

**52 LURGABOY LANE
KILLYMEAL
DUNGANNON
CO. TYRONE
BT71 6JX**



*working harder to make your **move easier***

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

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

SMALL HOLDING TOTALLING CIRCA. 6.5 ACRES IN THIS HIGHLY DESIREABLE SITUATION

A ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE AN IDYLIC SMALLHOLDING IN ONE OF DUNGANNON'S MOST DESIRABLE AREAS.

SITUATED ON LURGABOY LANE AND ENJOYING THE BENEFITS OF COUNTRY LIVING, WHILST BEING MERE MINUTES FROM DUNGANNON TOWN & ALL ITS AMENITIES INCLUDING RENOWNED SCHOOLS, FANTASTIC EATERIES, MAJOR EMPLOYERS, ETC.

THE DETACHED COTTAGE OFFERS VERSATILE ACCOMMODATION EXTENDING TO 2 BEDROOMS & 2 RECEPTION ROOMS (BOTH WITH OPEN FIREPLACES), A KITCHEN AND A SHOWER ROOM.

AN ENCLOSED YARD WITH A RANGE OF OUTBUILDINGS AND ADDITIONAL LANDS CIRCA. 6 ACRES COMPLETE THIS SUPERB OPPORTUNITY.



OPEN TO OFFERS

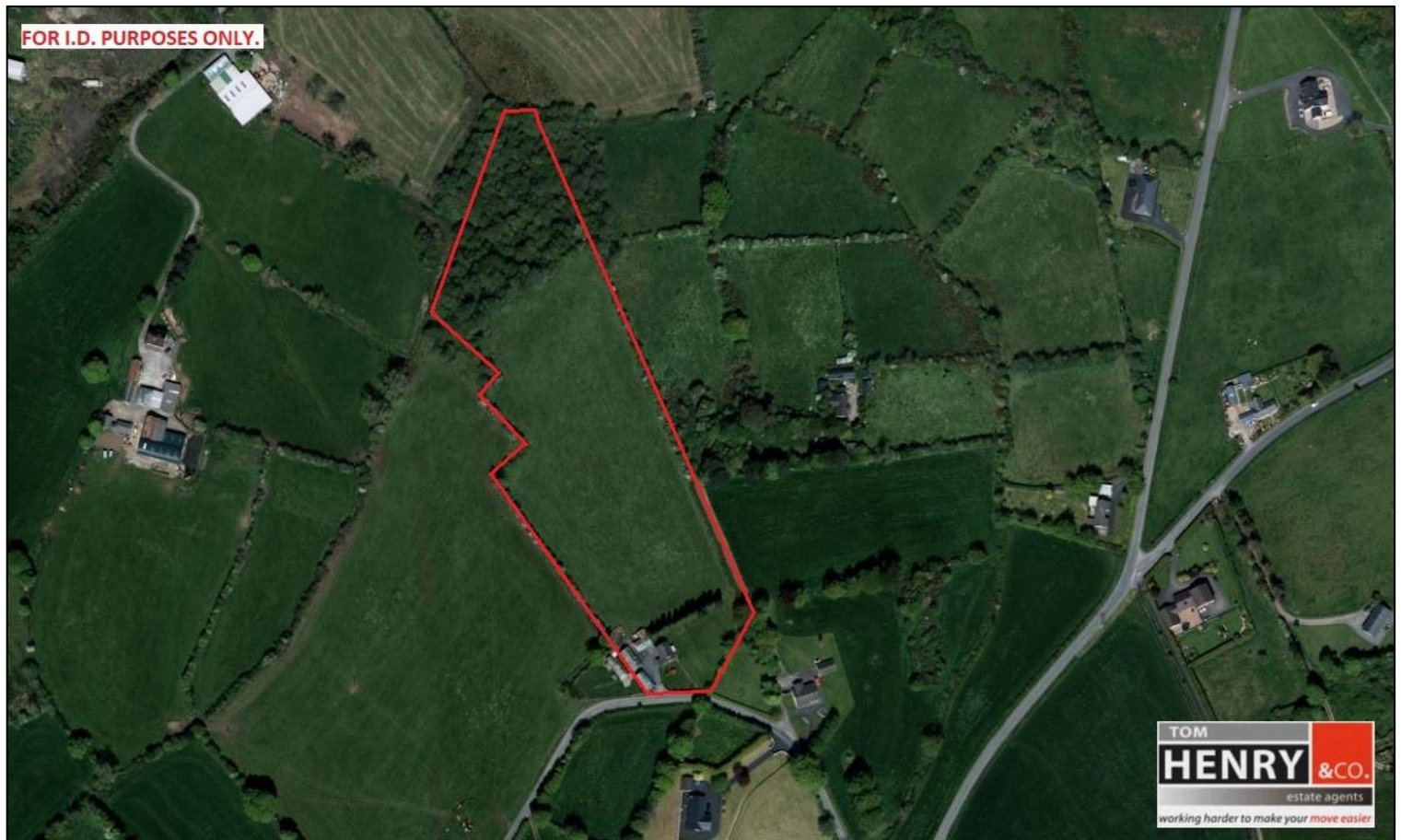
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	53 E
21-38	F		
1-20	G		

PROPERTY FEATURES:

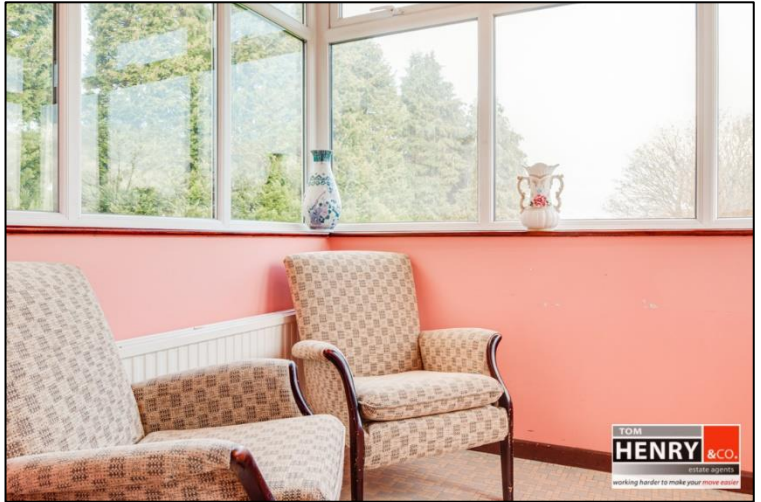
- A SUPERB SMALL HOLDING TOTALLING CIRCA. 6.5 ACRES.
- LOCATED IN ONE OF DUNGANNONS MOST DESIRABLE LOCATIONS.
- BEAUTIFUL COUNTRYSIDE VIEWS YET ONLY MINUTES FROM ALL TOWN AMENITIES.
- DETACHED 2 BEDROOM, 2 RECEPTION ROOM COTTAGE STYLE BUNGALOW.
- KITCHEN WITH FITTED HIGH & LOW LEVEL UNITS.
- BOTH RECEPTION ROOMS WITH OPEN FIREPLACES.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- RANGE OF OUTBUILDINGS.
- GENEROUS GARDENS WITH FANTASTIC POTENTIAL TO ADD VALUE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- TRULY A ONCE IN A LIFETIME OPPORTUNITY...





ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:
TILED STEP. U.P.V.C. EXTERNAL DOOR WITH GLASS PANEL & SIDE PANELS.



