

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

51 Castlevue Heights
Dungannon
BT70 1TT

Bedrooms	4
Bathrooms	2
Receptions	1



OFFERS OVER : £139,995

CHRIS MORGAN PROPERTY ARE PLEASED TO PRESENT THIS 4 BEDROOM SEMI-DETACHED HOME TO MARKET. THIS HOME BENEFITS FROM IT'S GREAT TOWN LOCATION JUST OFF THE POPULAR MULLAGHMORE ROAD AREA OF DUNGANNON. THE PROPERTY IS CLOSE BY ALL LOCAL SCHOOLS, SHOPS AND ONLY A 5 MINUTE WALK FROM DUNGANNON TOWN CENTRE. THIS HOME IS SURE TO APPEAL TO FIRST TIME HOME BUYERS OR THOSE SEEKING TO PUT THEIR OWN STAMP ON THIS SPACIOUS PROPERTY

A SPACIOUS AND WELL PRESENTED 4 BEDROOM HOME!

PROPERTY FEATURES:

- 4 GOOD SIZED BEDROOMS
- LARGE RECEPTION/DINING AREA
- UPVC WINDOWS AND DOORS
- OPEN FIREPLACE
- OFF STREET CAR PARKING
- GREAT TOWN LOCATION
- GARDEN TO FRONT AND REAR OF PROPERTY
- FULLY FITTED BATHROOM
- 6 PANEL DOORS
- SURE TO APPEAL TO FIRST TIME HOME BUYERS OR THOSE SEEKING TO PUT THEIR OWN STAMP ON THE PROPERTY



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 5.2 X 2.6M -TILED FLOOR, SINGLE RADIATOR

**LIVING AREA – 4.4 X 4.2M – WOODEN FLOOR, DOUBLE RADIATOR,
OPEN MARBLE FIREPLACE, TV POINTS**

W/C – 2.0 X 1.0M – TILED FLOOR, SINGLE RADIATOR, WC, WHB

**KITCHEN/DINING AREA – 6.7 X 3.4M – TILED FLOOR, HIGH AND
LOW KITCHEN UNITS WITH INTEGRATED COOKER AND HOB,
DOUBLE RADIATOR, WOODEN FLOOR TO DINING AREA, TV POINTS**

**UTILITY AREA – 3.4 X 1.6M – TILED FLOOR, BUILT IN STORAGE
SPACE**

FIRST FLOOR:

**UPSTAIRS LANDING – 4.5 X 1.7M – WOODEN FLOOR, SINGLE
RADIATOR**

**MASTER BEDROOM – 3.7 X 3.0M – WOODEN FLOOR, DOULE
RADIATOR, TV POINTS, BUILT IN WARDROBE**

**EN SUTE – 2.1 X 1.6M – TILED FLOOR AND WALLS, SINGLE
RADIATOR, WC, SHOWER AND WHB**

**BEDROOM 2 – 3.0 X 3.0M – WOODEN FLOOR, TV POINTS, SINGLE
RADIATOR, BUILT IN STORAGE UNITS**

**BEDROOM 3 – 4.1 X 2.3M – WOODEN FLOOR, TV POINTS, SINGLE
RADIATOR**

**BEDROOM 4 – 4.4 X 2.6M – WOODEN FLOOR, SINGLE RADIATOR,
TV POINTS**

**FAMILY BATHROOM – 3.5 X 2.0M – TILED FLOOR AND WALLS,
SINGLE RADIATOR, TOILET, WHB, SHOWER, BATH**

EXTERNAL AREAS:

TARMAC DRIVEWAY WITH AMPLE CAR PARKING SPACE

LARGE GARDEN TO REAR WITH PAVED AREA

FRONT GARDEN



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	70 C
39-54	E		
21-38	F		
1-20	G		