

**250 BALLYGAWLEY ROAD  
DUNGANNON  
CO. TYRONE  
BT70 1TG**



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

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## **“BEAUTIFUL ON THE BALLYGAWLEY ROAD”**

### **AN ENVIABLE COUNTRY RESIDENCE WITH SUPERB COMMUTER CONVENIENCE**

CONSTRUCTED CIRCA. 2011 & OWNER OCCUPIED SINCE NEW, THIS SUPERIOR DETACHED RESIDENCE HAS BEEN MAINTAINED TO A HIGH STANDARD THROUGHOUT & PROVIDES SPACIOUS & VERSATILE ACCOMMODATION IDEAL FOR THE MODERN FAMILY.

SITUATED ON A GENEROUS SITE EXTENDING TO APPROX. 0.3 ACRES IN THIS EVER POPULAR, SEMI-RURAL, YET COMMUTER CONVENIENT LOCATION, JUST OFF THE BALLYGAWLEY LINE / A4 BYPASS AND ONLY MINUTES BY CAR TO BALLYGAWLEY & DUNGANNON, THIS PROPERTY PROVIDES ENVIABLE ACCOMMODATION.

BOASTING 4 GENEROUS BEDROOMS, 2 ENSUITE, A SIMPLY SUPERB ENTERTAINMENT-SIZED KITCHEN / DINING / LIVING AREA, PLUS 2 FURTHER RECEPTION ROOMS, A UTILITY ROOM, A GROUND FLOOR CLOAK W.C. / POWDER ROOM AND A BATHROOM WITH A 4 PIECE SUITE; AND EXTRA POTENTIAL TO EXTEND ACCOMMODATION INTO THE SECOND FLOOR IF REQUIRED (SUBJECT TO NECESSARY CONSENTS), THIS PROPERTY HAS SPACE FOR EVEN THE MOST DEMANDING OF MODERN FAMILIES.

ENJOYING A PRIVATE SITE ACCESSED VIA A SWEEPING AVENUE WITH MATURING SHRUBS AND A DETACHED GARAGE, **IF YOU ARE SEEKING A COUNTRY RESIDENCE WITH COMMUTER CONVENIENCE, THIS ONE SHOULD BE ON YOUR VIEWING LIST!**



**OFFERS OVER: £349,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- AN EXCEPTIONALLY SPACIOUS & VERSATILE DETACHED RESIDENCE.
- CONSTRUCTED CIRCA. 2011 & OWNER OCCUPIED SINCE NEW.
- PRESENTED FOR SALE IN BEAUTIFUL ORDER THROUGHOUT.
- IN EXCESS OF 2500 SQ FT.
- SITUATED ON A GENEROUS SITE EXTENDING TO CIRCA. 0.3 ACRES.
- SEMI-RURAL, PRIVATE, YET COMMUTER CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON & BALLYGAWLEY.
- GOOD ACCESS TO THE M1 / A4 BYPASS; 45 MINUTES TO BELFAST CITY.
- 4 GENEROUS BEDROOMS; 2 NO. ENSUITE.
- A SIMPLY SUPERB KITCHEN / DINING AREA PART OPEN TO LIVING ROOM WITH GLASS FRONTED STOVE.
- 2 FURTHER RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- SUNROOM WITH SEMI-VAULTED CEILING & VIEWS OF OPEN COUNTRYSIDE.
- SEPARATE UTILITY ROOM WITH SPACE TO IRON!
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- LANDING WITH SPACE FOR CONTEMPLATION / STUDY / HOME OFFICE.
- BATHROOM WITH 4 PIECE SUITE.
- POTENTIAL FOR FURTHER ACCOMMODATION TO SECOND FLOOR (SUBJECT TO REQUIRED CONSENTS).
- WHITE MOULDED SKIRTINGS & ARCHITRAVES.
- OAK INTERNAL DOORS.
- BEAM VACUUM SYSTEM.
- ALARM SYSTEM.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. CLADDING TO FASCIA AND SOFFITS.
- DETACHED GARAGE.
- GARDEN TO FRONT LAID TO LAWNS WITH MATURING SHRUBS.
- GENEROUS PATIO AREA TO REAR; GREAT FOR BBQS!
- A TRULY IMPRESSIVE & PRACTICAL FAMILY HOME.

