

**6 GLEANNISEAL
CABRAGH
DUNGANNON
CO. TYRONE
BT70 3BE**



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

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"GORGEOUS AT GLEANNISEAL"

A WELL-PROPORTIONED HOME BOASTING 3 DOUBLE BEDROOMS & AN INTEGRAL GARAGE

TOM HENRY & COMPANY ARE PLEASED TO OFFER TO THE MARKET THIS FANTASTIC SEMI-DETACHED PROPERTY THAT IS SURE TO APPEAL AS A "JUST MOVE-IN" FAMILY HOME OR TO FIRST-TIME BUYERS ALIKE.

ENJOYING AN ATTRACTIVE CORNER SITE IN THIS POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT, THIS PROPERTY IS CENTRALLY LOCATED JUST OFF THE A4 AND IS CONVENIENT TO LOCAL SCHOOLS, SHOPS, RECREATIONAL & COMMUNITY FACILITIES AND HAS COMMUTER CONVENIENCE FOR TRAVEL TO DUNGANNON, OMAGH OR FURTHER AFIELD.

OFFERING WELL-PROPORTIONED, VERSATILE & IMMACULATELY PRESENTED ACCOMMODATION THIS ONE IS SURE TO ATTRACT STRONG INTEREST...

WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.



GUIDE PRICE: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES:

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- SITUATED ON A GOOD CORNER SITE.
- POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- CONVENIENT TO LOCAL SHOPS, SCHOOLS, ETC.
- GOOD ACCESS TO THE MAIN ROAD NETWORK FOR COMMUTING TO DUNGANNON, OMAGH OR FURTHER AFIELD.
- 3 GENEROUS BEDROOMS; 2 WITH FITTED STORAGE.
- MASTER BEDROOM ENSUITE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BEAUTIFUL BATHROOM WITH 4 PIECE SUITE INCLUDING SLIPPER STYLE BATH.
- INTEGRAL GARAGE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- LIGHT FITTINGS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- PRESSURISED WATER SYSTEM.
- CLADDING TO FASCIA & SOFFITS.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH LEADED GLASS TOP PANEL & GLASS FAN LIGHT. TILED FLOOR. SHELVED HOTPRESS. UNDER STAIR STORAGE. STAIRS TO FIRST FLOOR WITH CARPET.



SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND. PRE-FINISHED FLOOR. WALL & CENTRE LIGHT POINTS.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. ILLUMINATED GLASS DISPLAY UNIT. INTEGRATED GAS HOB WITH ELECTRIC UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. FRENCH DOORS TO REAR GARDEN.





UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASHBACK. TILED FLOOR. X-FAN. DOOR TO INTEGRAL GARAGE.

POWDER ROOM:

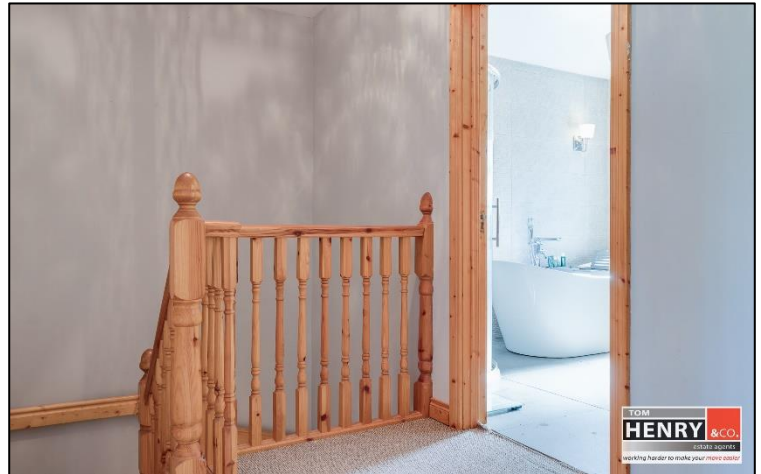
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. TILED WALLS. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR.



