

**16 BRICK ROW
MOY
DUNGANNON
CO. TYRONE
BT71 7UL**

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

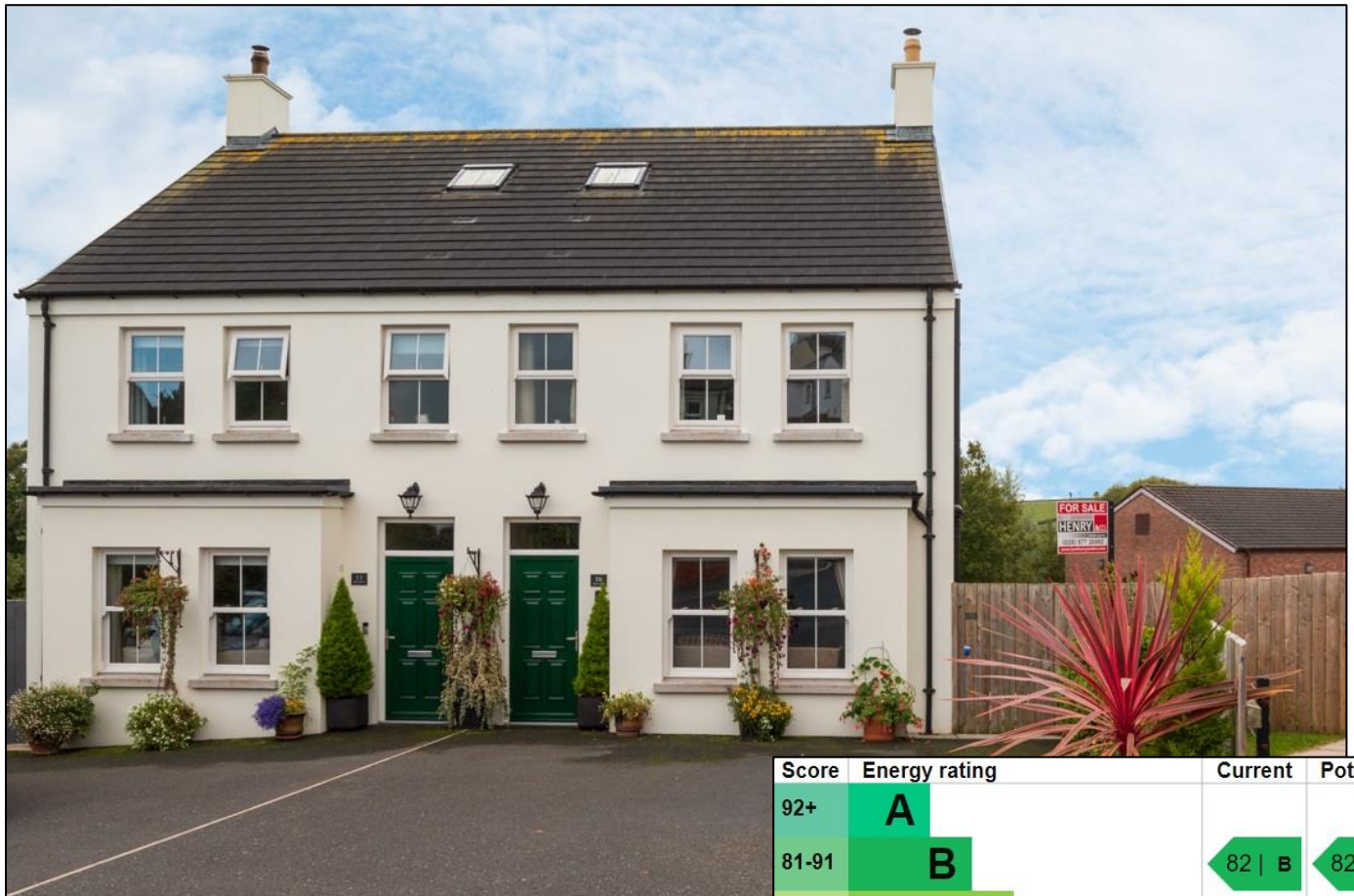
BEAUTIFUL IN BRICK ROW – A FANTASTIC VILLAGE HOME

IDEALLY SITUATED WITH NO RESIDENTIAL DEVELOPMENT TO ITS REAR WITHIN THIS LUXURY DEVELOPMENT OF ONLY 12 PROPERTIES, THIS SPACIOUS & VERSATILE SEMI-DETACHED HOME HAS BEEN OWNER OCCUPIED AND METICULOUSLY MAINTAINED SINCE ITS CONSTRUCTION CIRCA. 2017.