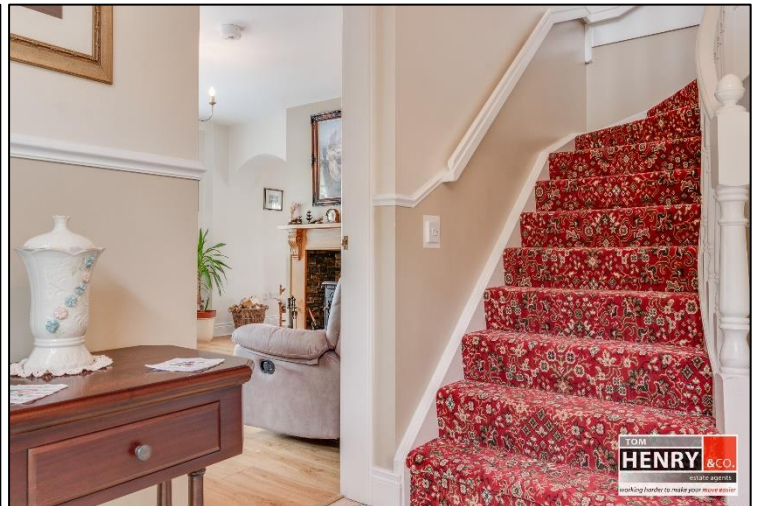




## ACCOMMODATION IN BRIEF...

### RECEPTION HALL:

PAVIA STEP WITH OUTSIDE LIGHTING TO COMPOSITE 6 PANEL EXTERNAL DOOR WITH GLAZED SIDE PANELS AND FAN LIGHT. COVING & CENTRE PIECE TO CEILING. DADO RAIL. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.





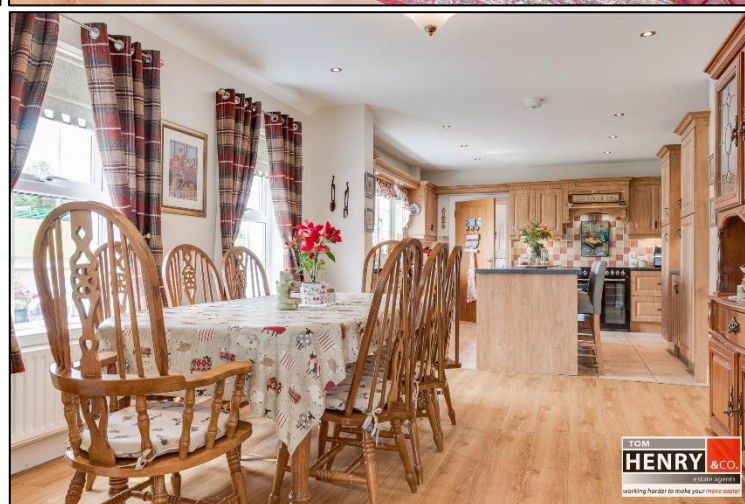
#### SITTING ROOM:

DUAL ASPECT TO FRONT & SIDE. OPEN FIREPLACE WITH MARBLE MANTLE & SURROUND OVER GRANITE HEARTH. COVING TO CEILING. PRE-FINISHED FLOOR.



#### KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNIT. PELMET WITH DOWN LIGHTING OVER 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR RANGE COOKER. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. ISLAND UNIT WITH STORAGE (CUPBOARDS & DRAWERS) & SPACE FOR CASUAL DINING FOR UP TO 4 NO. PERSONS. TILED BETWEEN UNITS. TILED FLOOR TO KITCHEN. COVING TO DINING AREA. RECESSED LIGHTING. PRE-FINISHED FLOOR TO DINING AREA. ARCHED OPENINGS FROM DINING AREA TO LIVING ROOM.