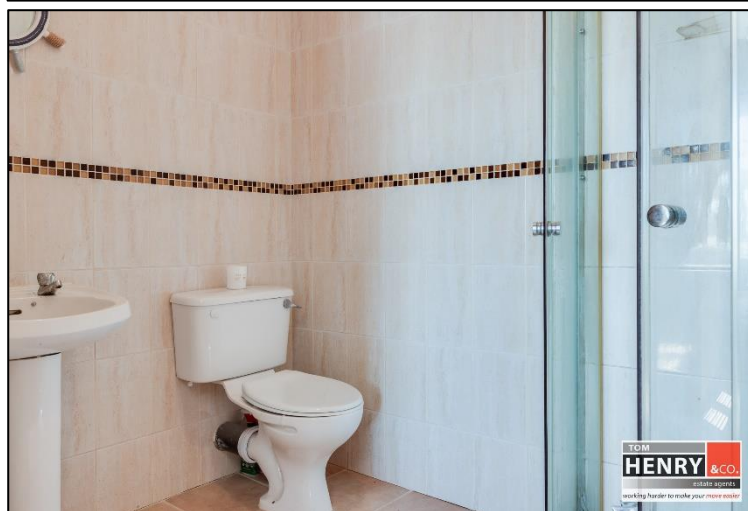
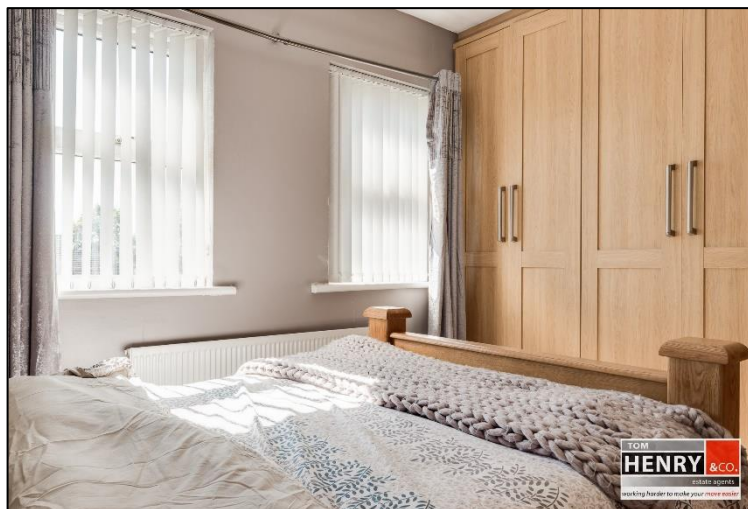
BEDROOM 1:

TO REAR. CARPET TO FLOOR. WALL LENGTH FITTED WARDROBES.

ENSUITE:

