

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

80 Oaks Road
Dungannon
BT71 4AS

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



CHRIS MORGAN PROPERTY

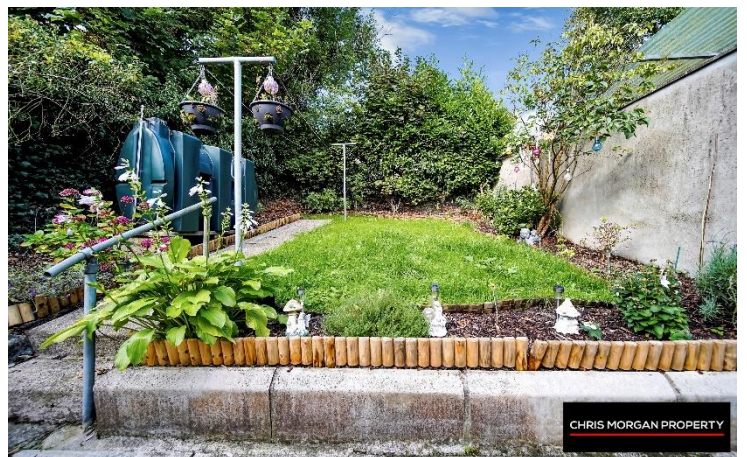
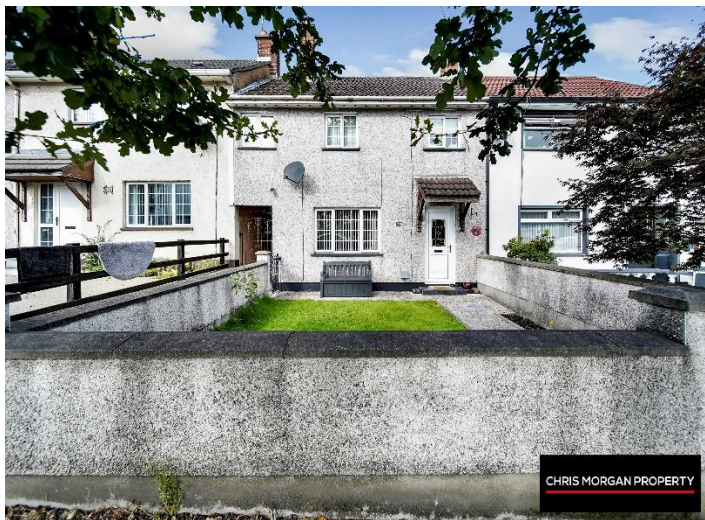
OFFERS OVER : £97,995

WE ARE PLEASED TO PRESENT THIS 3 BEDROOM TERRACED HOME LOCATED ON THE POPULAR OAKS ROAD DUNGANNON. THIS PROPERTY ENJOYS A GREAT LOCATION WITHIN DUNGANNON TOWN WITH IT'S CLOSE PROXIMITY OF ALL LOCAL SCHOOLS, SHOPS, AMENITIES AND CLOSE WALKING DISTANCE TO DUNGANNON TOWN CENTRE. THIS HOME IS A GREAT OPPURTUNITY FOR FIRST TIME HOME BUYERS OR INVESTORS SEEKING A PROPERTY IN GOOD CONDITION WITH GOOD RENTAL YIELDS

IMMACULATE HOME LOCATED ON THE OAKS ROAD!

PROPERTY FEATURES:

- 3 LARGE SIZED BEDROOMS
- BACK BOILER HEATING
- UPVC WINDOWS AND DOORS
- OPEN FIREPLACE
- GREAT LOCATION WITHIN DUNGANNON TOWN
- SPACIOUS KITCHEN AND DINING AREA WITH HIGH AND LOW KITCHEN UNITS
- GARDEN TO FRONT AND REAR OF PROPERTY
- OFF STREET CAR PARKING
- FULLY KITTED FAMILY BATHROOM
- 6 PANEL INTERNAL DOORS
- WOODEN MOULDED SKIRTINGS AND ARCHITRAVES



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 4.2 X 2.0M – WOODEN FLOOR, SINGLE RADIATOR, CARPET STAIRS

LIVING AREA – 4.0 X 4.0M – WOODEN FLOOR, DOUBLE RADIATOR, OPEN FIREPLACE WITH BACK BOILER, TV POINTS

KITCHEN/DINING AREA – 4.7 X 3.6M – TILED FLOOR AND WALLS, HIGH AND LOW KITCHEN UNITS WITH INTEGRATED COOKER AND HOB

W/C – 2.4 X 1.1M – LAMINATE FLOOR, WC, WHB, SINGLE RADIATOR

FIRST FLOOR:

UPSTAIRS LANDING – 4.0 X 2.4M – CARPET TO STAIRS AND LANDING, SINGLE RADIATOR

FAMILY BATHROOM – 2.9 X 2.9M – LAMINATE FLOORING, SINGLE RADIATOR, TOWEL RACK, BUILT IN STORAGE SPACE, WC, WHB AND SEPARATE SHOWER UNIT

BEDROOM 1 – 3.5 X 3.4M – CARPET FLOOR, SINGLE RADIATOR, TV POINTS

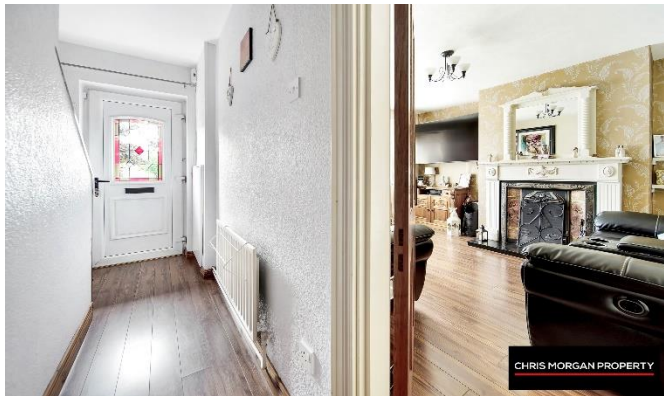
BEDROOM 2 – 3.8 X 2.4M – CARPET FLOOR, SINGLE RADIATOR, BUILT IN STORAGE ROOM, TV POINTS

BEDROOM 3 – 4.2 X 3.0M – CARPET FLOOR, SINGLE RADIATOR, SLIDING WARDROBE, BUILT IN STORAGE UNIT

EXTERNAL AREAS:

OFF STREET CAR PARKING

SPACIOUS FRONT AND REAR ENCLOSED GARDEN



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 60 D |
| 39-54 | E | 44 E | |
| 21-38 | F | | |