LOCATED ONLY A MOMENTS STROLL FROM ALL POPULAR & PICTURESQUE MOY VILLAGE AMENITIES, YET AFFORDING EXCELLENT PRIVACY, THIS VILLAGE HOME REALLY DOES OFFER THE BEST IN VILLAGE LIVING, AND ALSO BENEFITS FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR THOSE REQUIRING EASY ACCESS TO COMMUTE TO PORTADOWN, ARMAGH, DUNGANNON OR FURTHER AFIELD.

THE PROPERTY BOASTS A GENEROUS SITTING ROOM WITH A COSY STOVE, A LUXURY FITTED KITCHEN / FAMILY DINING AREA WITH A CONVENIENT SEPARATE UTILITY ROOM AND A GROUND FLOOR CLOAK W.C. 3 BEDROOMS (MASTER ENSUITE) & A FAMILY BATHROOM COMPLETE THIS FINE VILLAGE HOMES OFFERING.

A FANTASTIC HOME - A MUST VIEW FOR THOSE SEEKING THE BEST IN VILLAGE LIVING!



GUIDE PRICE: £179,950

PROPERTY FEATURES AND ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

- A BEAUTIFUL SEMI-DETACHED VILLAGE HOME.
- SITUATED IN THIS EXCLUSIVE VILLAGE DEVELOPMENT OF ONLY 12 HOMES.
- WITHIN WALKING DISTANCE OF PICTURESQUE MOY VILLAGE & ITS MANY SOCIAL & RECREATIONAL AMENITIES.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- CONSTRUCTED CIRCA. 2017.
- METICULOUSLY MAINTAINED.
- NO RESIDENTIAL DEVELOPMENT TO ITS REAR.
- 3 BEDROOMS, MASTER ENSUITE.
- GROUND FLOOR POWDER ROOM.
- SITTING ROOM WITH SOLID FUEL STOVE.
- FITTED KITCHEN WITH RAYBURN RANGE.
- SEPARATE UTILITY ROOM.
- GARDENS TO REAR & SIDE LAID TO LAWNS, SHRUBS & PATIO.
- OFF-STREET PARKING.
- ALARM SYSTEM.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- 6 PANEL WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- A MUST VIEW FOR THOSE SEEKING THE BEST IN VILLAGE LIVING!



ACCOMMODATION IN BRIEF...

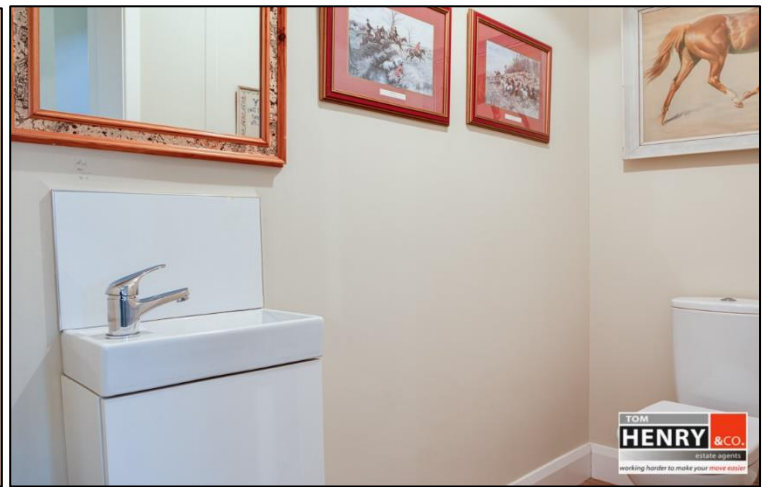
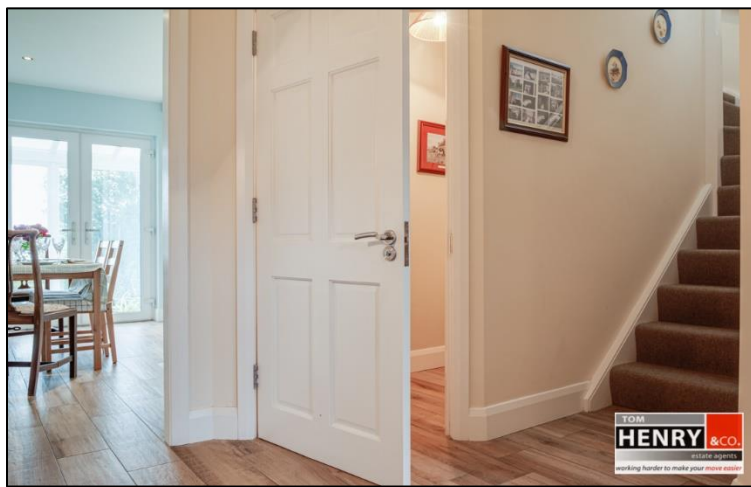
ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED FANLIGHT. PRE-FINISHED FLOOR.