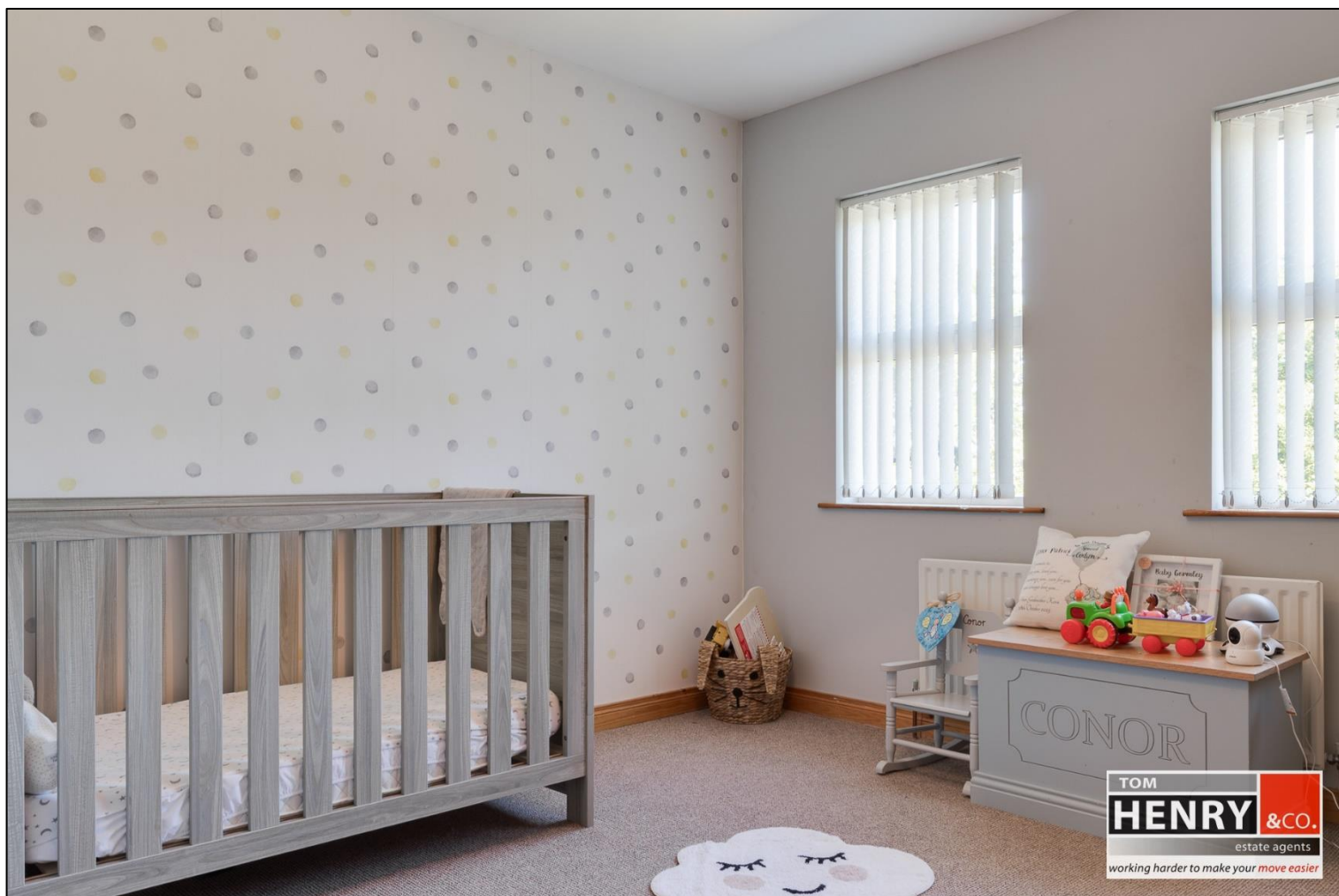
WASH HAND BASIN. TOILET. ELECTRIC SHOWER. TILED WALLS. TILED FLOOR. X-FAN.





BEDROOM 2:

TO FRONT. CARPET TO FLOOR. FITTED WARDROBE WITH SHELVED & HANGING SPACE.





BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:
4 PIECE SUITE. SLIPPER BATH WITH HANDHELD SHOWER FITTING. HIS & HERS SINKS IN VANITY UNIT WITH MIXER TAP FITTINGS. TOILET. SHOWER. WALL & CEILING LIGHTING. TILED WALLS. TILED FLOOR. X-FAN.



