

**20 BLACK LANE  
OLD EGLISH ROAD  
DUNGANNON  
CO. TYRONE  
BT71 7AY**



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

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## **SPACIOUS ACCOMMODATION WITH FURTHER POTENTIAL & SUPERB CONVENIENCE**

ENJOYING A GENEROUS, MATURE & ELEVATED SITE IN THE ESTABLISHED RESIDENTIAL AREA OF BLACK LANE, JUST OFF THE MOST SOUGHT-AFTER OLD EGLISH ROAD, THIS SPACIOUS & VERSATILE DETACHED PROPERTY OFFERS 3 DOUBLE BEDROOMS, MASTER ENSUITE, 3 RECEPTION AREAS, A GARAGE, PLUS A FURTHER WORKSHOP / STORE.

HAVING BEEN WELL-MAINTAINED BY THE VENDORS & LOCATED WITHIN WALKING DISTANCE OF THE PICTURESQUE "BLACK LOUGH", DUNGANNON BUS STATION, DUNGANNON TOWN CENTRE AND BENEFITTING FROM GOOD ACCESS TO THE A4 / M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY IS SURE TO APPEAL AS A COMFORTABLE & CONVENIENT FAMILY HOME OR TO DISCERNING FIRST-TIME BUYERS SEEKING SPACE TO GROW ON WHICH TO EXERT THEIR OWN TASTE.



**GUIDE PRICE: £219,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A DETACHED PROPERTY OFFERING SPACIOUS ACCOMMODATION.
- LOCATED WITHIN WALKING DISTANCE OF THE PICTURESQUE BLACK LOUGH, DUNGANNON BUS STATION & ALL TOWN CENTRE AMENITIES.
- GOOD ACCESS TO THE M1 / A4 FOR COMMUTING.
- 3 DOUBLE BEDROOMS; MASTER ENSUITE, ALL WITH BUILT-IN STORAGE.
- 3 RECEPTION AREAS.
- SITTING ROOM & LIVING AREA WITH OPEN FIREPLACES & VIEWS TO TOWN.
- FORMAL DINING AREA OPEN FROM LIVING ROOM.
- FITTED KITCHEN WITH SPACE FOR CASUAL DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- GROUND FLOOR SHOWER ROOM.
- U.P.V.C. DOUBLE GLAZED WINDOWS TO FRONT OF PROPERTY.
- U.P.V.C. TRIPLE GLAZED WINDOWS TO REAR OF PROPERTY.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA.
- ALARM SYSTEM.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- GARAGE.
- WORKSHOP / STORE.
- BEAUTIFUL MATURE GARDENS TO FRONT & REAR.
- WOULD MAKE A GREAT, CONVENIENT FAMILY HOME.
- SURE TO ALSO APPEAL TO THE DISCERNING FIRST-TIME BUYER.







## ACCOMMODATION IN BRIEF...

### TERRACE:

RAISED PAVED AREA. SUPERB VIEWS OF DUNGANNON TOWN AND THE HILL OF THE O'NEILL.

### ENTRANCE HALL:

WOODEN EXTERNAL DOOR. WINDOW WITH SUPERB VIEW OVER IMMEDIATE & DISTANT LANDSCAPE. PANELLING TO WALLS. TILED FLOOR. OPEN TREAD STAIRCASE TO FIRST FLOOR. CLOAK CUPBOARD. GEORGIAN GLAZED DOOR TO LIVING ROOM & KITCHEN.





**LIVING ROOM:**

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. BAY WINDOW WITH VIEWS TO DUNGANNON TOWN. OPEN FIREPLACE WITH TIMBER MANTLE OVER MARBLE INSET & HEARTH. COVING TO CEILING. EYEBALL & CENTRE LIGHTING TO CEILING. CARPET TO FLOOR. OPEN TO FORMAL DINING AREA.



**FORMAL DINING AREA:**

OPEN FROM LIVING AREA. COVING TO CEILING. CARPET TO FLOOR.







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**SITTING ROOM:**

BAY WINDOW WITH VIEWS TO DUNGANNON TOWN. OPEN FIREPLACE WITH DOMESTIC BACK BOILER & MARBLE SURROUND / HEARTH. EYE BALL & CENTRE LIGHTING TO CEILING. CARPET TO FLOOR.



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#### KITCHEN / DINING AREA:

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. INTEGRATED DOUBLE OVEN. INTEGRATED HOB & DEEP FAT FRYER WITH COPPER CANOPY HOUSING X-FAN OVER. CIRCULAR S.S. DOUBLE SINK WITH MIXER TAP FITTING. SPACE FOR FRIDGE FREEZER. KICK LEVEL HEATER. BREAKFAST BAR WITH SPACE FOR CASUAL DINING. WOODEN CEILING. U.P.V.C. GLAZED EXTERNAL DOOR.



