



83 Coalisland Road Dungannon, BT71 6LA

Offers Over
£120,000

- Excellent Refurbishment Opportunity
- Close Proximity to all Local Amenities
- Detached Bungalow in a Highly Sought After Location
- Situated on a 0.5 Acre Plot (Available in Two Lots)

Perfect Potential! An excellent opportunity to acquire a detached property ideally situated in the sought-after Coalisland Road area. 83 Coalisland Road portrays great potential for a growing family home or investment due to its 0.5 acre site (available in two lots).
 Lot 1- House & Garden - £110,000
 Lot 2 - Paddock - £10,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		46
(1-20)	G	22	
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Description

LOT 1 - HOUSE AND GARDEN - £110,000

Accommodation in Brief

Hall: 3.95m x 1.81m

Entering upon the property through a glazed PVC front door.

Living Room: 3.68m x 4.01m

Generous reception area which includes an open fire with dual aspect windows.

Kitchen: 3.63m x 5.07m

Open plan kitchen and dining area with dual aspect windows. Glazed PVC door leading to rear.

Utility: 2.09m x 4.22m

Spacious utility room

Rear Hall: 2.83m x 0.84m

Storage cupboard

Bedroom 1: 4.66m x 3.63m

Spacious bedroom with dual aspect windows.

Bedroom 2: 2.70m x 4.01m

Generous bedroom.

Bedroom 3: 2.84m x 2.42m

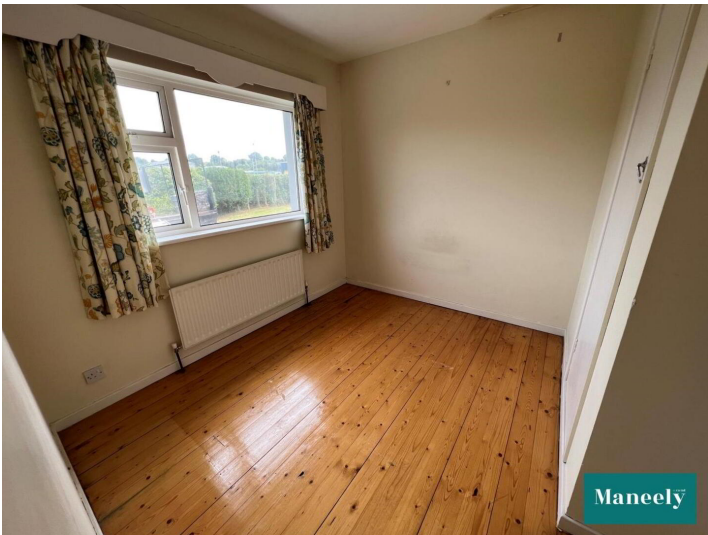
Bedroom with built in storage.

Bathroom: 1.63m x 2.86m

Three piece bathroom suite comprising of wash hand basin, bath and WC. This bathroom is finished with partly tiled walls.

External

Spacious gardens to the front and side of the property with space for multiple cars to park.



LOT 2 - PADDOCK - £10,000

A 0.25 acre paddock to the side of the dwelling is also for sale. This is ideal for increasing the size of the plot which may be desirable for larger gardens, grazing animals or may be suitable for development, subject to planning permission.



Thinking of Selling? **FREE VALUATION!**

If you are considering the sale of your own property, we are delighted to offer a **FREE** sales valuation, without obligation of sale. Get in contact today and we will be happy to help & advise you!

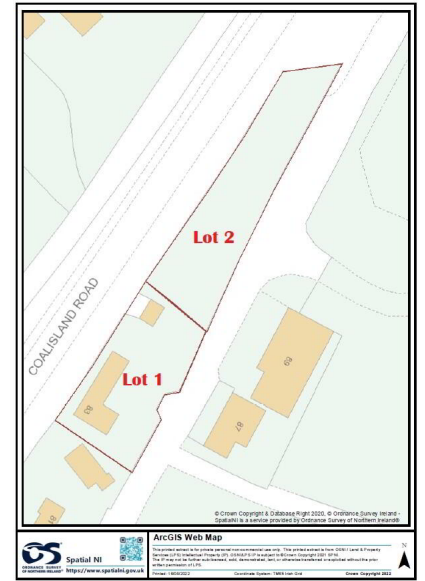
(028) 8772 7799 | info@maneely.com

MISREPRESENTATION CLAUSE

Maneely & Co Ltd gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy them selves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 5 inches. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. The heating system and electrical appliances have not been tested and we cannot offer any guarantees on their condition.



Additional Images





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE