

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

105 Carland Road
Dungannon
BT71 4AB

Bedrooms	3
Bathrooms	1
Receptions	1



OFFERS OVER : £107,495

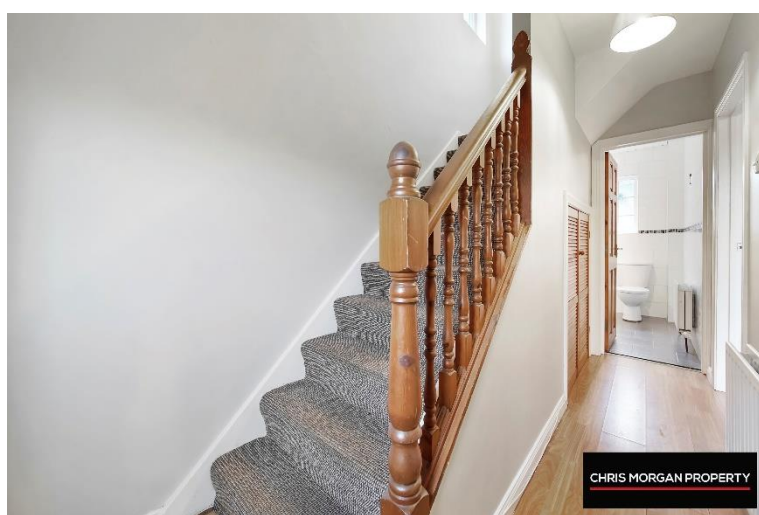
CHRIS MORGAN PROPERTY ARE PLEASED TO PRESENT THIS IMMACULATE 3 BEDROOM SEMI-DETACHED HOME TO THE SALES MARKET. LOCATED ON THE POPULAR 'CARLAND ROAD' AREA OF TOWN. THIS HOME BENEFITS 3 LARGE SIZED BEDROOMS, LARGE LIVING AREA AND FRONT AND REAR GARDEN.

THIS PROPERTY IS IN A GREAT CENTRAL LOCATION WITHIN DUNGANNON TOWN WITH CLOSE WALKING DISTANCE TO ALL LOCAL SCHOOLS, SHOPS, CHURCHES AND A 5 MINUTE WALK FROM DUNGANNON TOWN CENTRE ITSELF. THIS HOOME IS SURE TO APPEAL TO FIRST TIME HOME BUYERS OR INVESTORS SEEKING A HOME WITH LITTLE WORKS REQUIRED.

'PERFECT HOME FOR FIRST TIME HOME BUYERS OR INVESTORS ALIKE'

PROPERTY FEATURES:

- 3 SPACIOUS BEDROOMS
- LARGE LIVING AREA WITH OPEN FIREPLACE
- UPV DOORS AND WINDOWS
- SPACIOUS FAMILY BATHROOM
- FRONT AND REAR GARDEN
- SURE TO APPEAL TO FIRST TIME HOME BUYERS AND INVESTORS
- IMMACULATE CONDITION INSIDE AND OUT
- GREAT CENTRAL LOCATION WITHIN DUNGANNON TOWN
- CLOSE COMMUTING LINKS TO ALL LOCAL ROAD NETWORKS
- MOULDED SKIRTING AND ARCHITRAVES



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 4.2 X 1.9M – UPVC DOOR TO ENTRANCE, WOODEN FLOOR, DOUBLE RADIATOR, CARPET TO STAIRS

LIVING AREA – 4.0 X 4.0M – WOODEN FOOR, OPEN FIREPLACE, TV POINTS, DOUBLE RADIATOR

KITCHEN – 3.8 X 2.7M – TILED FLOOR AND WALLS, HIGH AND LOW KITCHEN UNITS, STAINLESS STEEL SINK, BUILT IN COOKER/HOB, BUILT IN STORAGE SPACE FOR FRIDGE/FREEZER, UPVC DOOR

FAMILY BATHROOM – 2.4 X 1.8M – TILED FLOOR AND WALLS, WC, WHB, SHOWER, EXTRA FAN, SINGLE RADIATOR

FIRST FLOOR:

UPSTAIRS LANDING – 3.0 X 2.4M – CARPET TO STAIRS AND FLOOR, SINGLE RADIATOR

BEDROOM 1 – 4.8 X 3.0M – WOODEN FLOOR, TV POINTS, SINGLE RADIATOR, BUILT IN HOTPRESS/STORAGE SPACE

BEDROOM 2 – 3.5 X 3.0M – WOODEN FLOOR, SINGLE RADIATOR, TV POINTS

BEDROOM 3 – 2.8 X 2.4M – WOODEN FLOOR, SINGLE RADIATOR

EXTERNAL AREAS:

LARGE GARDEN TO FRONT AND REAR OF PROERTY

CONCRETE SHED TO REAR OF PROPERTY

CONCRETE PAVED AREA TO FRONT LEADING TO BACK OF PROPERTY





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	51 E	
21-38	F		
1-20	G		

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