



## 49 Castlevue Heights

Dungannon, BT70 1TT

Offers Over  
**£144,950**

- Highly Sought After & Popular Location
- Four Bedrooms / Two Bathrooms
- Spacious Accommodation Throughout
- Close Walking Distance to all Local Shops & Amenities

We are pleased to present this spacious semi detached property to the market for sale. Located in the heart of Dungannon, this property is within walking distance to all local amenities and has excellent links to all main towns nearby. A great opportunity for first time buyers or investors alike, this property is sure to generate high interest. Call 028 8772 7799 to speak to a member of our sales team today.





# Description

## Accommodation in Brief

### Ground Floor

Entrance Hall: 2.53m x 4.92m

Glazed wooden front door finished with tile to floor.

Living Room: 4.01m x 4.31m

Spacious living area with wooden fireplace and tile hearth. Decorative cornicing. Finished with carpet to floor.

Kitchen: 6.64m x 3.30m

Range of high and low level units, 1 1/2 basin stainless steel sink unit, integrated cooker and hob with splashback tiling, space for fridge freezer and dishwasher. Dining area, glazed display unit and glazed wooden door leading to rear. Finished with tile to floor.

Utility: 1.45m x 2.00m

Single bowl stainless steel sink unit. Range of low level units with space for washing machine and tumble dryer. Finished with tile to floor.

WC: 1.45m x 2.00m

Close coupled WC with pedestal wash hand basin. Finished with tile to floor.

### First Floor

Landing: 3.22m x 1.19m

Finished with carpet to floor.

Master Bedroom: 3.59m x 3.57m

Prefinished wood to floor.

En-Suite: 2.09m x 1.47m

Three piece suite comprising of a close coupled WC, pedestal wash hand basin and corner shower. Finished with tile to floor.



Bedroom 2: 2.24m x 3.56m  
Prefinished wood to floor.

Bedroom 3: 2.20m x 3.86m  
Prefinished wood to floor.

Bedroom 4: 2.94m x 2.78m  
Prefinished wood to floor.

Bathroom: 1.98m x 3.31m  
Four piece suite comprising of corner bath, shower, wash hand basin and WC. Finished with complete tile to walls and floor.

### Outside

Lawn laid to the front of the property complete with tarmac driveway and paved steps leading to front door. Paved area to the rear of the property leading to lawn. Fully enclosed rear area.

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Thinking of Selling? ***FREE VALUATION!***

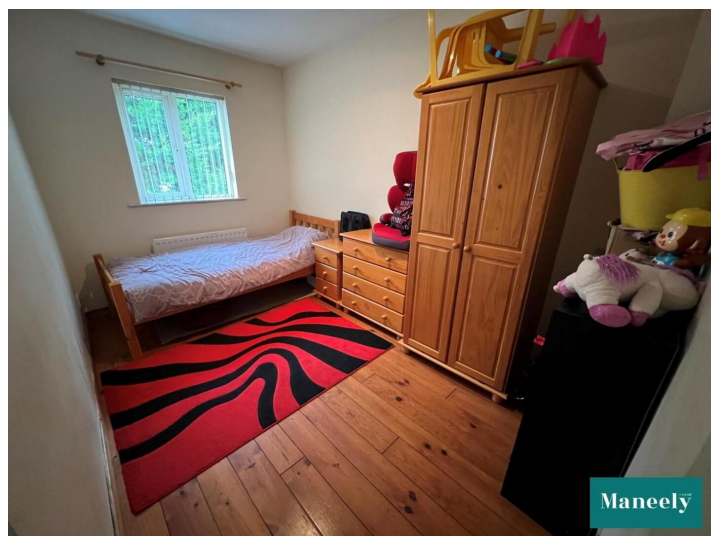
If you are considering the sale of your own property, we are delighted to offer a ***FREE*** sales valuation, without obligation of sale. Get in contact today and we will be happy to help & advise you!

