

**3 ROSSIN VIEW
DONAGHMORE
DUNGANNON
CO. TYRONE
BT70 1SZ**



working harder to make your move easier

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DELIGHTFUL IN DONAGHMORE – AN IMMACULATE VILLAGE HOME

PRESENTED FOR SALE IN WHAT MAY ONLY BE DESCRIBED AS IMMACULATE ORDER THROUGHOUT BY ITS CURRENT OWNER OCCUPIERS, 3 ROSSIN VIEW OFFERS DECEPTIVELY SPACIOUS ACCOMMODATION IN A MOST CONVENIENT & HIGHLY SOUGHT-AFTER VILLAGE SITUATION. IT IS LOCATED WITHIN WALKING DISTANCE OF ALL PICTURESQUE & EXCEPTIONALLY POPULAR DONAGHMORE VILLAGE AMENITIES INCLUDING FANTASTIC EATERIES, RENOWNED SCHOOLS & LOCAL SHOPS AND BENEFITS FROM GREAT ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD. INTERNALLY THIS FANTASTIC PROPERTY BOASTS A GENEROUS SITTING ROOM WITH FEATURE FIREPLACE, PART OPEN VIA DOUBLE DOORS TO A RECENTLY UPDATED KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING AND A MOST CONVENIENT GROUND FLOOR CLOAK W.C. TO ITS FIRST FLOOR 3 BEDROOMS, MASTER ENSUITE AND A BEAUTIFUL FULLY TILED BATHROOM PROVIDE ACCOMMODATION THAT IS SURE TO APPEAL TO A SINGLE PROFESSIONAL, FIRST-TIME BUYERS, DOWN-SIZERS AND EVEN THE MOST DISCERNING OF INVESTORS. WITH OFF-STREET PARKING AND A PRIVATE REAR GARDEN WITH USEFUL UTILITY STORE **YOU SHOULD BE RUSHING TO VIEW 3 ROSSIN VIEW...**



OFFERS OVER: £139,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

- AN ABSOLUTELY IMMACULATE VILLAGE HOME.
- LOCATED IN THIS HIGHLY SOUGHT AFTER & MOST CONVENIENT SITUATION.
- WITHIN WALKING DISTANCE OF ALL PICTURESQUE DONAGHMORE AMENITIES.
- GOOD ACCESS TO THE ROAD NETWORK FOR COMMUTING.
- PROVIDING DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION.
- 3 BEDROOMS, MASTER ENSUITE.
- GENEROUS SITTING ROOM WITH FEATURE FIREPLACE.
- RECENTLY UPDATED KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- GROUND FLOOR CLOAK W.C.
- BEAUTIFUL FULLY TILED FAMILY BATHROOM.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- STAINLESS STEEL LIGHT SWITCHES & PLUG SOCKETS TO GROUND FLOOR.
- OFF-STREET PARKING.
- PRIVATE REAR GARDEN.
- UTILITY STORE INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- O.F.C.H. WITH "REMOTE CHROME" LINK-UP APPLICATION.
- A FANTASTIC VILLAGE HOME SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLASS PANEL & SIDE PANELS. TILED FLOOR. UNDER STAIR STORAGE. STAIRS TO FIRST FLOOR WITH CARPET.



SITTING ROOM:

FEATURE TILED BREAST WITH "FLOATING" ELECTRIC FIRE. PRE-FINISHED FLOOR. GLAZED DOUBLE DOORS TO KITCHEN / FAMILY DINING AREA.



KITCHEN / FAMILY DINING AREA:

FITTED HIGH AND LOW LEVEL UNITS. GLAZED DISPLAY UNITS. TILED BETWEEN UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR FRIDGE FREEZER (INCLUDED). INTEGRATED OVEN. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR DISHWASHER (INCLUDED). PLUMBED FOR A.W.M. (NOT INCLUDED). TILED FLOOR. U.P.V.C. STABLE TYPE EXTERNAL DOOR WITH GLASS PANEL & SIDE PANEL TO REAR GARDEN.



POWDER ROOM:

TOILET. WASH HAND BASIN. TILED SPLASH BACK. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

CARPET. LINEN CUPBOARD: SHELVED WITH HANGING SPACE.



BEDROOM 1:

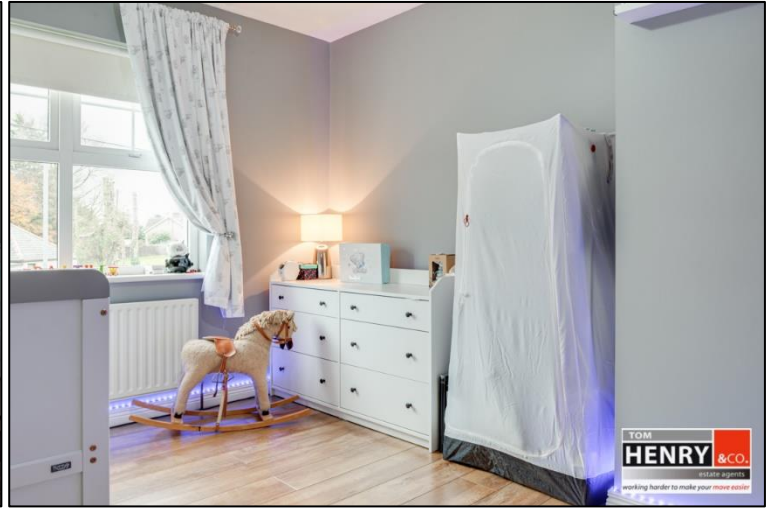
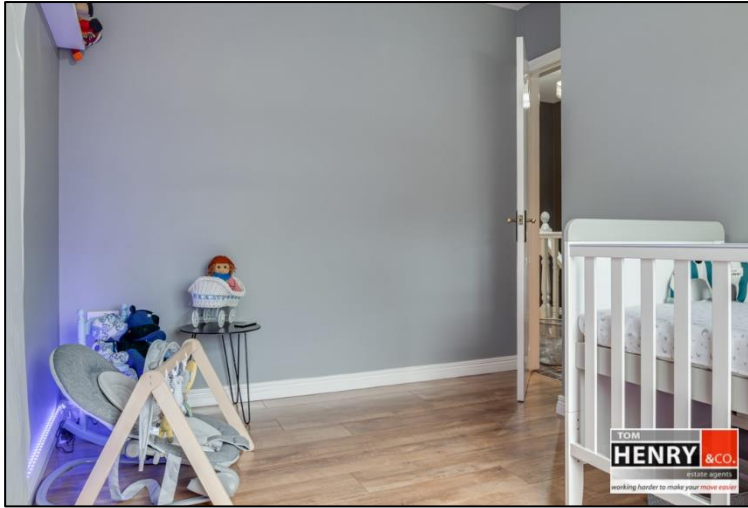
TO REAR. PRE-FINISHED FLOOR.

ENSUITE:

WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. P.V.C. CLAD ELECTRIC SHOWER. TILED FLOOR.



BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN WARDROBE WITH SHELVED & HANGING SPACE.



BATHROOM:
WASH HAND BASIN WITH RECESSED MIRROR ABOVE. TOILET. BATH WITH ELECTRIC SHOWER OVER. FULLY TILED WALLS & FLOOR.



OUTSIDE:

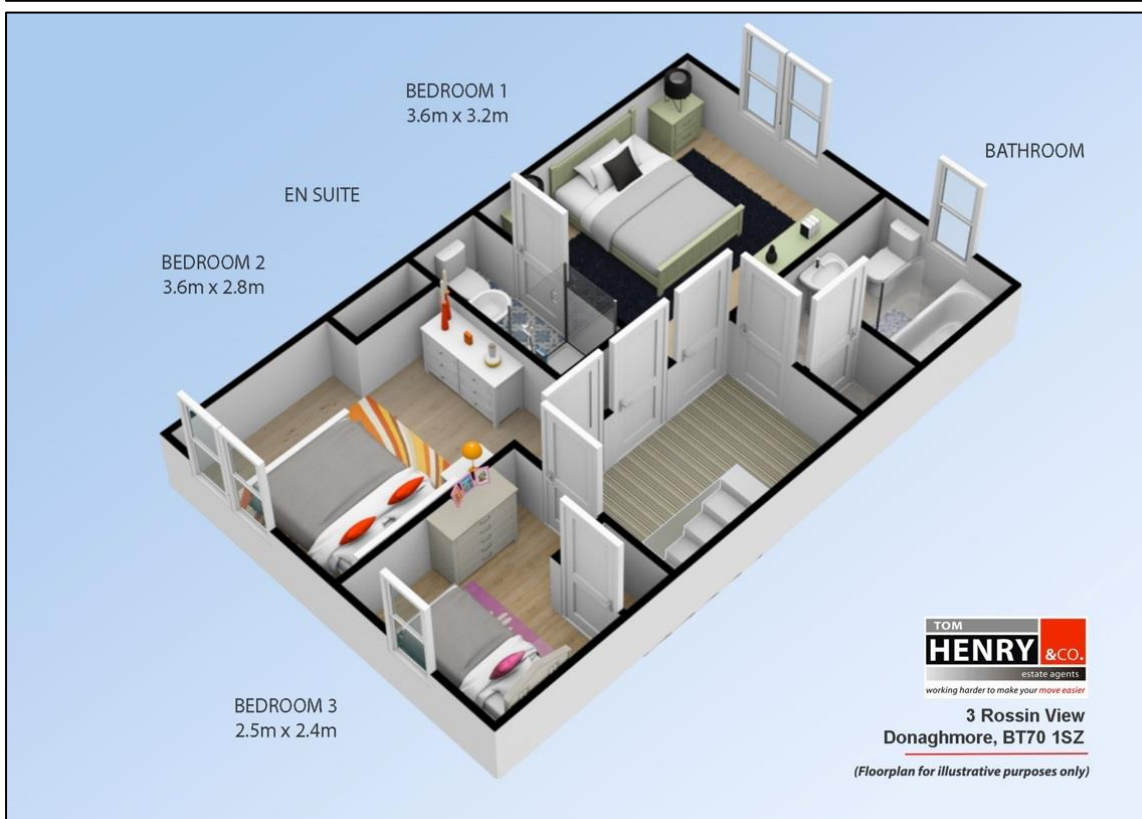
OFF STREET PARKING TO FRONT. GRAVELLED SHRUB BED. PRIVATE REAR GARDEN. PATIO AREA WITH AWNING. OUTSIDE WATER TAP. GARDEN TO REAR LAID TO LAWN.

GARDEN STORE:

INCLUDED IN SALE. ELECTRIC LIGHT & SOCKETS.

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

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N.B.

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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.