

**17 ARDEAN MANOR
MOY
DUNGANNON
CO. TYRONE
BT71 7TF**



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

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"AWESOME IN ARDEAN MANOR" PERFECT AS A FIRST OR FAMILY HOME

SPACIOUS & VERSATILE WITH A GARAGE WITHIN WALKING DISTANCE OF PICTURESQUE MOY VILLAGE

PRESENTED TO THE MARKET IN "MOVE-IN READY" ORDER THROUGHOUT THIS SEMI-DETACHED PROPERTY OFFERS SPACIOUS & VERSATILE ACCOMMODATION SITUATED ON A GENEROUS SITE IN THIS ESTABLISHED RESIDENTIAL DEVELOPMENT.

LOCATED WITHIN WALKING DISTANCE OF EVER POPULAR & PICTURESQUE MOY VILLAGE WITH ITS EATERIES, SCHOOLS & LOCAL SHOPS AND BENEFITTING FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, ARMAGH CITY, PORTADOWN OR FURTHER AFIELD, THIS PROPERTY HAS CONVENIENCE TO MATCH ITS ACCOMMODATION.

BOASTING 3 DOUBLE BEDROOMS, MASTER ENSUITE, A SITTING ROOM WITH A COSY OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING & A BEAUTIFUL RECENTLY UPDATED BATHROOM WITH A 4 PIECE SUITE, PLUS A GARAGE, THIS PROPERTY IS SURE TO APPEAL TO BOTH FIRST-TIME BUYERS & FAMILIES ALIKE.



OFFERS OVER: £179,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- SITUATED IN AN ESTABLISHED RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF VILLAGE SHOPS, SCHOOLS, EATERIES, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 DOUBLE BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BEAUTIFUL RECENTLY UPDATED BATHROOM WITH 4 PIECE SUITE.
- INTEGRAL GARAGE.
- OFF STREET PARKING TO FRONT.
- SPACIOUS REAR GARDEN LAID TO LAWN.
- WHITE 6 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- WINDOW BLINDS INCLUDED IN SALE.
- P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
TIMBER EXTERNAL DOOR. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR. DOOR TO INTEGRAL GARAGE.



SITTING ROOM:
OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND, OVER CAST IRON INSET WITH GRANITE HEARTH. PRE-FINISHED FLOOR.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNITS. PLATE RACK. S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. SPACE FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR. GLAZED FRENCH DOORS FROM DINING AREA TO REAR GARDEN.





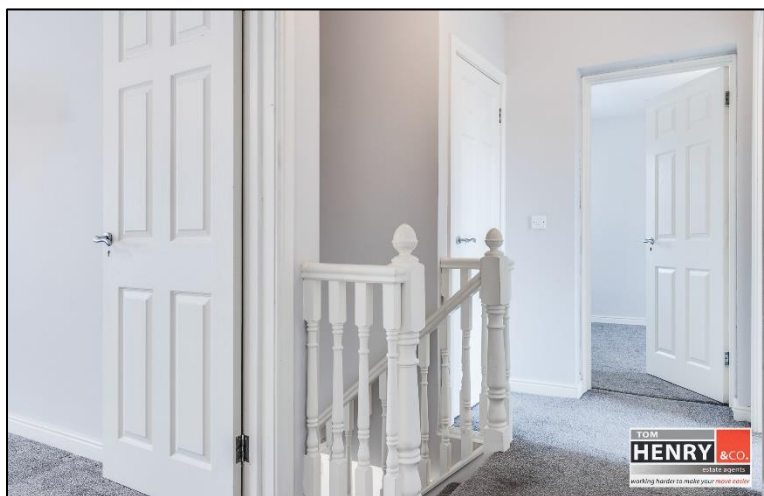
CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING WITH
TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:
CARPET.

HOTPRESS:
SHELVED.

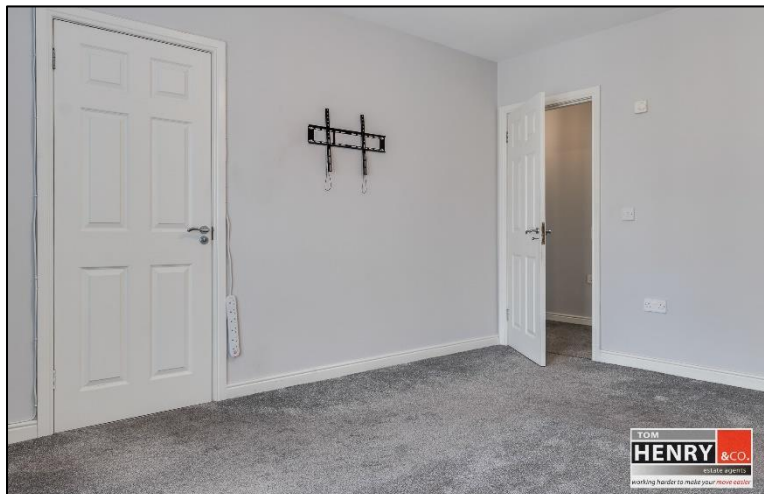


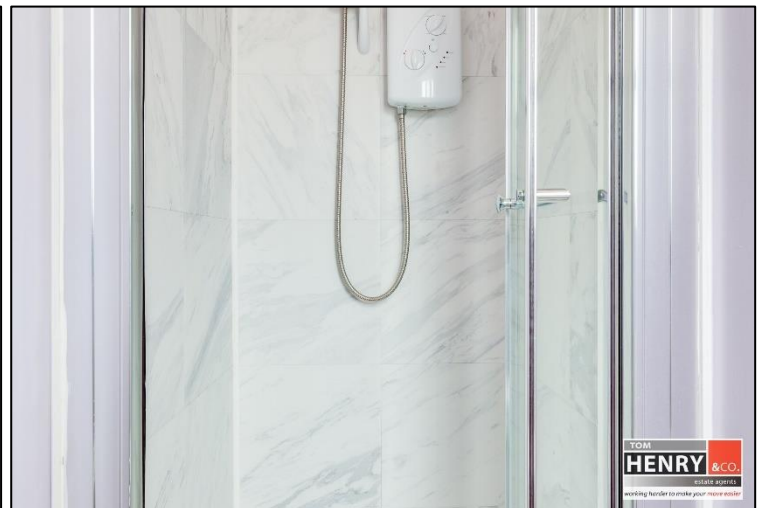
BEDROOM 1:

TO FRONT. CARPET TO FLOOR.

ENSUITE:

WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING WITH TILED SPLASH BACK. TOILET. P.V.C. CLAD ELECTRIC SHOWER. TILED FLOOR.
X-FAN.





BEDROOM 2:
DUAL ASPECT TO FRONT & REAR. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BATHROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TOILET. BATH WITH MIXER TAP SHOWER HEAD FITTING. P.V.C. CLAD SHOWER. TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.



OUTSIDE:

GRAVELLED PARKING TO FRONT TO GARAGE.

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

GENEROUS GARDEN TO REAR LAID TO LAWN. OUTSIDE
WATER TAP.



FLOORPLANS FOR I.D. PURPOSES ONLY.



17 Ardean Manor
Moy, Dungannon BT71 7TF
(Floorplan for illustrative purposes only)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

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.

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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.