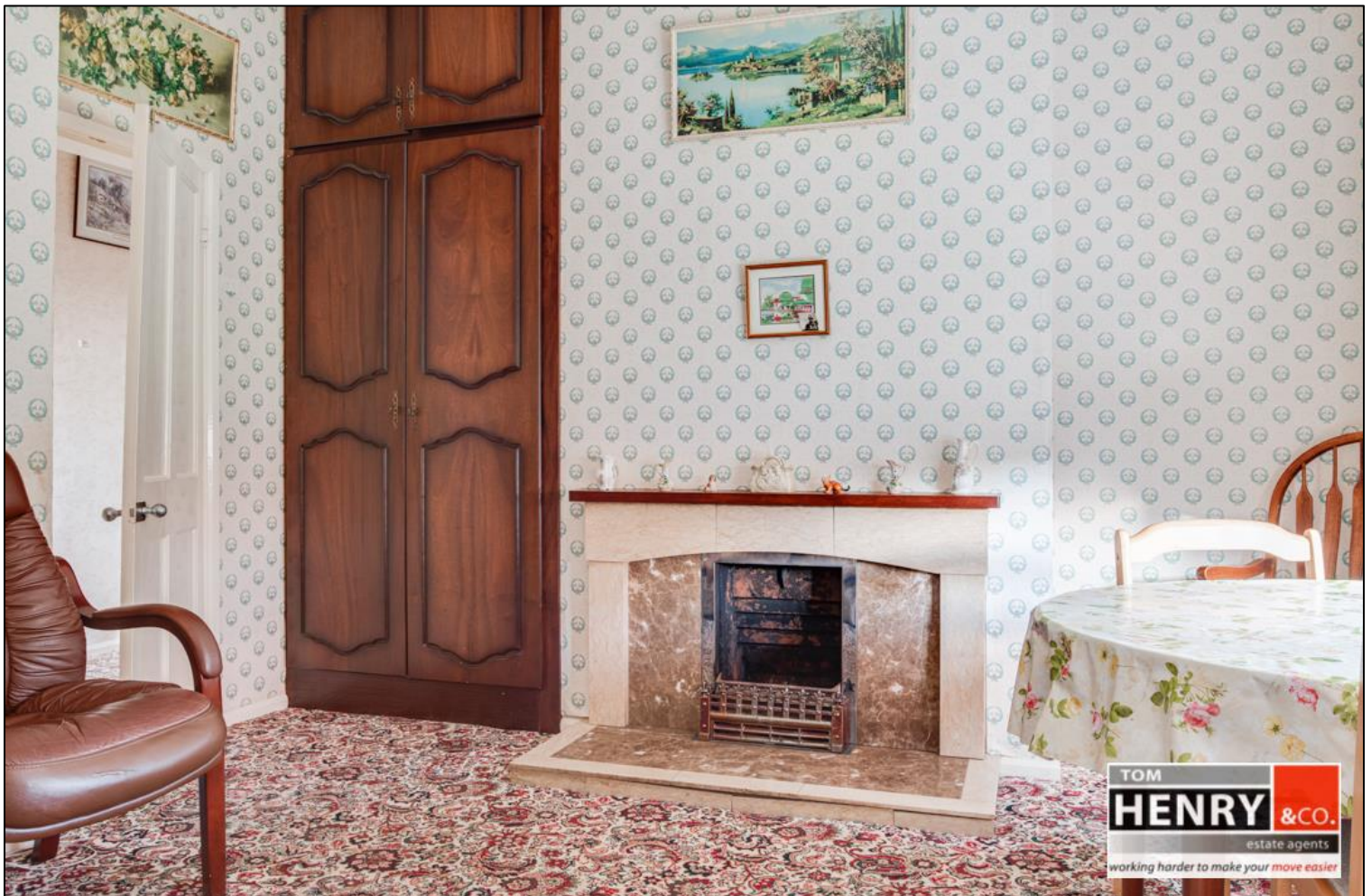
ENTRANCE HALL:
GLAZED DOOR FROM ENTRANCE PORCH. CARPET TO FLOOR.

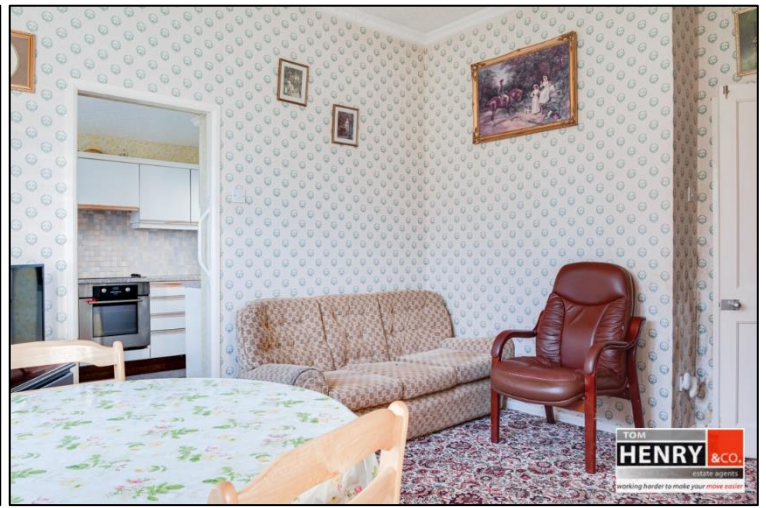


SITTING ROOM:
CARPET TO FLOOR. OPEN FIREPLACE.

