

**18 TREWMOUNT ROAD
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6RL**



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

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TREMENDOUS ON THE TREWMOUNT ROAD

AN IMMACULATE DETACHED BUNGALOW SITUATED ON A PRIME SITE IN POPULAR KILLYMAN.

SITUATED ON A PRIME, GENEROUS & MATURE SITE EXTENDING TO APPROX. 0.23 ACRES WITH EXCEPITIONALLY WELL-STOCKED GARDENS, AMPLE OFF-STREET PARKING, A GARAGE & WORKSHOP, ALL IN THIS MOST DESIRABLE & COMMUTER CONVENIENT VILLAGE LOCATION, NUMBER 18 TREWMOUNT ROAD PRESENTS AN OPPORTUNITY THAT IS SURE TO APPEAL TO FAMILIES & THOSE REQUIRING LIVING ACCOMMODATION ON ONE LEVEL ALIKE.

EQUALLY SPACIOUS, VERSATILE & WELL-PRESENTED INTERNALLY, THE PROPERTY BOASTS 3 DOUBLE BEDROOMS & 2 RECEPTION ROOMS, ALL WITHIN STROLLING DISTANCE OF LOCAL PRIMARY SCHOOLS, THE VILLAGE SHOP AND ONLY MINUTES BY CAR TO MOY, DUNGANNON & JUNCTION 14 OF THE M1 INTERSECTION, THIS IS A PROPERTY PROPOSITION NOT TO BE MISSED...



OFFERS OVER: £244,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A WELL-PRESENTED, DETACHED BUNGALOW.
- LOCATED ON THE HIGHLY SOUGHT-AFTER TREWMOUNT ROAD.
- ONLY A STROLL TO LOCAL PRIMARY SCHOOLS & VILLAGE SHOP.
- SITUATED ON A PRIME, GENEROUS SITE EXTENDING TO C. 0.23 ACRES.
- BEAUTIFUL WELL-STOCKED, MATURING GARDENS.
- 3 DOUBLE BEDROOMS; POTENTIAL FOR 4TH IF REQUIRED.
- 2 RECEPTION ROOMS; SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR CASUAL DINING.
- SEPARATE UTILITY ROOM.
- RECENTLY UPDATED BATHROOM.
- 4 PANEL INTERNAL DOORS; SOME WITH BEAUTIFUL LEADED GLASS PANELS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- DETACHED GARAGE & WORKSHOP.
- PRIVATE REAR GARDEN WITH PATIO AREA & GARDEN ROOM / SUNHOUSE.
- ROOF SPACE WITH GABLE WINDOW; MAY HAVE POTENTIAL FOR FURTHER ACCOMMODATION SUBJECT TO REQUIRED CONSENTS.
- SURE TO APPEAL TO A WIDE RANGE OF PROSPECTIVE PURCHASERS.
- WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.





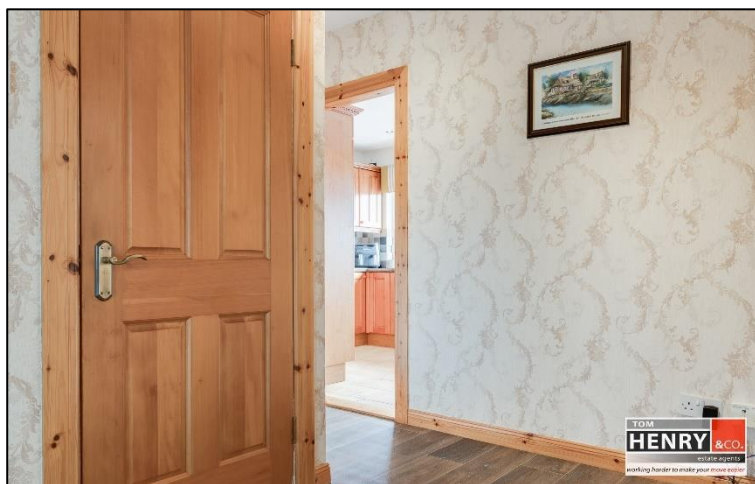
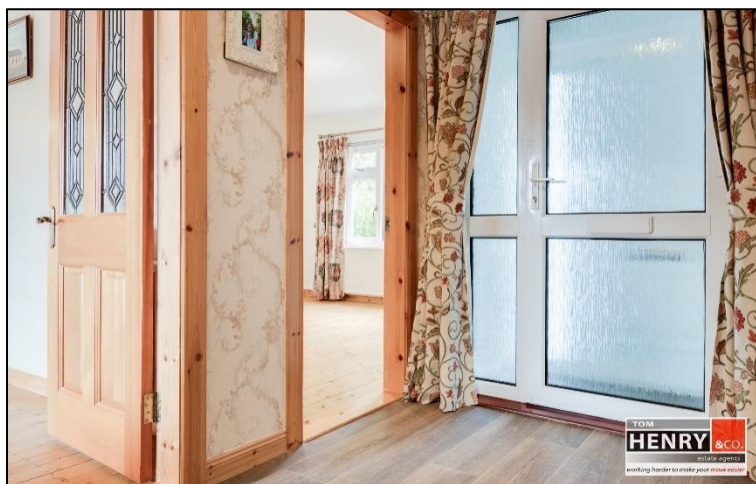
ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