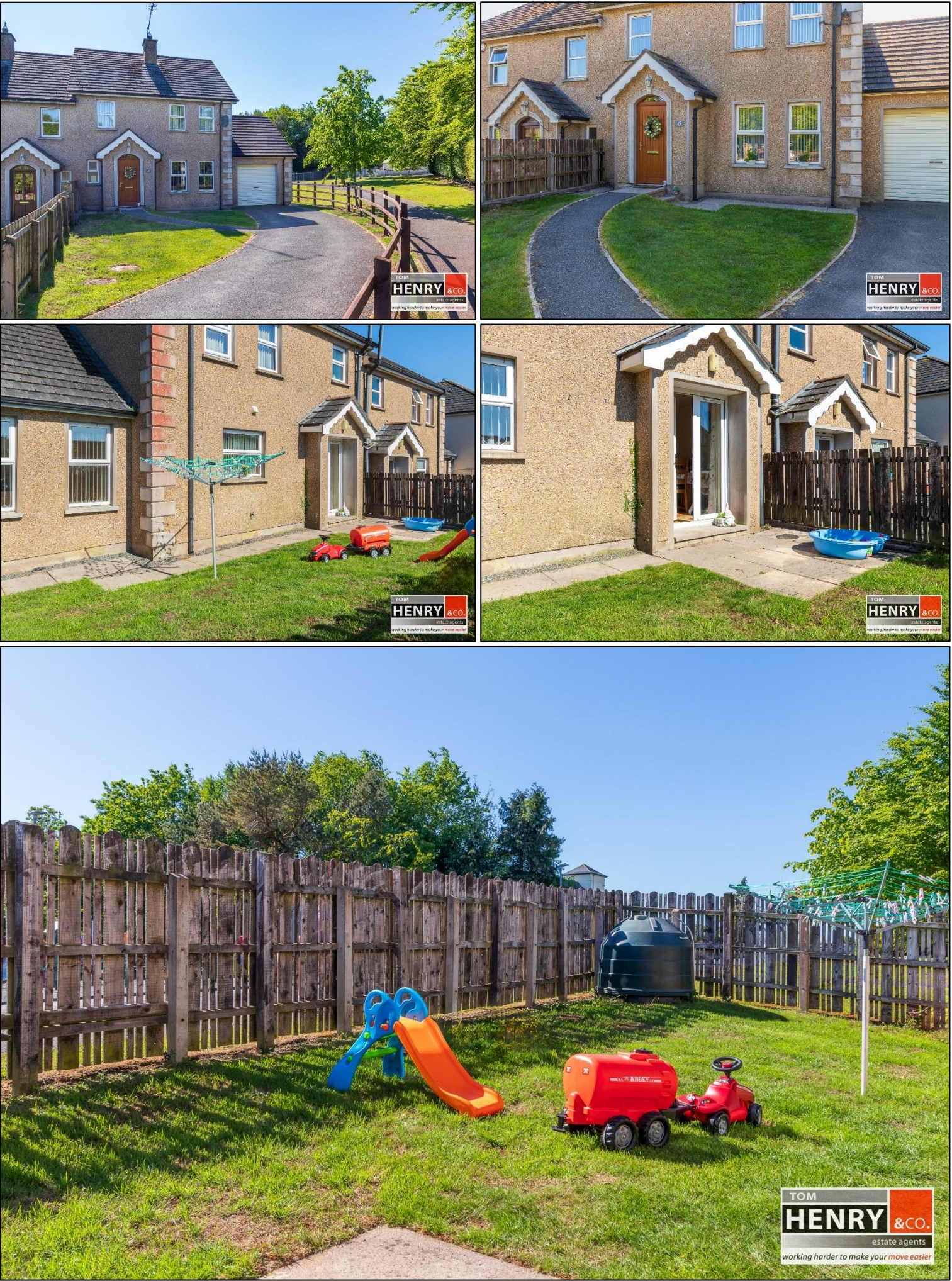


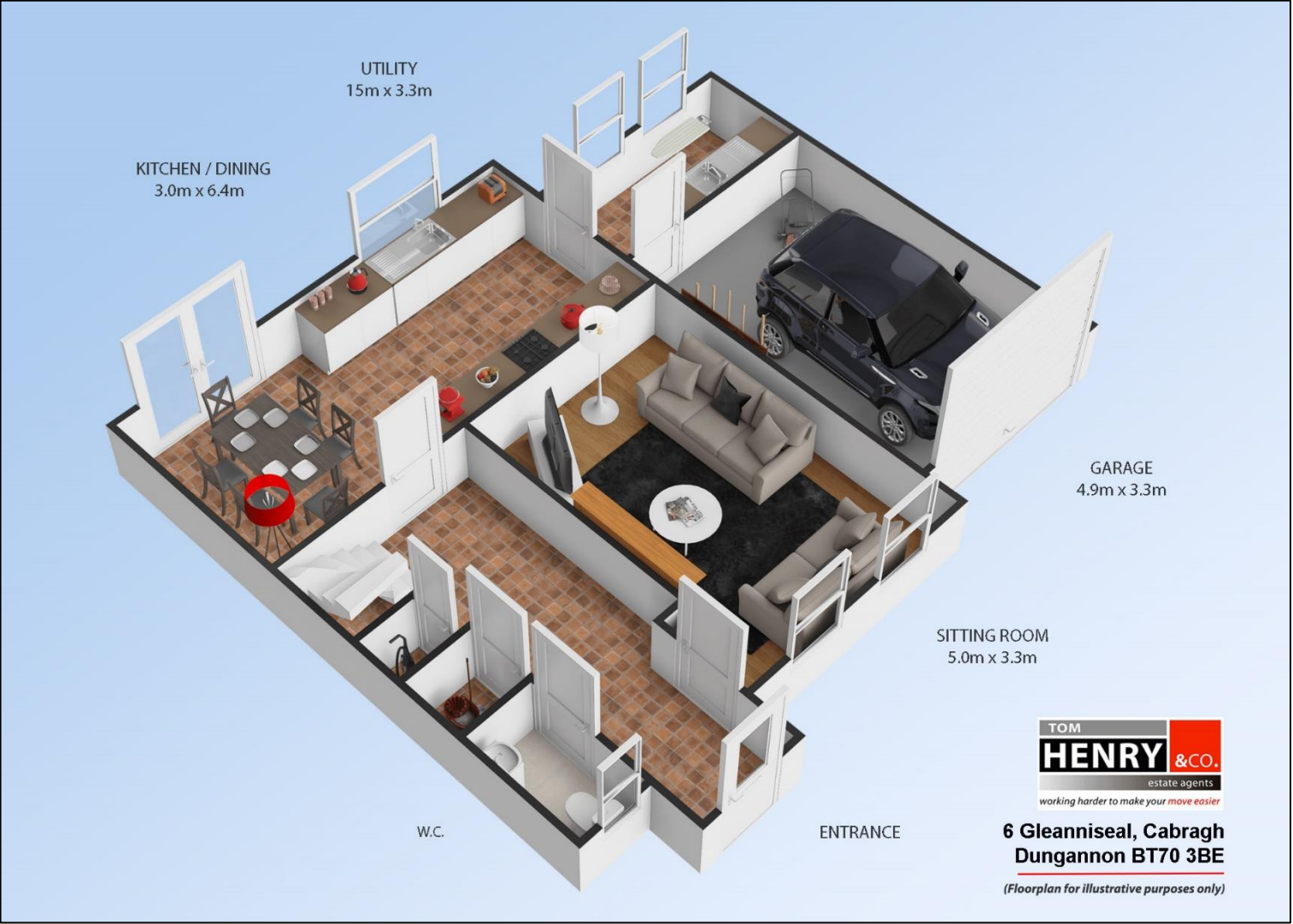
OUTSIDE:

TARMAC DRIVE & PARKING TO FRONT TO GARAGE. GARDEN TO FRONT LAID TO LAWN.

GARAGE:
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. CENTRAL HEATING BURNER.

ENCLOSED GARDEN TO REAR LAID TO LAWN WITH PATIO AREA. OUTSIDE WATER TAP.







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.