

**4 CRANEBROOK TERRACE  
BALLYNAKILLY  
DUNGANNON  
CO. TYRONE  
BT71 6JQ**



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

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**COMFORTABLE WITH COMMUTER CONVENIENCE AT CRANEBROOK TERRACE**

**A WELL-MAINTAINED & DECEPTIVELY SPACIOUS MID-TERRACE PROPERTY IN THE POPULAR HAMLET OF BALLYNAKILLY**

PROVIDING DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION, THIS WELL-MAINTAINED, MID-TERRACE PROPERTY IS PRESENTED FOR SALE BY ITS CURRENT OWNERS TO A COMFORTABLE STANDARD THROUGHOUT & ENJOYS A PLEASANT POSITION FRONTING THE SEMI-RURAL COASH ROAD IN THE QUIET HAMLET OF BALLYNAKILLY, YET IS ONLY MINUTES BY CAR TO DUNGANNON, COALISLAND & JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.

BOASTING 3 BEDROOMS, ALL WITH FITTED FURNITURE, A GENEROUS KITCHEN & SITTING ROOM & LOW MAINTENANCE GARDENS, THIS AFFORDABLE PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS; IF YOU ARE A FIRST-TIME BUYER, SOMEONE SEEKING TO RIGHT-SIZE OR A DISCERNING INVESTOR, THIS PROPOSITION SHOULD BE ON YOUR VIEWING LIST!



**GUIDE PRICE: £94,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A MID-TERRACE PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- LOCATED IN THE QUIET HAMLET OF BALLYNAKILLY.
- ONLY MINUTES BY CAR TO DUNGANNON, COALISLAND & THE M1.
- 3 BEDROOMS; ALL WITH FITTED FURNITURE.
- SPACIOUS SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM / CLOAK ROOM.
- SHOWER ROOM WITH 3 PIECE SUITE.
- WINDOW COVERINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- LOW MAINTENANCE GARDENS WITH SHED INCLUDED IN SALE.
- AN AFFORDABLE & COMMUTER CONVENIENT PROPERTY.
- SURE TO ATTRACT A HIGH LEVEL OF INTEREST; VIEW EARLY!





## ACCOMMODATION IN BRIEF...

### ENTRANCE HALL:

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

### UTILITY ROOM / CLOAK ROOM:

WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. TOILET. PLUMBED FOR A.M.W. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN.



### KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. LEADED GLASS DISPLAY UNIT. UNDER UNIT LIGHTING. SPACE FOR FRIDGE FREEZER (INCLUDED). SPACE FOR COOKER (INCLUDED) WITH X-FAN OVER. TILED SPLASH BACK. PART WOODEN PANNELLING TO WALL. WOODEN CEILING. TILED FLOOR.





HOTPRESS:  
UNDERSTAIRS WITH STORAGE.

SITTING ROOM:  
ARCH FROM KITCHEN & DOOR FROM REAR HALL. OPEN FIREPLACE WITH TIMBER MANTLE OVER MARBLE SURROUND. WOODEN FLOOR. WALL  
& CENTRE LIGHTS. FRENCH DOORS TO REAR GARDEN.





FIRST FLOOR:

STAIRS & LANDING:  
CARPET. WOODEN CEILING.



BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR. FITTED FURNITURE TO INCLUDE; WARDROBES, DISPLAY SHELVING & HEADBOARD. BUILT-IN CUPBOARD.





BEDROOM 2:  
TO REAR. FITTED FURNITURE TO INCLUDE; WARDROBES, DISPLAY SHELVING & HEADBOARD. BUILT-IN CUPBOARD.

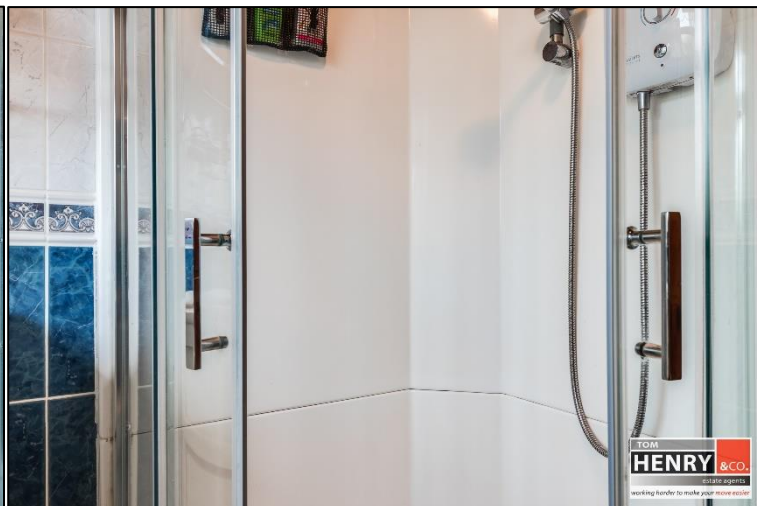


BEDROOM 3:  
TO REAR. FITTED FURNITURE TO INCLUDE; WARDROBE, DRAWERS & HAT BOXES.