TILED STEP. OUTSIDE LIGHT. U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANEL. TILED FLOOR.

ENTRANCE HALL:

U.P.V.C. DOOR WITH GLAZED PANELS & SIDE PANELS. PRE-FINISHED FLOOR. CLOAK STORAGE.



LIVING ROOM:

OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER GRANITE HEARTH. PLEASANT VIEW TO REAR GARDEN. WALL LIGHTS. CENTRE LIGHT ON DIMMER SWITCH. WOODEN FLOOR.





SITTING ROOM / POTENTIAL 4TH BEDROOM:
WOODEN FLOOR.



KITCHEN / DINING AREA:
FITTED HIGH & LOW LEVEL UNITS. DRESSER TYPE UNIT WITH ILLUMINATED GLAZED DISPLAY CABINETS. BREAKFAST BAR. S.S. DOUBLE SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. INTEGRATED DISHWASHER. SPACE FOR FRIDGE FREEZER. TILED SPLASH BACK. DOWN LIGHTING TO CEILING. TILED FLOOR. U.P.V.C. STABLE TYPE EXTERNAL DOOR TO STEPS DOWN TO REAR OF PROPERTY.





BEDROOM 1:
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 2:
TO FRONT. BUILT-IN WARDROBE. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.





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BATHROOM:

RECENTLY UPDATED. BATH WITH DUAL HEADED SHOWER OVER. SINK IN VANITY UNIT WITH MIXER TAP FITTING & MIRROR OVER. TOILET. SOME WALL TILING. TILED FLOOR. HEATED TOWEL RAIL. DOWN LIGHTING TO CEILING. X-FAN. LINEN CUPBOARD.



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ROOF SPACE:

ACCESS VIA PULL-DOWN STEPS. PART FLOORED FOR STORAGE. GABLE WINDOW. POTENTIAL FOR FURTHER ACCOMMODATION; SUBJECT TO STATUTORY CONSENTS.

OUTSIDE:

GENEROUS TARMAC DRIVE & PARKING TO FRONT / SIDE.

GARDEN TO FRONT LAID TO LAWN WITH BARKED MATURE SHRUB & FLOWER BEDS.

ENCLOSED AREA TO REAR. TARMAC & GRAVEL PARKING AREA. MATURE SHRUB BED. OUTSIDE WATER TAP. STORAGE UNDER STEPS.

UTILITY ROOM:

LOWER GROUND LEVEL. FITTED UNITS. S.S. SINK & DRAINER. TILED FLOOR.

STORE / BOILER ROOM:

PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. CENTRAL HEATING BURNER.

WORKSHOP / SHED / GARAGE / STORE:

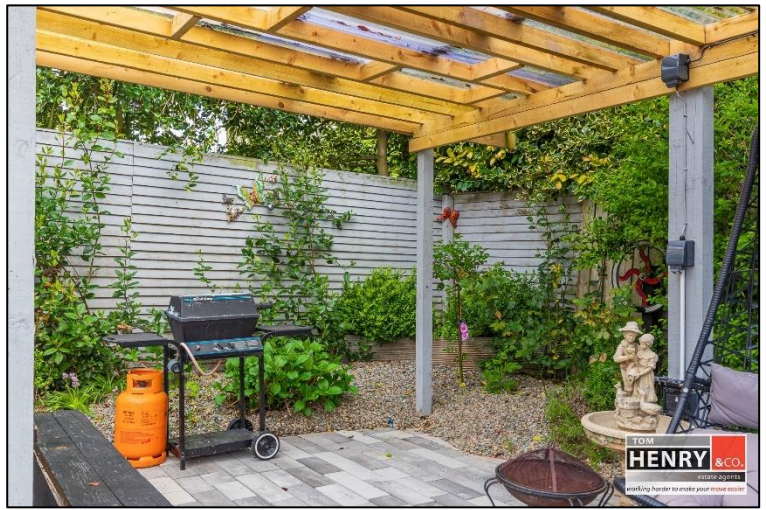
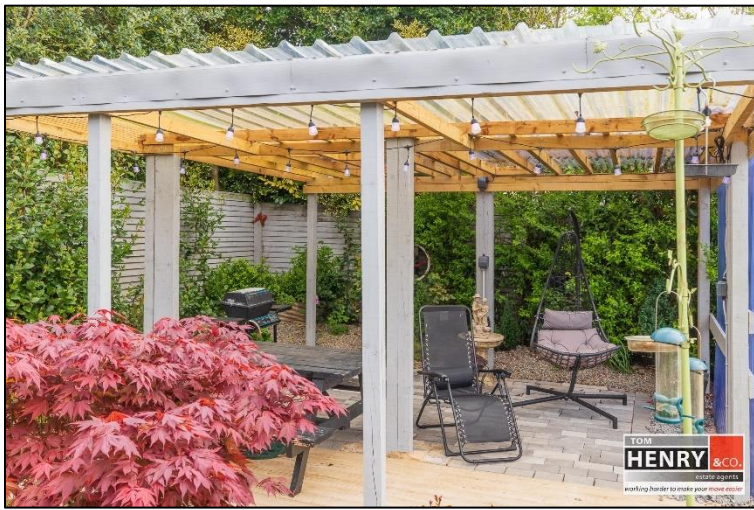
WOODEN DOORS. ELECTRIC LIGHTS & POWER POINTS.

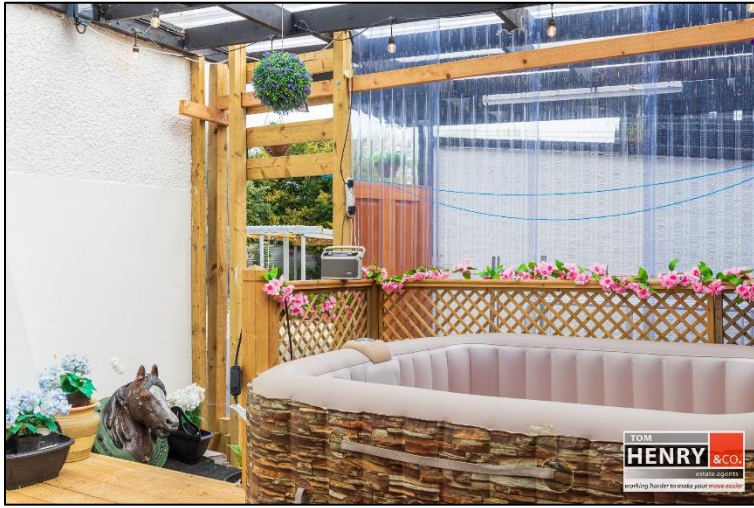
COVERED LOG AREA. COVERED BBQ AREA. DECKED AREA. FLOWER BEDS.

GARDEN ROOM TO SIDE WITH SPACE FOR HOT TUB.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	34 F	
1-20	G		

Thinking of selling or renting your home?