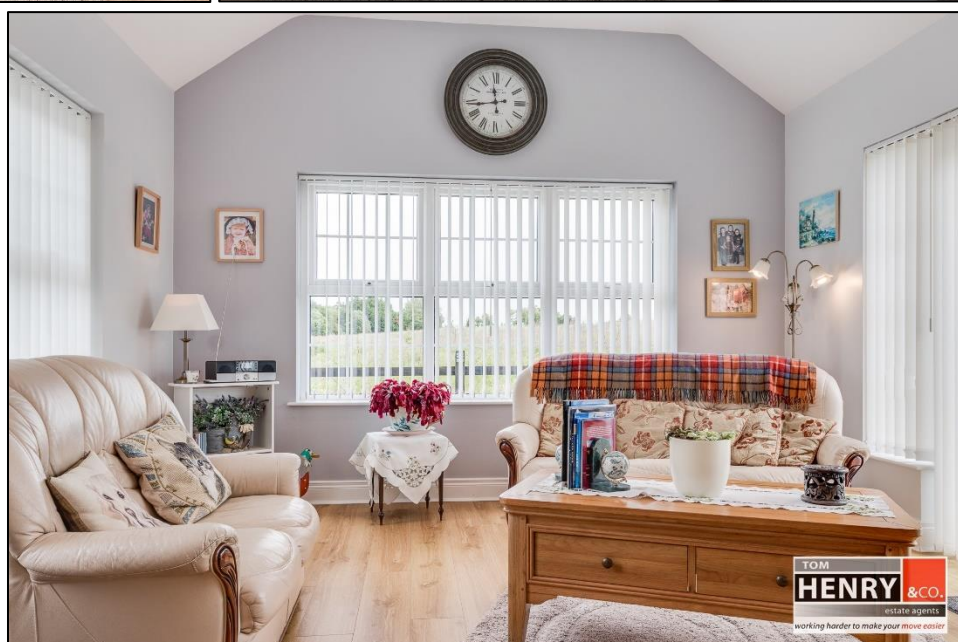
#### LIVING ROOM:

ARCHED OPENINGS FROM DINING AREA. DUAL ASPECT. GLASS FRONTED SOLID FUEL STOVE IN SLATE INGLENOOK WITH WOODEN MANTLE & SURROUND. COVING TO CEILING. PRE-FINISHED FLOOR.





**SUNROOM:**  
DOUBLE DOORS WITH GLAZED TOP PANELS FROM DINING AREA. SEMI-VAULTED CEILING. FRENCH DOORS TO REAR GARDEN / PATIO AREA. DOWN LIGHTING TO CEILING. PRE-FINISHED FLOOR.





REAR LOBBY:

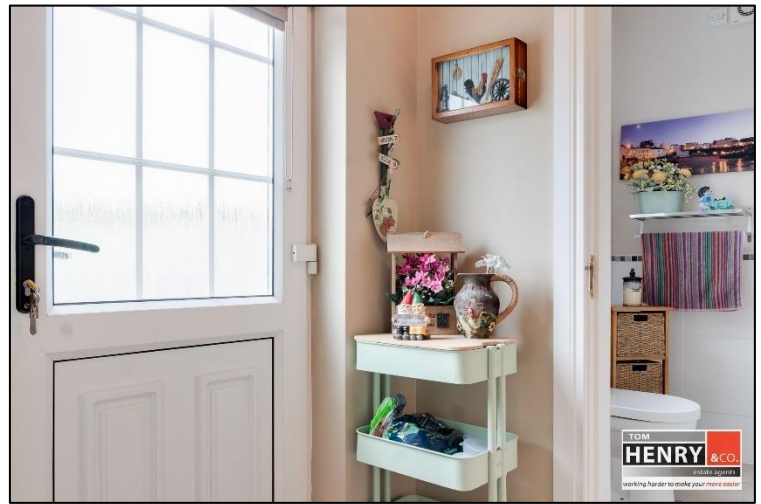
U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. TILED FLOOR.

UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN.

CLOAK W.C. / POWDER ROOM:

TOILET. WASH HAND BASIN. PART TILED WALLS. TILED FLOOR. X-FAN.



## FIRST FLOOR:

STAIRS & LANDING:

SEMI-MINSTRELS' GALLERY. CARPET TO FLOOR. SPACE FOR CONTEMPLATION / STUDY / HOME OFFICE.