POWDER ROOM:

WHITE SUITE. TOILET. WASH HAND BASIN. PRE-FINISHED FLOOR. X-FAN.



SITTING ROOM:

GLASS FRONTED STOVE WITH SLATE HEARTH. CARPET TO FLOOR.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. GLASS DISPLAY UNIT. FRIDGE FREEZER. DISHWASHER. OIL FIRED RAYBURN RANGE (HEATS WATER, RADIATORS & COOKS) WITH X-FAN OVER. DOWN LIGHTING TO CEILING. PRE-FINISHED FLOOR.





UTILITY ROOM:
S.S. SINK WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR T.D.
PRE-FINISHED FLOOR.

REAR PORCH:
GLAZED EXTERNAL DOOR.

FIRST FLOOR:

STAIRS & LANDING:
CARPET.

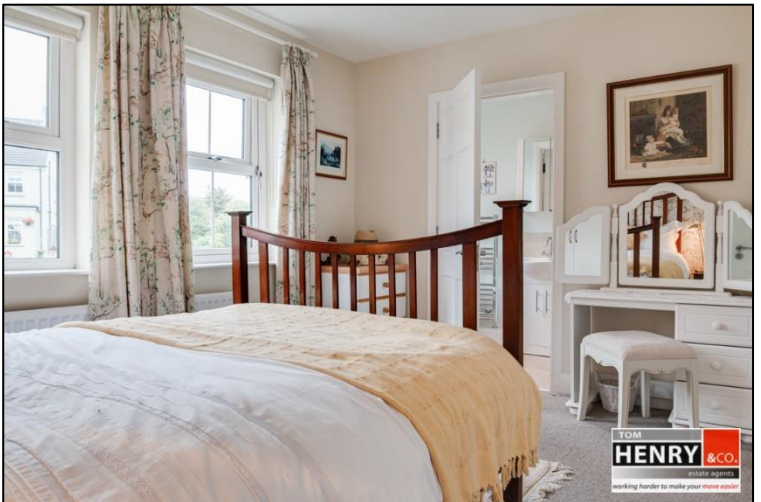
HOTPRESS:
SHELVED.

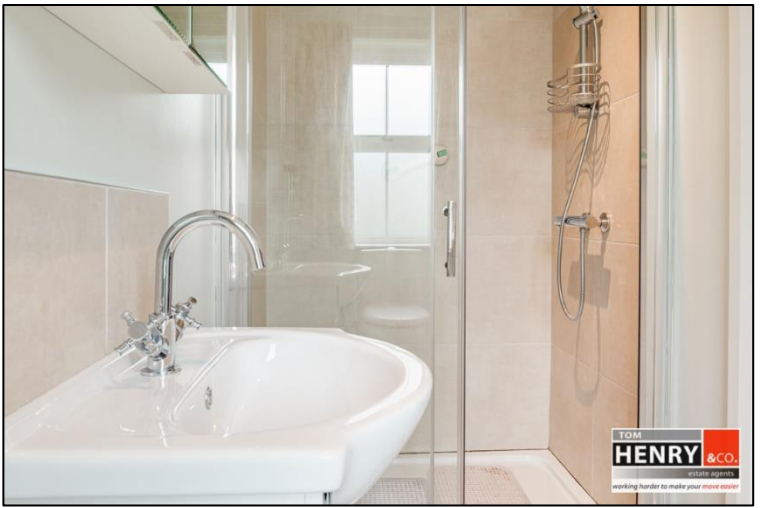




BEDROOM 1:
TO FRONT. CARPET TO FLOOR.

ENSUITE:
WHITE SUITE. ILLUMINATED MIRRORED CABINET OVER VANITY UNIT. TILED SHOWER. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.





