

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

17 Beechville Heights

Eglis

BT71 7DR

Bedrooms	3
Bathrooms	2
Receptions	1



OFFERS OVER : £139,995

NEW TO MARKET THIS 3 BEDROOM SEMI-DETACHED HOME WHICH IS FINISHED TO AN EXCELLECT STANDARD THROUGHOUT AND READY TO MOVE IN WITHOUT ANY WORKS REQUIRED.

LOCATED WITHIN THE BEECHVILLE HEIGHTS DEVELOPMENT IN EGLISH THIS HOME ENJOYS LOCAL ACCESS TO ALL OF THE LOCAL SHOPS, SCHOOLS AND AMENITIES WITH GREAT COMMUTING LINKS TO THE M1 AND ALSO A 5 MINUTE DRIVE FROM CLOSE BY TOWN DUNGANNON AND A 10 MINUTE DRIVE TO ARMAGH CITY.

'SUPERB HOME LOCATED IN THE BEECHVILLE HEIGHTS DEVELOPMENT'

PROPERTY FEATURES:

- HOUSE HAS ITS OWN BUILT IN SECURITY SYSTEM
- GLAZED TILE ENTRANCE HALLWAY
- UPVC DOORS AND WINDOWS THROUGHOUT
- FRONT LAWN AND TARMAC DRIVEWAY
- OFF STREET CAR PARKING
- LARGE LIVING ROOM
- SPACIOUS KITCHEN/DINING AREA
- UTILITY AREA WITH BUILT IN STORAGE SPACE
- 3 LARGE BEDROOMS
- FAMILY BATHROOM WITH ADDED FEATURES
- PATIO DOORS FROM KITCHEN INTO ENCLOSED GARDEN AREA



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 4.4 X 2.5M – TILED FLOOR ENTRANCE

LIVING AREA – 4.0 X 4.0M – WOODEN FLOOR, OPEN FIREPLACE, TV POINTS AT WALL

WC – 1.5 X 1.4M – TILED FLOOR, WHB AND WASH HAND BASIN

KITCHEN – 6.5 X 4.1M – TILED FLOOR AND WALLS, HIGH AND LOW KITCHEN UNITS, BUILT IN HOB AND DISHWASHER

UTILITY AREA – 3.5 X 2.0M – TILED FLOOR, HIGH AND LOW UNITS WITH BUILT IN STORAGE SPACE

FIRST FLOOR:

UPSTAIRS HALLWAY – 4.1 X 1.1M – CARPET FLOOR

BEDROOM 1 – 3.6 X 3.0M – WOODEN FLOOR, SINGLE BARRIER RADIATOR

BEDROOM 2 – 3.6 X 3.4M – WOODEN FLOOR, SINGLE BARRIER RADIATOR, BUILT IN STORAGE SROOM

BEDROOM 3 – 3.7 X 3.7M – CARPET FLOOR, BUILT IN WARDROBE, SINGLE BARRIER RADIATOR

FAMILY BATHROOM – 3.8 X 3.8M – TILED FLOOR AND WALLS, TOILET, BATH, SHOWER, WASH HAND BASIN

EXTERNAL AREAS:

GARDEN TO FRONT AND REAR OF PROERTY

OFF STREET GAR PARKING WITH TARMAC DRIVE

INERNAL GARAGE WITHIN THE PROPERTY





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

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