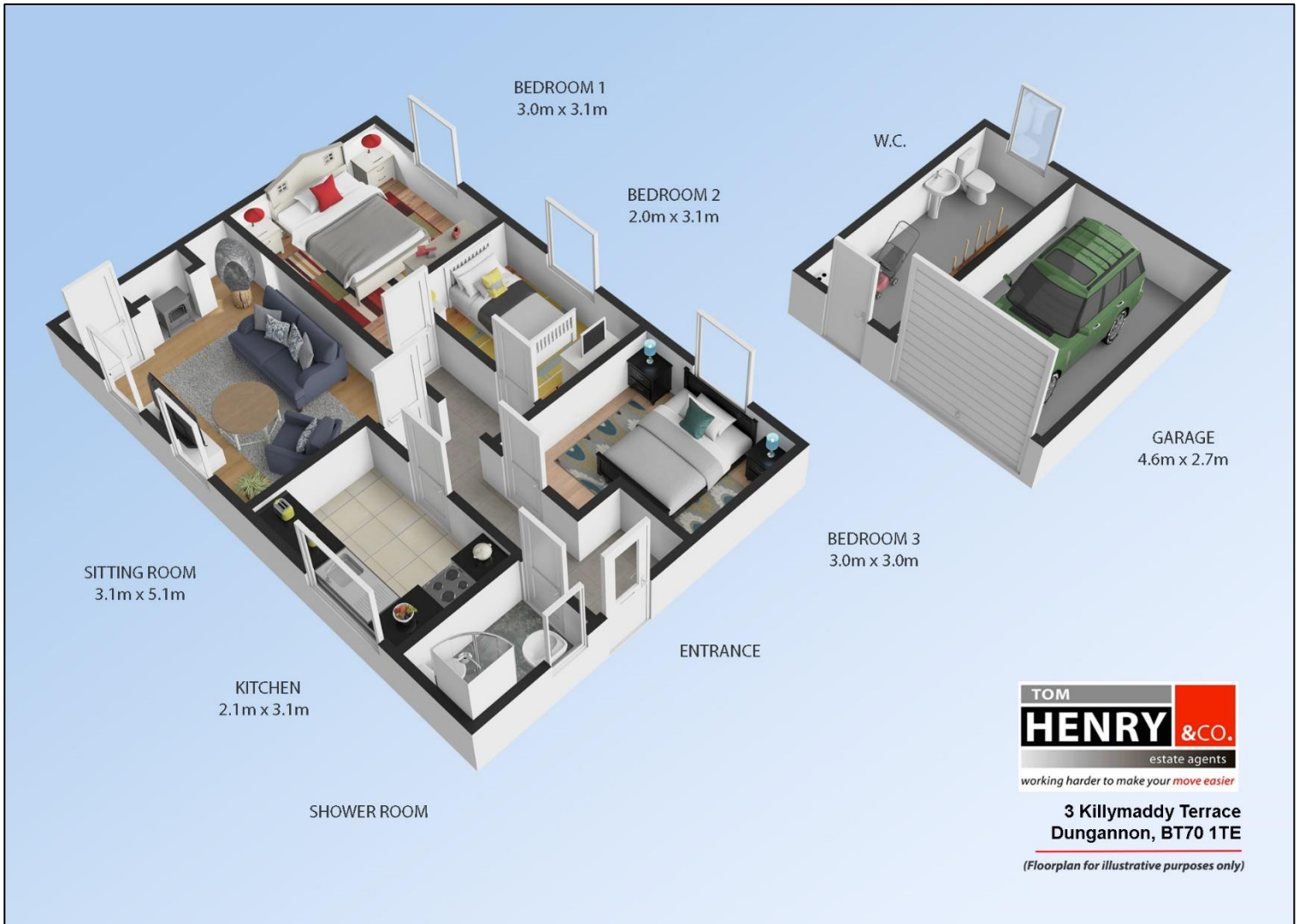
PILLARED & GATED ENTRANCE. GARDEN TO FRONT LAID TO LAWN. DRIVEWAY TO FRONT & SIDE.

GARAGE: ELECTRIC LIGHT & POWER POINT.

UTILITY STORE: TOILET. WASH HAND BASIN. PLUMBED FOR WASHING MACHINE. POWER POINTS. CENTRAL HEATING BURNER.

GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.





3 Killymaddy Terrace
Dungannon, BT70 1TE

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F	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.