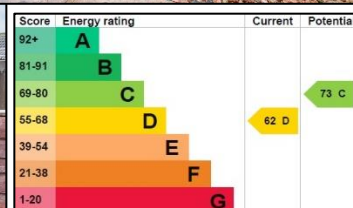
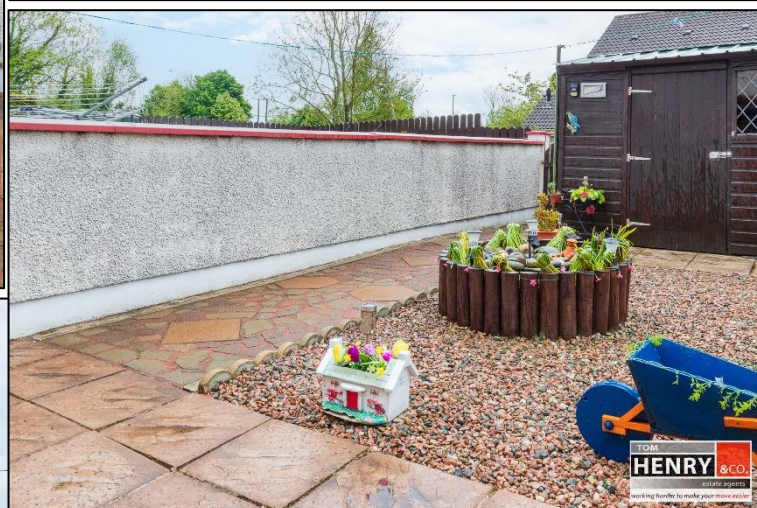
POD TYPE ENCLOSURE WITH ELECTRIC SHOWER. TOILET. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. TILED WALLS. TILED FLOOR. WOODEN CEILING. X-FAN.



**OUTSIDE:**

ENCLOSED GRAVELLED PATIO AREA TO FRONT.

ENCLOSED GARDEN TO REAR WITH SLABBED PATIO AREA. GRAVELLED PATIO AREA. GARDEN SHED WITH ELECTRIC LIGHT & POWER POINTS.



**Thinking of selling or renting your home?**

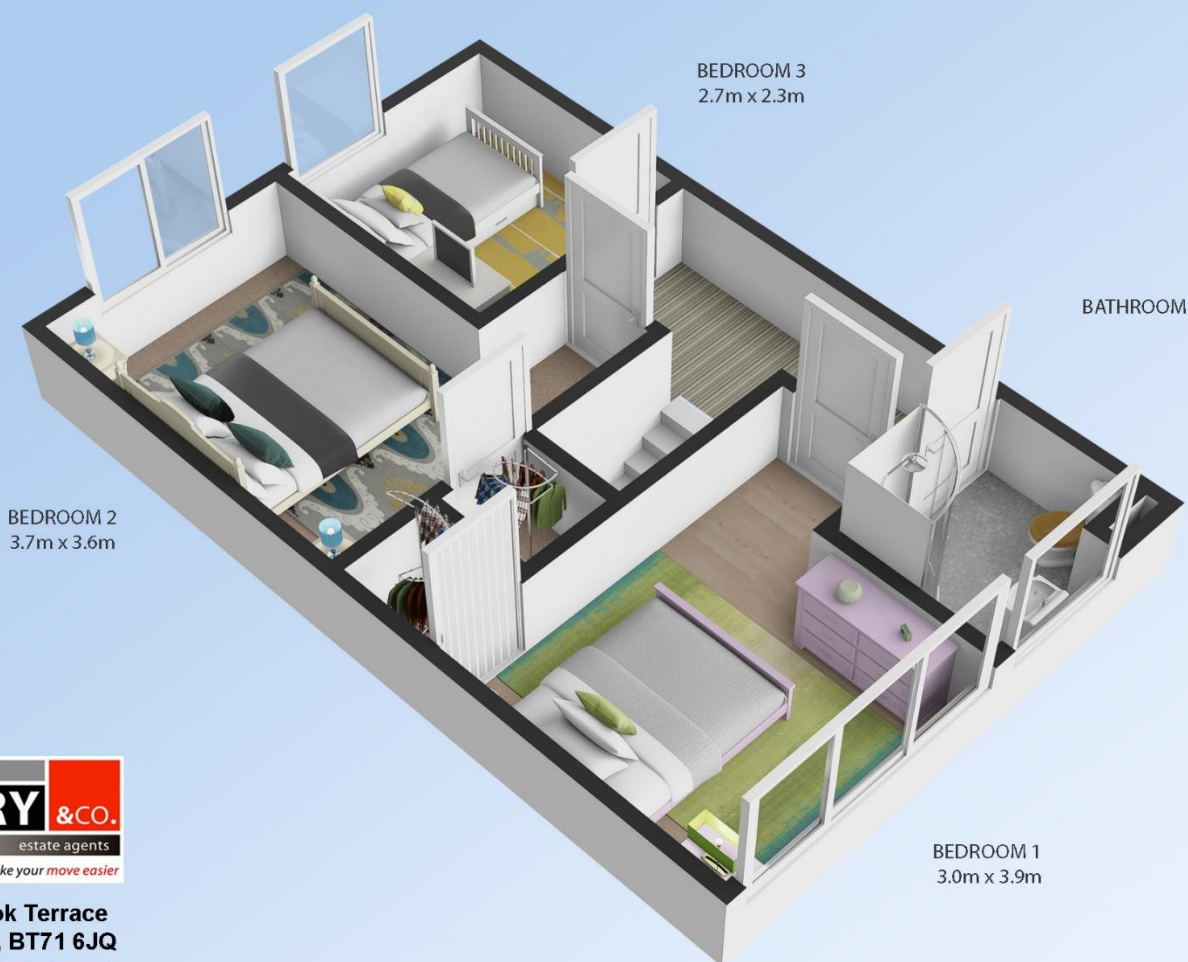


**Want to know what your property is worth?**

- > **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.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE







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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.**