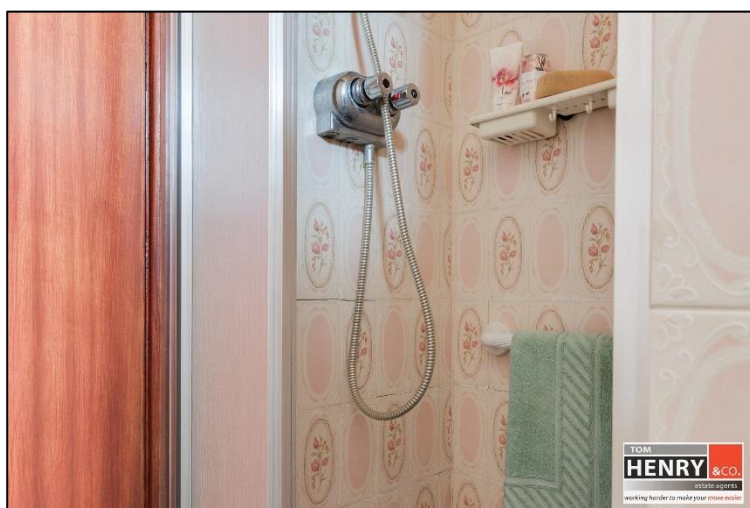




BEDROOM 3:  
TO REAR. BUILT-IN WARDROBE. WASH HAND BASIN IN VANITY UNIT. CARPET TO FLOOR.



SHOWER ROOM:  
WASH HAND BASIN. TOILET. SHOWER. TILED WALLS. CARPET TO FLOOR.





**FIRST FLOOR:**

**STAIRS & LANDING:**

OPEN TREAD STAIRCASE. CARPET TO LANDING.

**LINEN CUPBOARD:**

WALK-IN. ELECTRIC LIGHT. CARPET TO FLOOR.

**HOTPRESS:**

SHELVED WITH ELECTRIC LIGHT. CARPET TO FLOOR.

**BEDROOM 1:**

DUAL ASPECT TO FRONT & REAR WITH VIEWS TO FRONT TO DUNGANNON TOWN. FITTED FURNITURE TO INCLUDE; DRESSING TABLE, HAT BOXES, WARDROBES, T.V. REST & DRAWER UNIT. HIS & HERS BUILT-IN CUPBOARDS. CARPET TO FLOOR.



**ENSUITE:**

WASH HAND BASIN IN VANITY UNIT. BATH WITH MIXER TAP FITTING. TOILET. BIDET. TILED WALLS. CARPET TO FLOOR.





## BEDROOM 2:

TO REAR. WALK-IN WARDROBE. CARPET TO FLOOR. ACCESS TO ROOF SPACE STORAGE.





**OUTSIDE:**

PILLARED ENTRANCE TO TARMAC DRIVEWAY & PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWN & MATURE SHRUBS WITH PAVED AREA WITH VIEWS OF DUNGANNON TOWN & THE HILL OF THE O'NEILL.

**GARAGE:**

CAVITY WALL BUILT WITH UP & OVER DOOR. ELECTRIC LIGHT & POWER POINTS. WOODEN PEDESTRIAN DOOR TO SIDE. P.V.C. DOUBLE GLAZED WINDOW.

**FUEL STORE:**

ELECTRIC LIGHT.

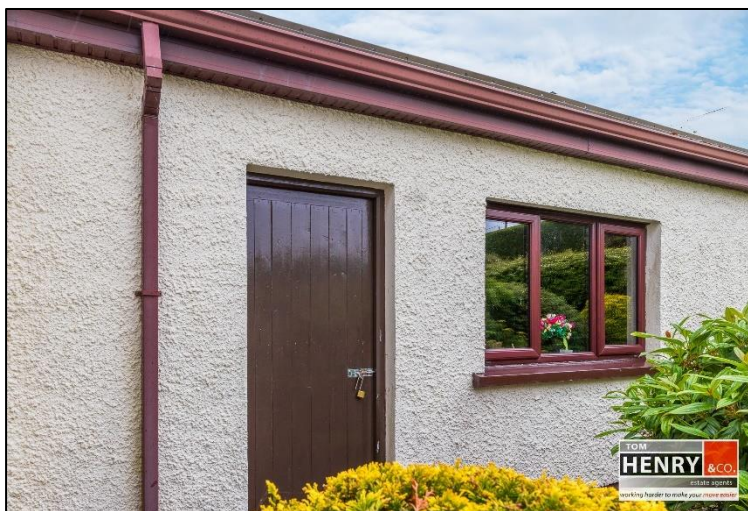
**WORKSHOP / UTILITY ROOM / STORE:**

CAVITY WALL BUILT. S.S. SINK & DRAINER. ELECTRIC LIGHT & POWER POINTS. CENTRAL HEATING BURNER. WOODEN PEDESTRIAN DOOR. P.V.C. DOUBLE GLAZED WINDOW.

ENCLOSED GARDEN TO REAR LAID TO LAWNS & MATURE BEDS. GENEROUS PAVED PATIO AREA. RAISED LAWNED AREA BOUNDED BY MATURE HEDGING.







FLOORPLANS FOR I.D. PURPOSES ONLY.





WORKSHOP / STORE  
6.1m x 3.6m

GARAGE  
5.5m x 3.0m



KITCHEN  
3.1m x 3.8m

LIVING &  
DINING ROOM  
9.5m x 4.0m



BEDROOM 3  
3.0m x 3.5m

SITTING ROOM  
3.3m x 4.0m

W.C. / SHOWER

ENTRANCE



**20 Black Lane  
Dungannon BT71 7AY**

*(Floorplan for illustrative purposes only)*

BEDROOM 2  
3.0m x 3.7m

EN SUITE

BEDROOM 1  
5.7m x 4.0m



ATTIC STORAGE



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Dungannon BT71 7AY**

*(Floorplan for illustrative purposes only)*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	49 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.**