

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

25 Belmont
Dungannon
BT71 6BP

| | |
|------------|---|
| Bedrooms | 3 |
| Bathrooms | 2 |
| Receptions | 1 |



GUIDE PRICE : £124,995

CHRIS MORGAN PROPERTY ARE PLEASED TO PRESENT THIS 3 BEDROOM SEMI DETACHED HOME TO MARKET. THIS PROPERTY ENJOYS A GREAT LOCATION WITHIN THE EVER POPULAR CUNNIGHAMS LANE AREA OF TOWN WITH IT BEING CLOSE BY ALL LOCAL SHOPS, SCHOOLS, AMENITIES AND PLACES OF WORSHIP THAT DUNGANNON TOWN HAS TO OFFER.

THIS HOME WOULD BE PERFECT FOR FIRST TIME HOME BUYERS OR INVESTORS SEEKING A HIGH YIELD RETURN ON A PROPERTY WHERE NO WORKS ARE REQUIRED.

PROPERTY FEATURES:

- 3 GOOD SIZED BEDROOMS
- LARGE RECEPTION AREA
- UPVC WINDOWS AND DOORS
- OPEN FIREPLACE
- OFF STREET CAR PARKING
- INTERNAL GARAGE WITHIN THE PROPERTY
- GARDEN TO FRONT AND REAR OF PROPERTY
- FULLY FITTED BATHROOM
- 6 PANEL DOORS
- GREAT LOCATION WITHIN DUNGANNON TOWN
- SURE TO APPEAL TO FIRST TIME HOME BUYERS OR INVESTORS ALIKE



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 3.9 X 2.1M – LAMINATE FLOOR

**LIVING ROOM – 6.9 X 3.9M – WOODEN FLOOR, OPEN FIREPLACE,
DOUBLE BARRIER RADIATOR, TV POINTS**

**KITCHEN AREA – 7.1 X 2.9M – TILED FLOOR, HIGH AND LOW
KITCHEN UNITS, BUILT IN COOKER**

FIRST FLOOR:

UPSTAIRS LANDING – 2.1 X 1.9M – WOODEN FLOOR

BEDROOM 1 – 3.5 X 2.5M – WOODEN FLOOR, BUILT IN WARDROBE

**BEDROOM 2 – 4.45 X 3.26M – WOODEN FLOOR, BUILT IN STORAGE
ROOM**

**BEDROOM 3 – 3.2 X 2.63M – WOODEN FLOOR, BUILT IN
WARDROBE**

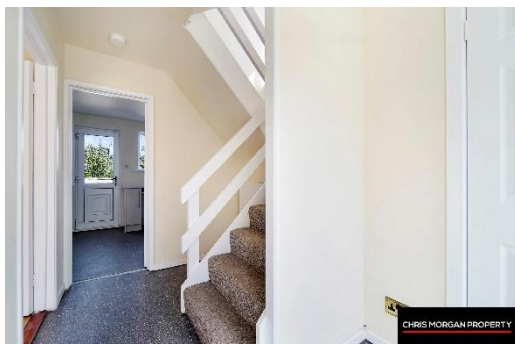
**FAMILY BATHROOM – 4.2 X 2.3M – LAMINATE FLOOR, TOILET,
SHOWER, WASH HAND BASIN, BATH**

EXTERNAL AREAS:

REAR ENCLOSED GARDEN/YARD

FRONT STREET WITH TARMAC DRIVEWAY

INTERNAL GARAGE – 5.8 X 3.3M





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