



6 Wellbrook Avenue Dungannon, BT70 1EA

Asking Price
£209,950

- A Truly Beautiful Family Home Finished to the Highest Standard Throughout
- Spacious Accommodation Extending to Approx. 1,550 sq ft
- Unique “Turned” Semi-Detached Design Offering Exceptional Privacy & Detached Feel

Maneely & Co are delighted to present this immaculate four-bedroom family home to the market for sale. Beautifully maintained and thoughtfully upgraded throughout, this stunning property offers stylish, modern living with an exceptional standard of finish and generous accommodation. From the moment you step inside, the home exudes warmth and elegance, with a bright and airy atmosphere that perfectly complements the spacious layout and beautifully proportioned rooms. Tastefully decorated throughout with a keen eye for detail, this home is certain to impress buyers with a keen eye for quality and style.

Description

Accommodation

Ground Floor

Entrance Hallway: 2.31m x 2.50m

A welcoming and beautifully presented entrance hallway featuring a PVC front door with side and overhead glazing, allowing for an abundance of natural light. Finished with elegant porcelain tiled flooring.

Kitchen: 3.36m x 4.90m

A superb contemporary kitchen fitted with an extensive range of modern high and low level units, complemented by integrated appliances including fridge/freezer, dishwasher, hob, oven and extractor fan. Finished with a 1.5 bowl stainless steel sink, generous dining space, porcelain tiled flooring and glazed patio doors leading to the side garden, creating a bright and sociable heart of the home.

Utility Room: 3.02m x 1.70m

Practical yet stylish utility room with a further range of matching high and low level units, single bowl stainless steel sink, space for washing machine and tumble dryer, glazed PVC side door and porcelain tiled flooring.

WC: 1.37m x 1.68m

Modern downstairs toilet comprising close coupled WC and pedestal wash hand basin, finished with porcelain tiled flooring.

Living Room: 4.31m x 4.06m

A beautifully proportioned and inviting reception room centred around a modern fireplace with electric fire inset. Featuring a



charming bay window and semi-solid wooden flooring, this room offers a warm and relaxing atmosphere ideal for family living.

Bedroom 4 / Family Room: 3.01m x 2.51m
Versatile ground floor room with dual aspect windows providing excellent natural light. Finished with semi-solid wooden flooring, making it ideal as a fourth bedroom, home office or additional family room.

First Floor

Landing: 3.62m x 4.02m
Bright gallery-style landing with carpet flooring and convenient pull-down attic ladder access.

Master Bedroom: 3.63m x 3.37m
Spacious and tastefully presented principal bedroom with semi-solid wooden flooring and en suite facilities.

En Suite: 2.31m x 2.55m (awp)
Modern three-piece suite comprising close coupled WC, pedestal wash hand basin and shower. Finished with tiled flooring and half tiled walls.

Bedroom 2: 3.03m x 3.62m
Bright and spacious double bedroom featuring dual aspect windows, laminate flooring, built-in storage cupboard and fire escape window.

Bedroom 3: 3.04m x 3.00m
Well-proportioned bedroom finished with laminate flooring.

Bathroom: 2.08m x 3.00m
Luxury four-piece family bathroom suite comprising close coupled WC, pedestal wash hand basin, corner shower and panel bath.





External

Occupying an impressive corner plot, this property enjoys generous and beautifully maintained gardens offering both privacy and charm. The grounds have been thoughtfully landscaped with mature flower beds, shrubbery, trees and manicured lawns creating a wonderful outdoor setting for both relaxation and entertaining. Additional features include a patio area, outdoor electrics, screened oil tank and storage area, attractive upmarket metal boundary railings and 7ft partially double-sided fencing providing exceptional privacy.



Location

Location, Location, Location...

Wellbrook is a prestigious and highly sought-after development renowned for its beautifully maintained communal green areas, mature trees, attractive walkways, elegant metal railings and charming Victorian-style street lighting.