**BEDROOM 1:**  
DUAL ASPECT TO FRONT / SIDE. PRE-FINISHED FLOOR.



**ENSUITE:**  
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. FULLY TILED SHOWER. PART TILED WALLS. TILED FLOOR. X-FAN.





BEDROOM 2:  
DUAL ASPECT TO REAR / SIDE. PRE-FINISHED FLOOR.

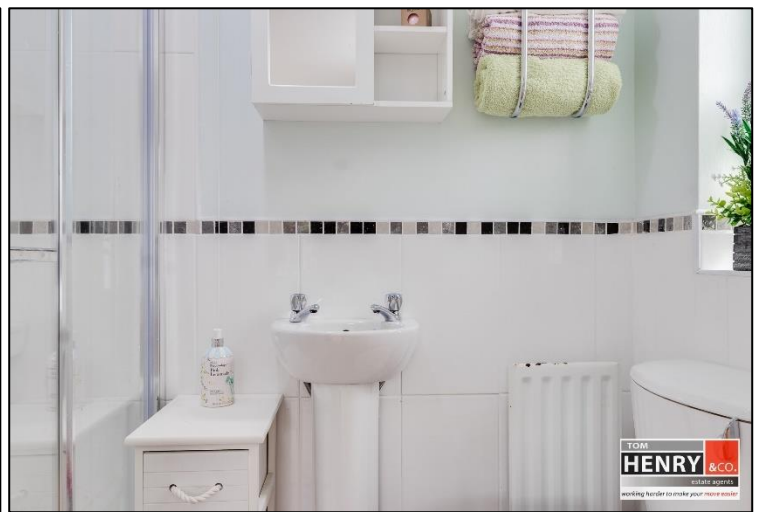
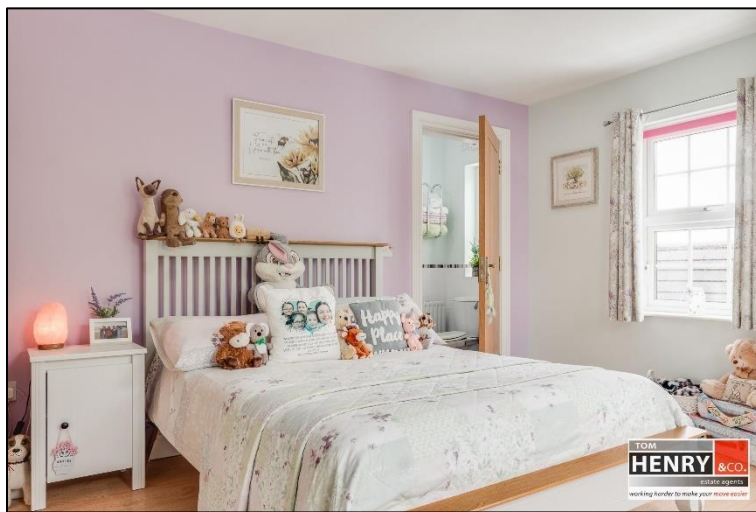


BEDROOM 3:  
DUAL ASPECT TO FRONT / SIDE. PRE-FINISHED FLOOR.

ENSUITE:  
WASH HAND BASIN. TOILET. FULLY TILED SHOWER. PART TILED WALLS. TILED FLOOR. X-FAN.







BEDROOM 4:  
DUAL ASPECT TO FRONT / SIDE. PRE-FINISHED FLOOR.







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#### BATHROOM:

WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. CORNER BATH WITH MIXER TAP & SHOWER HEAD FITTINGS. TOILET. SHOWER WITH RAINWATER SHOWER HEAD FITTING. PART TILED WALLS. TILED FLOOR. RECESSED LIGHTING. X-FAN. HOTPRESS: WALK-IN. SHELVED.



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#### ROOF SPACE:

FLOORED. 2 NO. GABLE WINDOWS. ELECTRIC LIGHT. CURRENTLY UTILIZED AS STORAGE. MAY HAVE POTENTIAL FOR FURTHER ACCOMMODATION SUBJECT TO NECESSARY CONSENTS.

#### OUTSIDE:

SITUATED ON A GENEROUS SITE EXTENDING TO APPROX. 0.3 ACRES.

ACCESSED VIA A SWEEPING GRAVEL DRIVEWAY WITH TARMAC PARKING TO FRONT OF DWELLING.