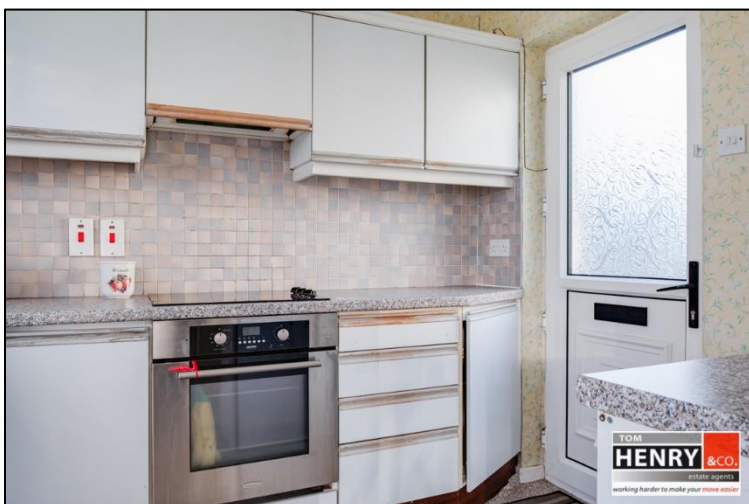


LIVING ROOM / DINING ROOM:
CARPET. OPEN FIREPLACE.





KITCHEN:
FITTED HIGH & LOW LEVEL UNITS. SPACE FOR A.W.M. HOB. OVEN. SPACE FOR FRIDGE. U.P.V.C. EXTERNAL DOOR WITH GLASS PANEL.



BEDROOM 1:
TO SIDE. CARPET TO FLOOR.



BEDROOM 2:
TO SIDE. CARPET TO FLOOR.



SHOWER ROOM:

SHOWER. WASH HAND BASIN. TOILET. HALF TILED WALLS.



OUTSIDE:

GARDENS TO FRONT & SIDE LAID TO LAWNS. MATURE TREES. PEDESTRIAN GATE AND PATHWAY TO FRONT DOOR.

PILLARED & GATED ENTRANCE TO REAR. YARD WITH OFF STREET PARKING. 3 X OUTBUILDINGS.

MAP & FLOORPLANS FOR I.D. PURPOSES ONLY.







Thinking of selling or renting your home?



