

# CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations  
&  
Property Advice

## FOR SALE

23 Wellbrook Avenue  
Dungannon  
BT70 1EA

Bedrooms	3
Bathrooms	2
Receptions	1



CHRIS MORGAN PROPERTY

## OFFERS OVER : £139,995

CHRIS MORGAN PROPERTY ARE PLEASED TO PRESENT TO MARKET THIS 3 BEDROOM SEMI-DETACHED HOME LOCATED IN THE EVER POPULAR 'WELLBROOK' DEVELOPMENT JUST OFF THE MULLAGHMORE ROAD AREA OF TOWN. THE HOME ENJOY A GREAT LOCATION WITHIN DUNGANNON TOWN. BEING CLOSE BY ALL LOCAL SCHOOLS, SOPS, AMENITIES AND A 5 MINUTE WALK FROM DUNGANNON TOWN CENTRE.

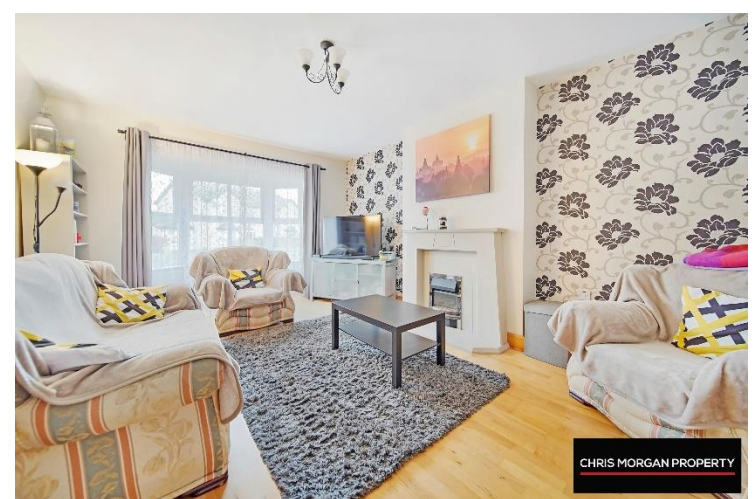
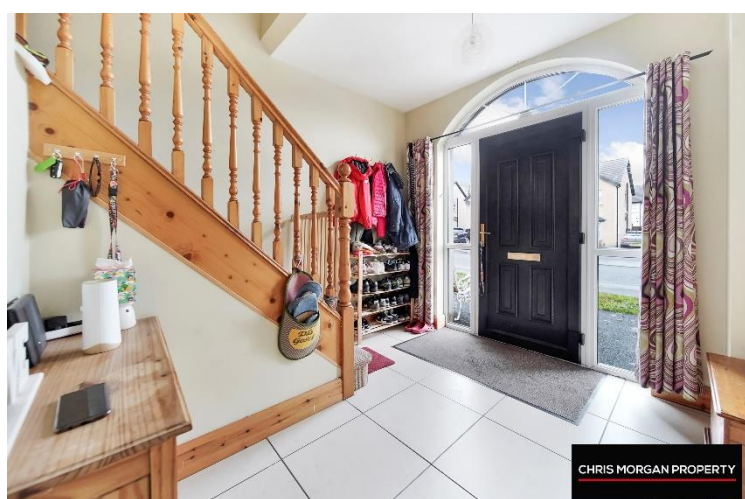
INTERNALLY THE HOUSE BENEFITS FROM A LARGE RECEPTION ROOM A SPACIOUS KITCHEN/DINING AREA, 3 SPACIOUS BEDROOMS AND 2 BATHROOMS. THIS HOME IS SURE TO APPEAL TO FIRST TIME HOME BUYERS SEEKING A SPACIOUS HOME WERE LIITLE WORKS ARE REQUIRED.

**'SPLENDID 3 BEDROOM SEMI-DETACHED HOME'**



## PROPERTY FEATURES:

- SPACIOUS LIVING ROOM
- LARGE KITCHEN/DINING AREA
- SPACIOUS UTILITY AREA
- UPVC DOORS AND WINDOWS
- LARGE GARDEN TO REAR OF PROPERTY
- 4 PIECE FAMILY BATHROOM
- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- WALKING DISTANCE TO ALL AMENITIES AND DUNGANNON TOWN CENTRE
- GOOD TRANSPORT LINKS TO ALL LOCAL ROAD NETWORKS
- OIL FIRED CENTRAL HEATING
- IMMACULATE CONDITION INSIDE AND OUT
- REAR PATIO DOORS FROM KITCHEN AREA
- 4 PANEL INTERNAL DOORS
- PERFECT HOME FOR FIRST TIME BUYERS



# **ACCOMODATION IN BRIEF:**

## **GROUND FLOOR:**

**ENTRANCE HALLWAY – 4.6 X 2.9M – UPVC DOOR TO ENTRANCE, TILED FLOOR, WIFI POINTS, DOUBLE RADIATOR**

**LIVING AREA – 6.0 X 4.0M – WOODEN FLOOR, TV POINTS, DOUBLE RADIATOR, OPEN FIREPLACE, 4 PANEL INTERNAL DOORS**

**WC – 1.9 X 1.5M – TILED FLOOR, BUILT IN STORAGE UNITS, SINGLE RADIATOR, UPVC DOOR**

**KITCHEN/DINING ROOM – 5.0 X 3.5M – TILED FLOOR AND WALLS, HIGH AND LOW KITCHEN UNITS WITH BUILT IN COOKER/HOB, STAINLESS STEEL SINK, PATIO DOORS LEADING TO REAR GARDEN, SIINGLE RADIATOR**

**UTILITY AREA – 3.4 X 1.7M – TILED FLOOR, BUILT IN STORAGE UNITS, SINGLE RADIATOR, UPVC DOOR**

## **FIRST FLOOR:**

**UPSTAIRS LANDING – 4.2 X 2.7M – CARPET TO FLOOR AND STAIRS, SINGLE RADIATOR**

**MASTER BEDROOM – 3.8 X 3.8M – WOODEN FLOOR, DOUBLE RADIATOR, TV POINTS, BUILT IN WARDROBES**

**EN SUITE – 2.7 X 1.3M – TILED FLOOR AND WALLS, WC, WHB, SHOWER, SINGLE RADIATOR, EXTRA FAN**

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

**BEDROOM 3 – 3.8 X 3.8M – WOODEN FLOOR, SINGLE RADIATOR, TV POINTS**

**FAMILY BATHROOM – 2.9 X 2.3M – TILED FLOOR AND WALLS, BATH, SHOWER, WC, WHB, EXTRA FAN**

## **EXTERNAL AREAS:**

**LARGE ENCLOSED GARDEN TO REAR OF PROPERTY**

**OFF STREET CAR PARKING**

**GARDEN TO FRONT OF PROPERTY**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	67   D
39-54	E		
21-38	F		
1-20	G		

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