(028) 8772 7799 | [info@maneely.com](mailto:info@maneely.com)

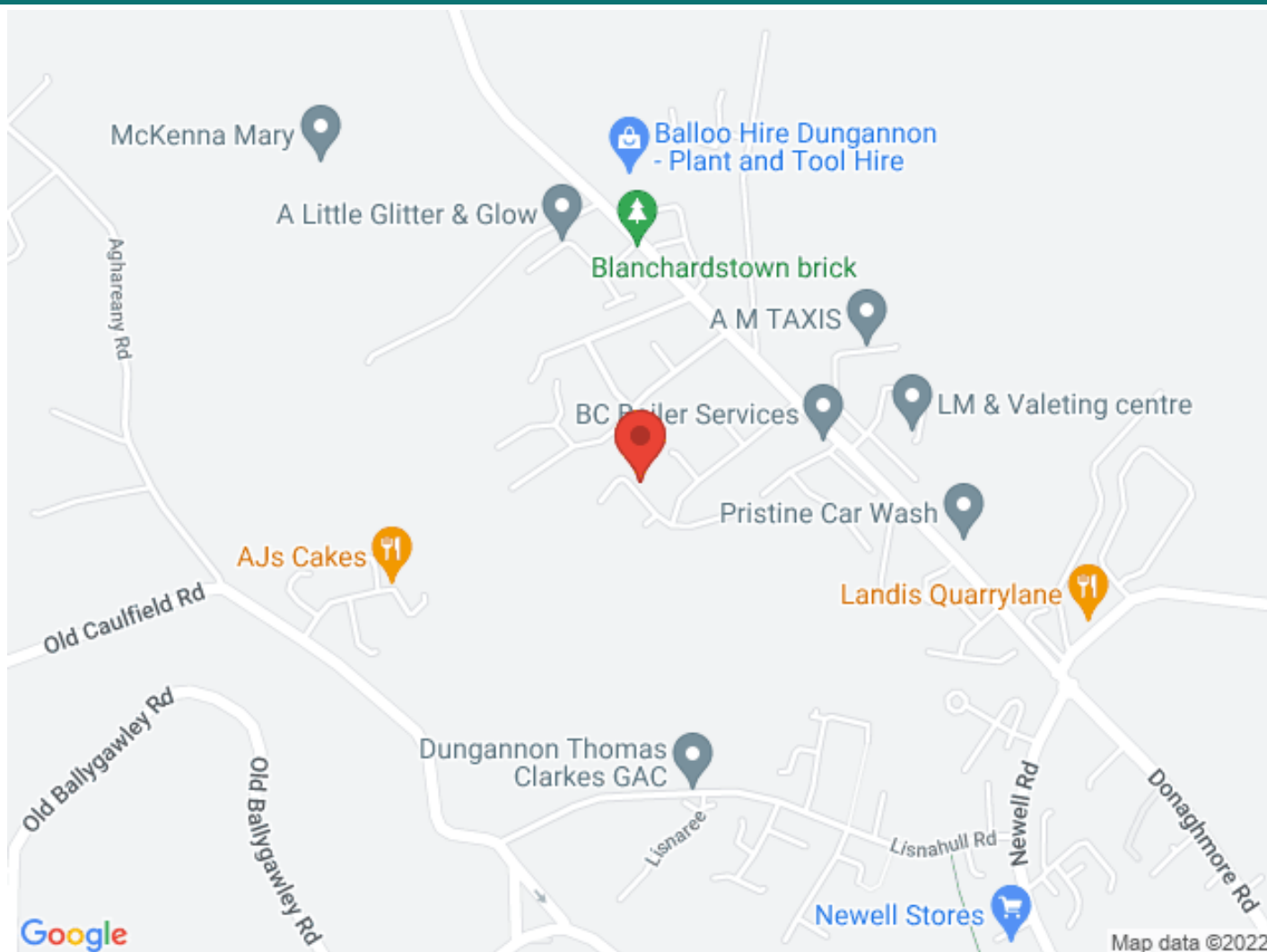
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