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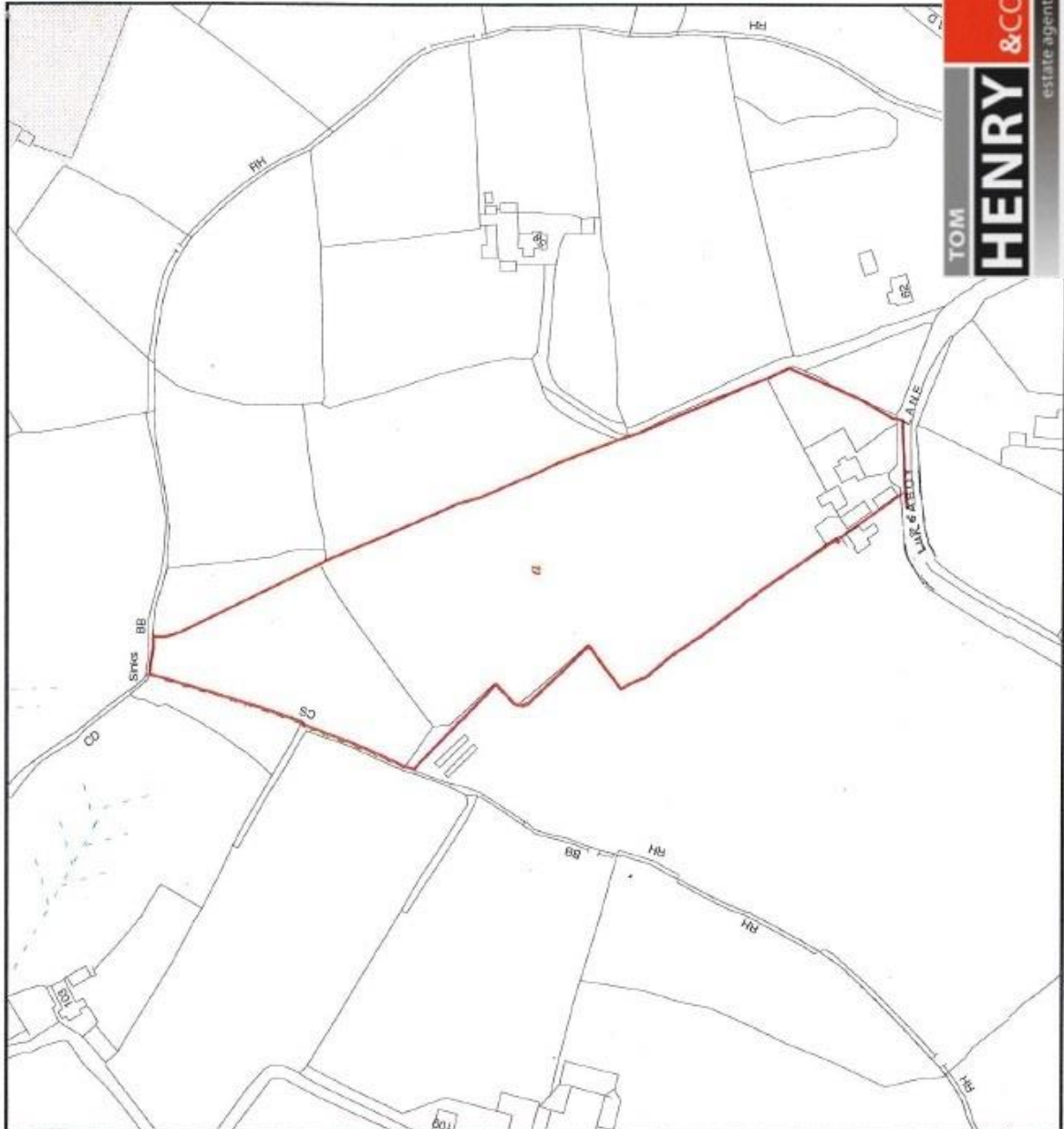
FOR I.D. PURPOSES ONLY.

An aerial photograph of a rural property. A large, irregularly shaped area is outlined in red, indicating the property boundary. The property includes a large house with a grey roof, a swimming pool, and a driveway. The surrounding area consists of green fields, trees, and other residential buildings. A road runs along the top and right sides of the property.

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 <p>Land & Property Services THE LAND REGISTRY</p>	<p>Date: 28 Mar 2014 County: Tyrone Folio: 8902 Scale: 1:2500 Our Ref: 2014/187780 Your Ref: L/J/SCOTT Map Ref(s): 16007SE Sheet 1 of 1</p>	<p>Key to folio labels: <i>a</i> - 8902</p>	<p><small>This map is for location purposes only (para. 4(1)) of the Land Registration Rules (SI 2002/1744) as amended by paragraph 11 of the Schedule to the Land Registration Act 2002. Folio boundaries are not guaranteed. Dotted lines indicate areas which have been affected by variations of the OSN. Any subsequent variations should be indicated by the OSN. This map has been prepared using the largest scale map available for the area. Any future dated map should be based on the largest scale map available for the area. The map is not to be used for any other purpose without the express consent of the Land Registry. The map is not to be used for any other purpose without the express consent of the Land Registry. The map is not to be used for any other purpose without the express consent of the Land Registry.</small></p> <p><small>This copy map shows the location of the lands comprised in the folio label above.</small></p> <p>Crown Copyright Reserved <small>This map is copyright of the Land Registry and is reproduced here with the permission of the Controller of the Map(s). All rights reserved. Crown copyright and database right 100012011</small></p> 
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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.