Ideally positioned just off the ever-popular Donaghmore Road, the development offers a peaceful edge-of-town setting while remaining only moments from an excellent selection of local shops and amenities including Quarry Lane Spar, Landis Takeaway, Molly's Bakery & Ice Cream, Newell Stores, Railway Park, Aodh Ruadh walking track, local schools, pubs and sports clubs.

Additional Features

- Pull-down attic ladder leading to partially floored attic with lighting
- Security alarm system
- South-facing orientation maximising natural sunlight and solar gain, helping to improve energy efficiency and reduce heating costs
- Unique “turned” semi-detached positioning, giving the attractive appearance and feel of a detached home while benefiting from the value and practicality of semi-detached pricing —truly the best of both worlds

Please Note

The seller of this property is a connected person to Maneely & Co Ltd.

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Additional Images



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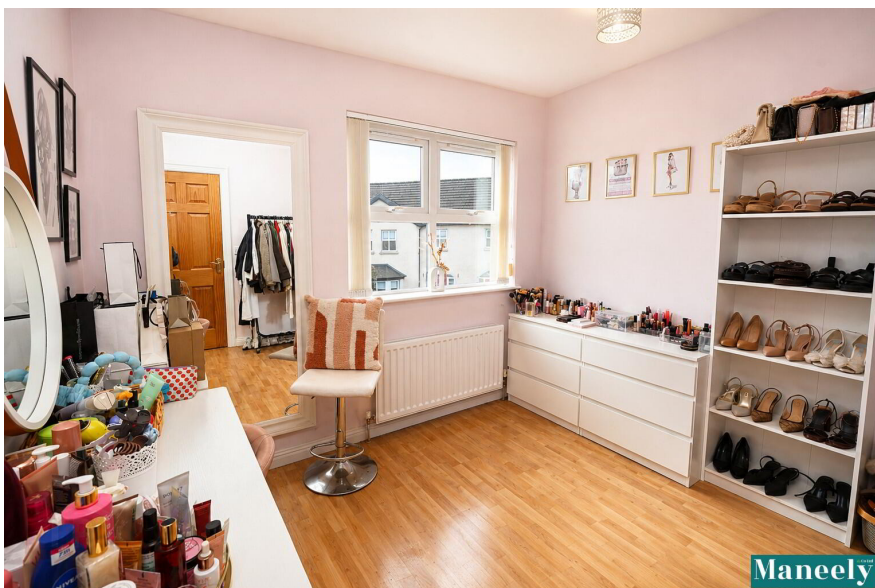
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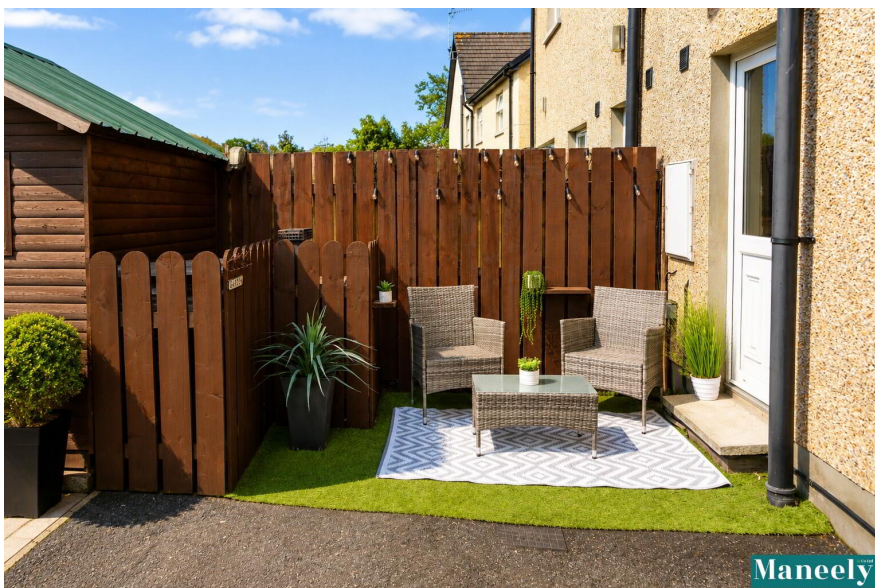
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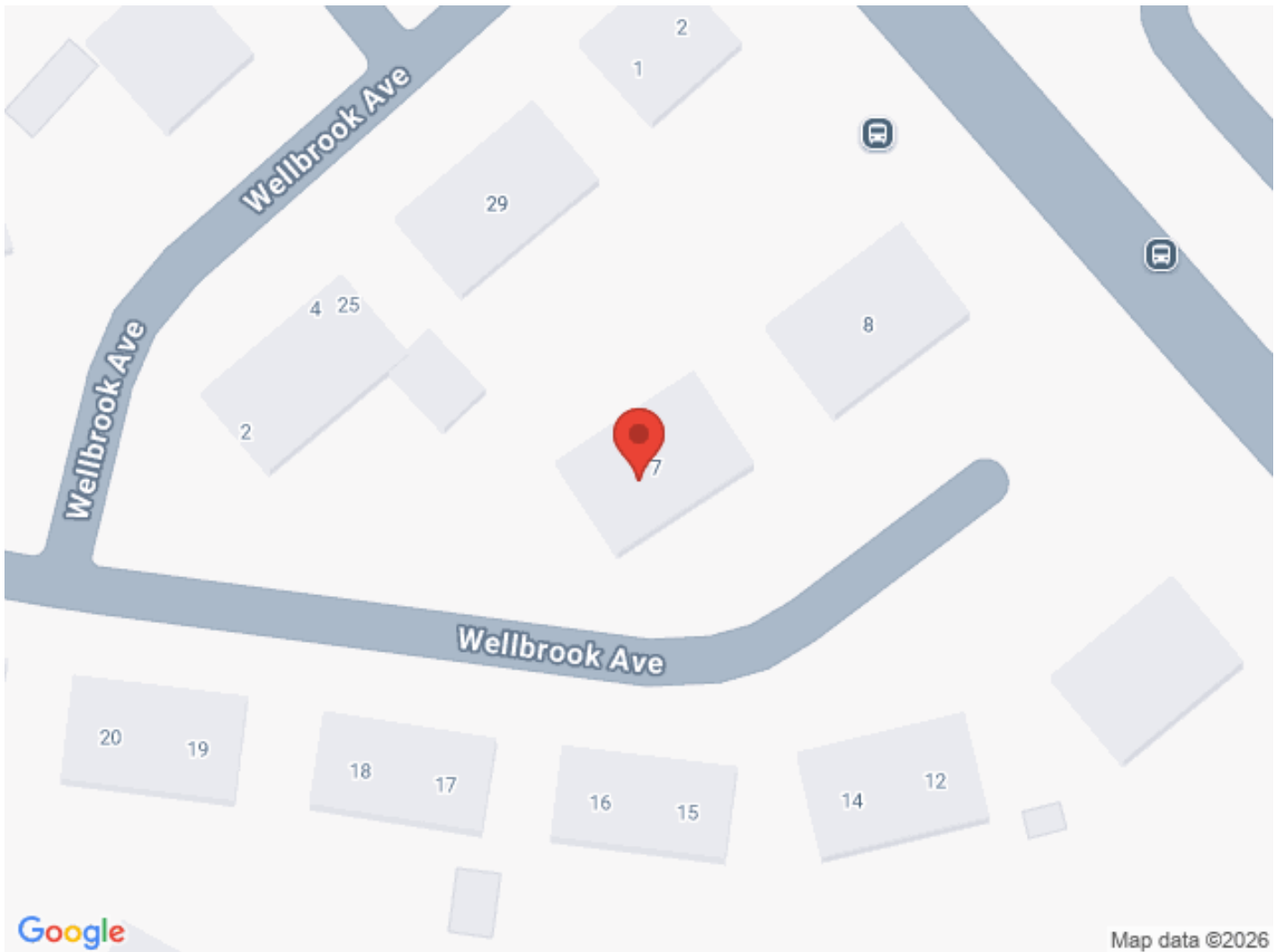


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