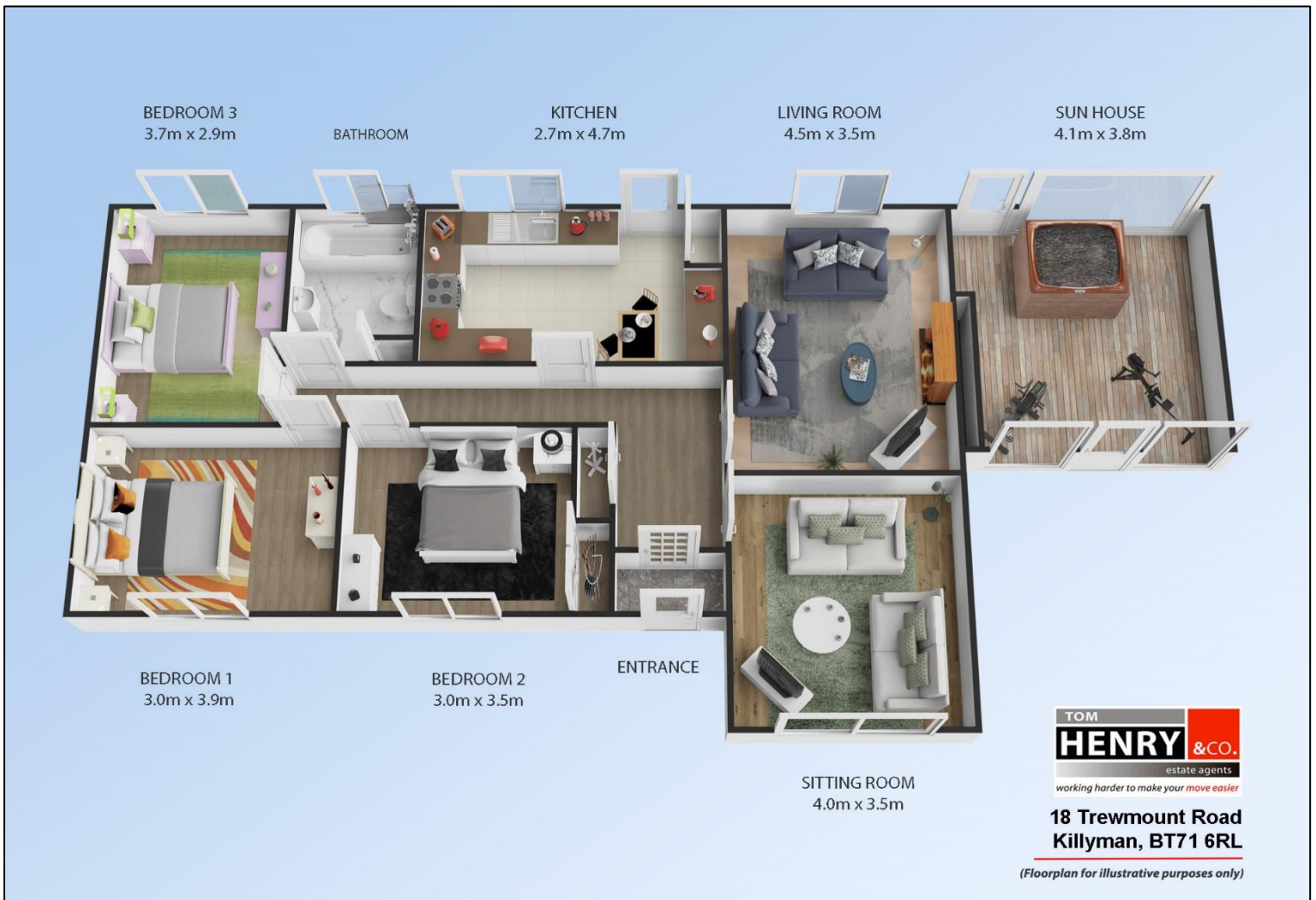
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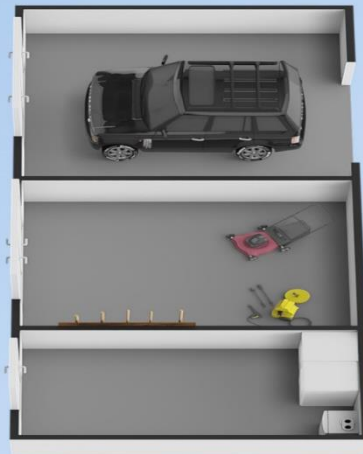
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FLOORPLANS FOR I.D. PURPOSES ONLY.



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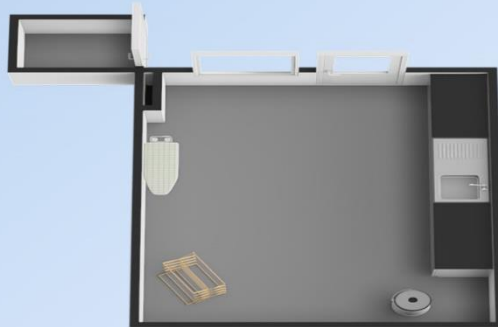
(Floorplan for illustrative purposes only)



GARAGE / STORE
3.6m x 3.6m

WORKSHOP / SHED
3.0m x 3.6m

STORE / BOILER
2.1m x 3.6m



UTILITY
4.5m x 3.5m



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(Floorplan for illustrative purposes only)

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.