

# CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations  
&  
Property Advice

## FOR SALE

27 Lambfield Meadows  
Dungannon  
BT71 6GF

Bedrooms	3
Bathrooms	2
Receptions	1



**OFFERS OVER : £122,495**

CHRIS MORGAN PROPERTY ARE PLEASED TO PRESENT THIS 3 BEDROOM SEMI-DETACHED HOME TO MARKET LOCATED IN THE POPULAR 'LAMBFIELD MEADOWS' DEVELOPMENT JUST OFF THE 'COALISLAND ROAD' AREA OF TOWN. THIS HOME ENJOYS A GREAT LOCATION WITH CLOSE WALKING LINKS TO LOCAL SCHOOLS, SHOPS, AND A 5 MINUTE WALK FROM DUNGANNON TOWN CENTRE ITSELF.

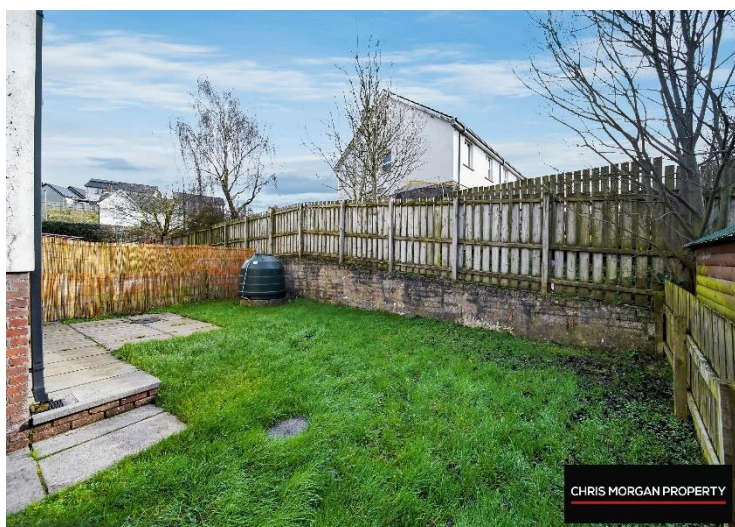
INTERNALLY THE PROPERTY IS SET OUT OVER 3 FLOORS WITH AN INTERNAL GARAGE, UTILITY AREA, DOWNSTAIRS WC ALL ON THE GROUND FLOOR, THIS FIRST FLOOR HAS A FULLY KITTED FAMILY BATHROOM, LARGE KITCHEN/DINING AREA, AND A SPACIOUS LIVING AREA WITH THE SECOND FLOOR INCLUDING 3 LARGE SIZED BEDROOMS.

THE PROPERTY IS SURE TO APPEAL TO MANY POTENTIAL BUYERS RANGING FROM FIRST TIME HOME BUYERS SEEKING A HOME AT A REASONABLE PRICE OR INVESTORS ALIKE.



## PROPERTY FEATURES:

- UPVC WINDOWS
- OIL FIRED CENTRAL HEATING
- OFF STREET CAR PARKING
- TARMAC DRIVEWAY
- REAR ENCLOSED GARDEN
- INTERNAL GARAGE
- 3 LARGE SIZED BEDROOMS
- WELL APPOINTED FAMILY BATHROOM
- SPACIOUS LIVING AREA WITH OPEN FIRE
- 4 PANEL INTERNAL DOORS
- POPULAR RESIDENTIAL AREA OF TOWN
- PERFECTLY PRICED HOME FOR A WIDE RANGE OF BUYERS
- FULLY KITTED FAMILY BATHROOM
- PROPERTY SET OUT OVER 3 FLOORS



# **ACCOMODATION IN BRIEF:**

## **GROUND FLOOR:**

ENTRANCE HALLWAY – 5.3 X 2.2M – LAMINATE WOODEN FLOOR, SINGLE RADIATOR, CARPET TO STAIRS

UTILITY AREA – 3.2 X 2.6M – TILED FLOOR, PLUMBED FOR WASHING MACHINE/TUMBLE DRYER, UPVC DOOR TO REAR

WC – 2.0 X 1.3M – TILED FLOOR, SINGLE RADIATOR, WC, WHB

HOTPRESS – 2.0 X 1.0M – SHELVED FOR STORAGE

## **FIRST FLOOR:**

FIRST FLOOR LANDING – 5.3 X 2.2M – WOODEN FLOOR, CARPET TO STAIRS, DOUBLE RADIATOR

KITCHEN – 4.1 X 3.1M – WOODEN FLOOR, HIGH AND LOW KITCHEN UNITS WITH INTEGRATED COOKER AND HOB, BUILT IN FRIDGE/FREEZER, STAINLESS STEEL SINK, DOUBLE RADIATOR

LIVING ROOM – 4.2 X 3.1M – WOODEN FLOOR, OPEN FIREPLACE, UPVC SLIDING DOORS LEADING TO BALCONY, DOUBLE RADIATOR, TV POINTS

FAMILY BATHROOM – 3.4 X 1.7M – TILED FLOOR AND WALLS, ELECTRIC SHOWER WITH EXTRA FAN, BATH, WC, WHB, SINGLE RADIATOR

## **SECOND FLOOR:**

SECOND FLOOR LANDING – 4.9 X 2.7 – CARPET TO STAIRS, WOODEN FLOOR

BEDROOM 1 – 2.8 X 2.5M – WOODEN FLOOR, SINGLE RADIATOR

BEDROOM 2 – 3.8 X 2.7M – WOODEN FLOOR, SINGLE RADIATOR, TV POINTS

BEDROOM 3 – 4.1 X 3.9M – WOODEN FLOOR, DOUBLE RADITOR, TV POINTS

## **EXTERNAL AREAS:**

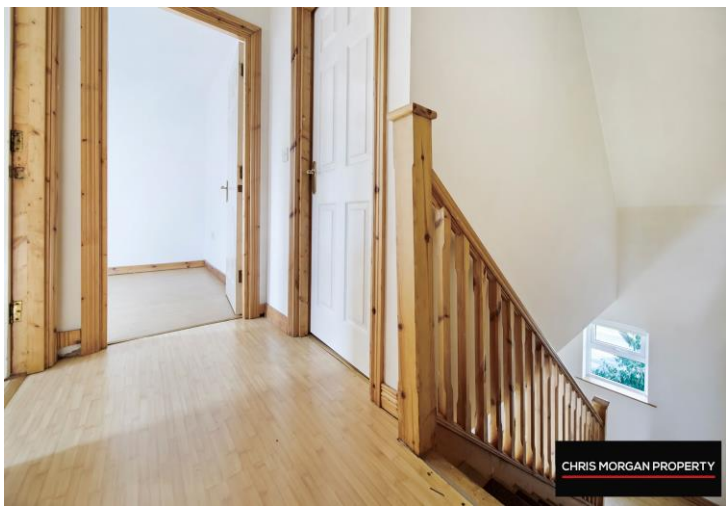
GARAGE – 5.6 X 3.2M – CONCRETE FLOOR AND WALLS, BOILER, ROLLER DOOR

OFF STREET CAR PARKING

TARMAC DRIVEWAY

ENCLOSED REAR GARDEN







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	68   D
39-54	E		
21-38	F		
1-20	G		

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