GARDEN LAID TO LAWNS & SHRUBS WITH MATURING TREES.

#### GARAGE:

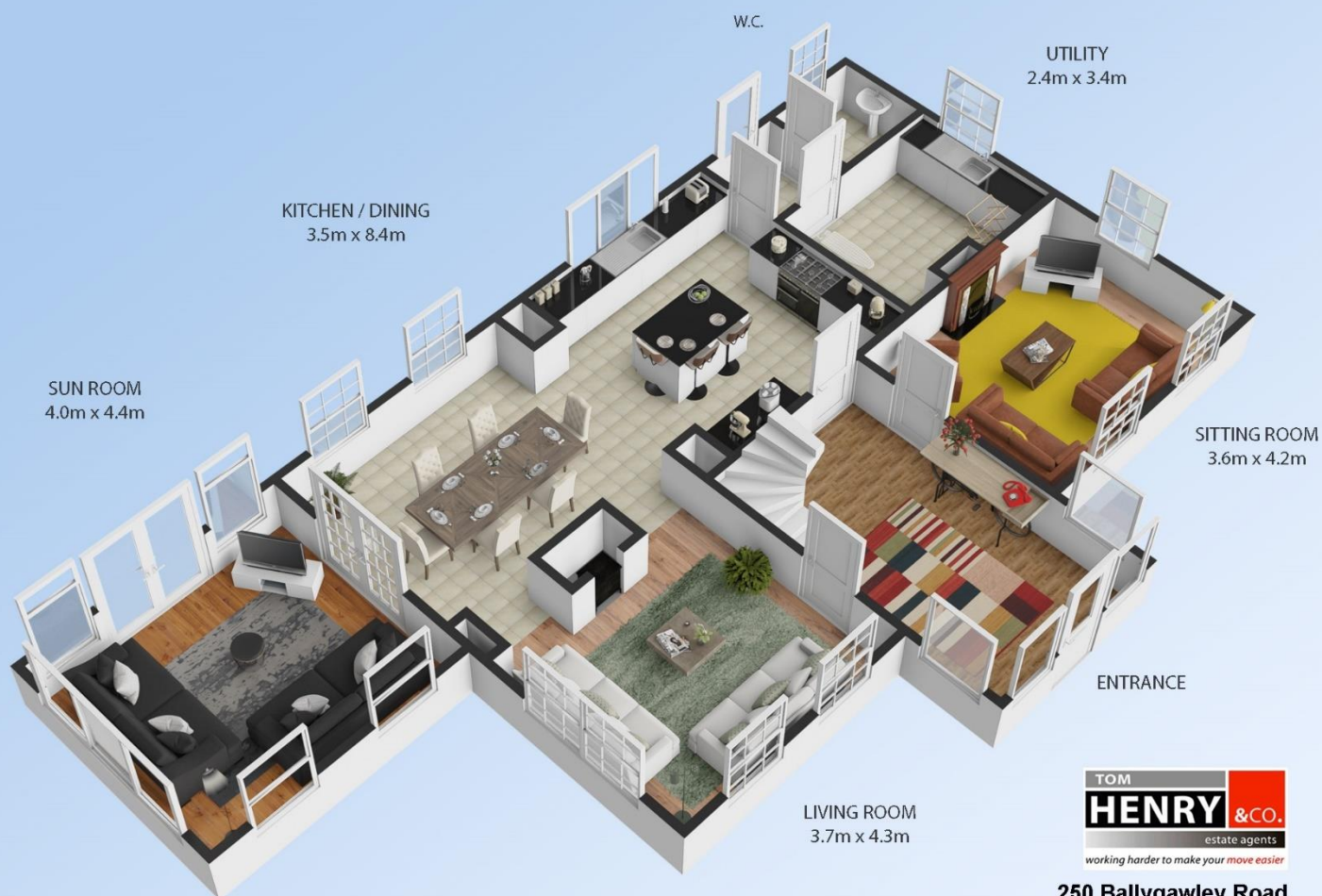
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINT. P.V.C. PEDESTRIAN DOOR WITH GLAZED PANEL. BEAM VACCUUM SYSTEM.

