

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice

FOR SALE

24 Roxborough Heights

Moy

BT71 7TA

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|------------|---|
| Bedrooms | 3 |
| Bathrooms | 2 |
| Receptions | 2 |



OFFERS OVER : £159,995

PRESENTED FOR SALE IS THIS 3 BEDROOM SEMI-DETACHED CHALET BUNGALOW THAT SITS ON A GENEROUS SITE BENEFITING FROM ITS OWN AMPLE OFF STREET CAR PARKING, FRONT AND REAR GARDEN, PATIO DECKIN AREA, AND A LARGE SHED TO THE REAR OF THE PROPERTY.

INTERNALLY THE PROPERTY BENEFITS FROM 3 LARGE SIZED B BEDROOMS, 2 BATHROOMS, 2 SPACIOUS LIVING AREAS AND A LARGE KITCHEN/DINING AREA. LOCATED IN THE 'ROXBOROUGH HEIGHTS' DEVELOPMENT JUST OFF THE CURRANS BRAE ROAD PART OF THE MOY. THIS PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL BUYERS RANGING FROM FIRST TIME HOME BUYERS, GROWING FAMILIES OR DOWNSIZERS SEEKING TO SAMPLE LIFE IN A QUIET RESIDENTIAL AREA.

PROPERTY FEATURES:

- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- DOUBLE GLAZED WOODEN WINDOWS
- 3 LARGE BEDROOMS
- 2 RECEPTION AREAS
- SPACIOUS KITCHEN/DINING AREA
- OIL FIRED CENTRAL HEATING
- WALKING DISTANCE TO ALL THE MOYS LOCAL AMENITIES
- AMPLE OFF STREET CAR PARKING
- PATIO DECKING TO REAR OF PROPERTY
- CONCRETE SHED TO REAR
- FRONT AND REAR GARDENS
- 6 PANEL INTERNAL DOORS THROUGHOUT PROPERTY
- PERFECT OME FOR A WIDE RANGE OF POTENTIAL BUYERS



ACCOMODATION IN BRIEF:

GROUND FLOOR:

ENTRANCE HALLWAY – 4.8 X 1.9m – WOODEN GLASS DOOR TO ENTRANCE, TILED FLOOR, SINGLE RADIATOR, PANELLED WALL WITH PINE ARCHITRAVES, PINE STAIRCASE, CARPET TO FLOOR

LIVING ROOM – 5.4 X 3.7M – WOODEN FLOOR, GRANITE FIREPLACE WITH OPEN FIRE, TV AND WIFI POINTS, WOODEN GLASS DOORS LEADING TO KITCHEN AREA

KITCHEN/DINING AREA – 8.4 X 3.2M – HIH AND LOW WOODEN KITCHEN UNITS WITH BUILT IN COOKER AND HOB, STAINLESS STEEL SINK, TILED FLOOR AND WALLS, DINING AREA WITH WOODEN FLOOR, DOUBLE AND SINGLE RADIATOR, SPOTLIGHTS

SUN ROOM – 4.3 X 3.8M – TILED FLOOR, UPVC DOORS LEADING TO REAR OF PROPERTY, 2 DOUBLE RADIATORS, GLASS ROOF

BEDROOM 1 – 4.7 X 2.8M – WOODEN FLOOR, SINGLE RADIATOR, PUMED FOR TUMBLE DRYER

WC – 2.6 X 1.2M – TILED FLOOR AND WALLS, SINGLE RADIATOR, WC, WHB, ELECTRIC SHOWER, EXTRA FAN, SINGLE RADIATOR, SPOTLIGHTS

FIRST FLOOR:

UPSTAIRS LANDING – 3.9 X 2.2M – GLASS WINDOW IN LANDING, CARPET TO STAIRS AND FLOOR, HOT PRESS WITH SHELVED STORAGE SPACE

MASTER BEDROOM – 4.7 X 3.7M – CARPET FLOOR, SINGLE RADIATOR, TV POINTS

BEDROOM 3 – 3.7 X 3.0M – WOODEN FLOOR, BUILT IN STORAGE SPACE, TV POINTS, SINGLE RADIATOR

FAMILY BATHROOM – 3.6 X 1.8M - TILED FLOOR AND WALLS, WC, WHB, HEATED TOWEL RAIL, ELECTRIC SHOWER, EXTRA FAN, SINGLE RADIATOR, SPOTLIGHTS, BATH WITH SHOWER HEAD

EXTERNAL AREAS:

SPACIOUS FRONT AND REAR GARDEN

DECKED PATIO AREA TO REAR OF PROPERTY

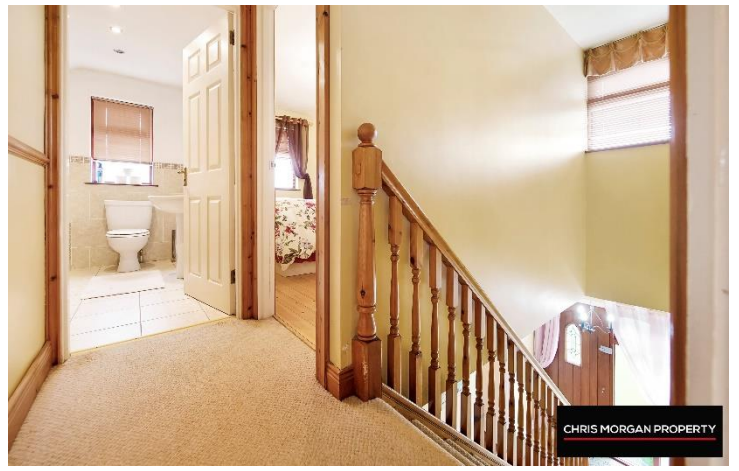
OFF STREET CAR PARKING

FENCED OFF AROUND PROPERTY

CONCRETE SHED TO REAR OF PROPERTY

OFF STREET CAR PARKING





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