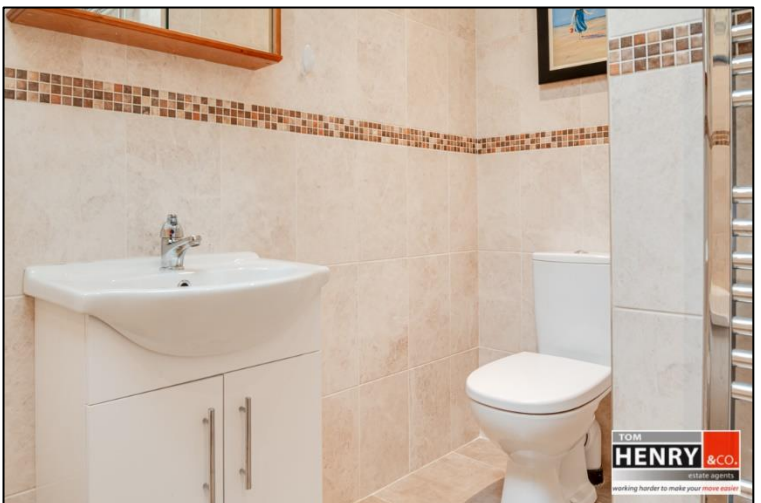
BEDROOM 2:
TO SIDE. CARPET TO FLOOR. VIEWS TO REAR GARDEN.



BEDROOM 3:
TO REAR. CARPET TO FLOOR. VIEWS TO OPEN COUNTRYSIDE.



BATHROOM:
WHITE SUITE. BATH. VANITY UNIT. TOILET. BIDET. WALL TILING. HEATED TOWEL RAIL. TILED FLOOR. DOWN LIGHTING TO CEILING. X-FAN.



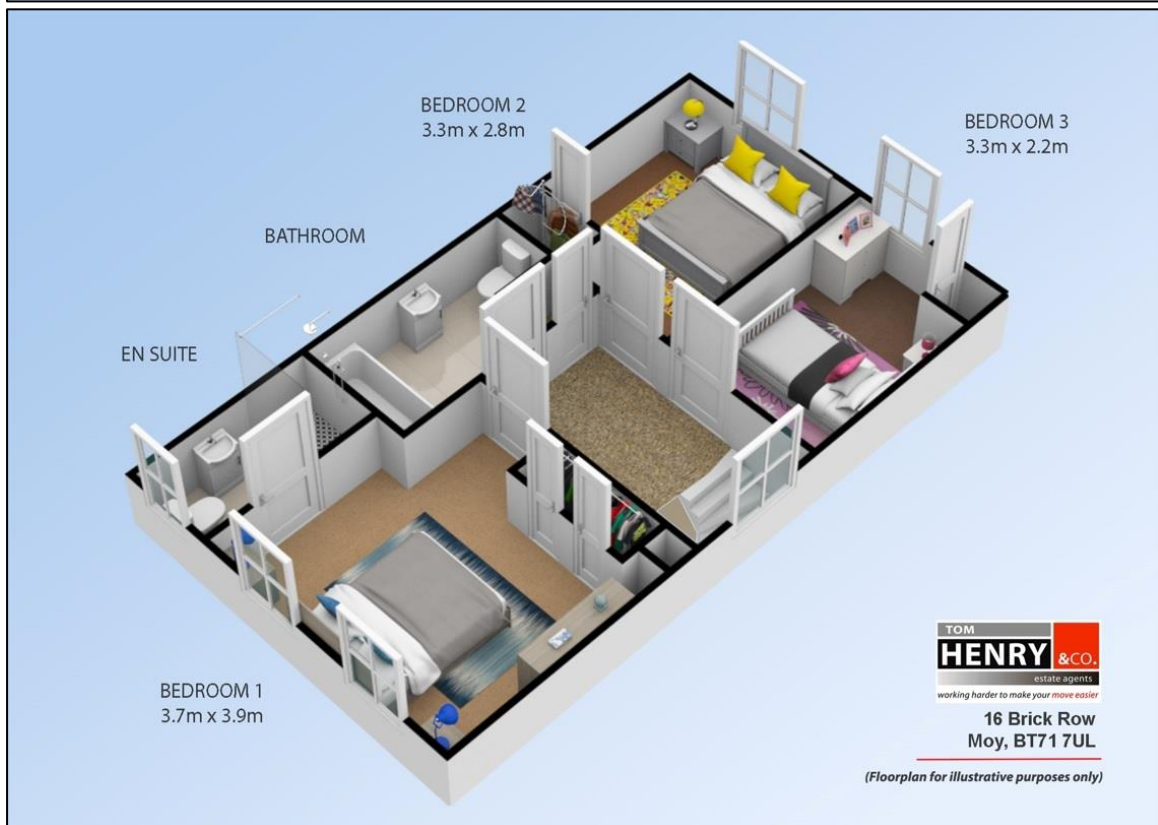
OUTSIDE:

PARKING TO FRONT.

GENEROUS REAR GARDEN LAID TO LAWNS & SHRUBS. OUTSIDE WATER TAP.

FLOOR PLANS FOR I.D. PURPOSES ONLY.





Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

 www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

N.B.

Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.