GENEROUS PAVED PATIO AREA TO REAR. OUTSIDE WATER TAP.



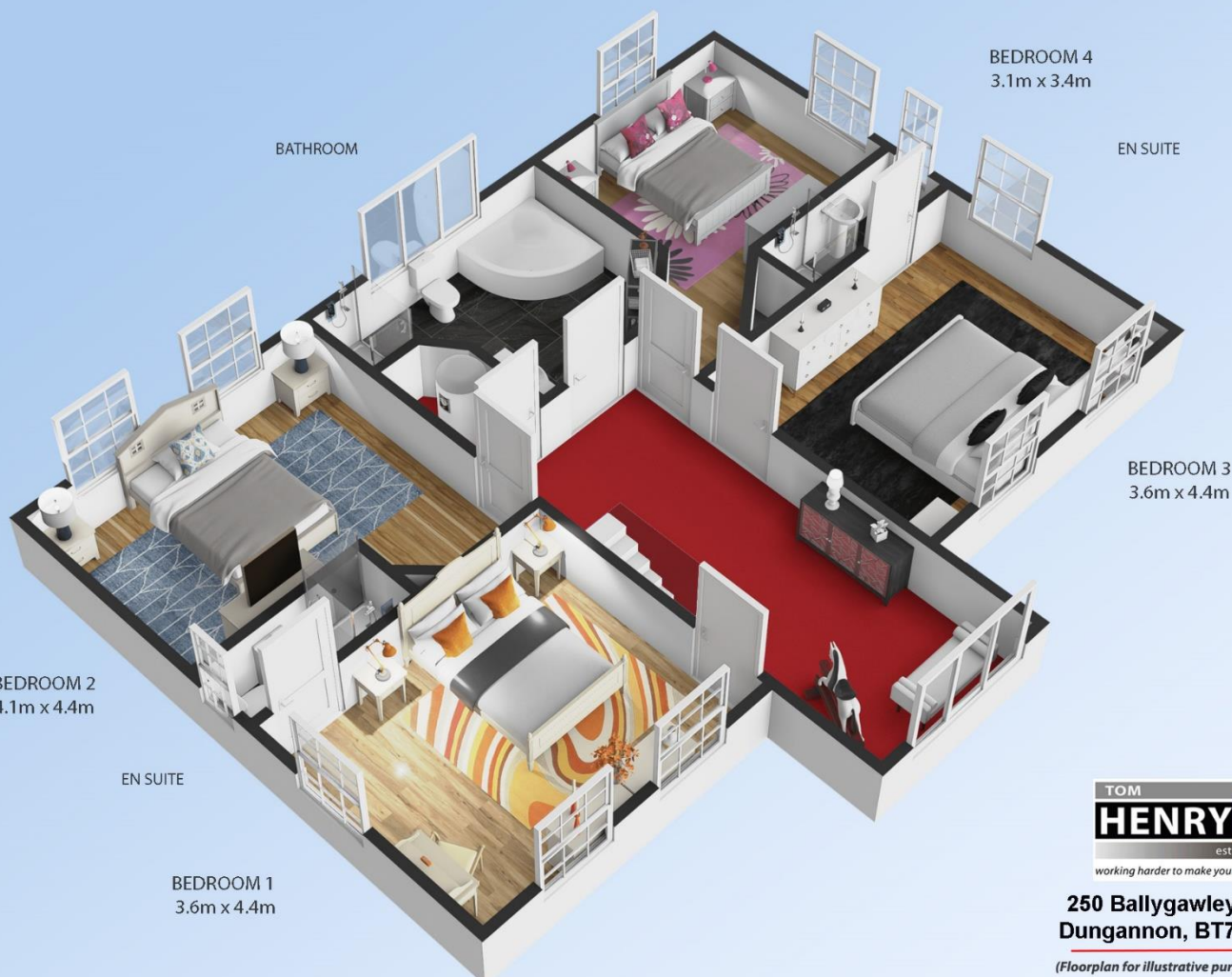
**FLOORPLANS FOR I.D. PURPOSES ONLY.**





**250 Ballygawley Road  
Dungannon, BT70 1TG**

(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	65 D
39-54	E		
21-38	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.**