

# CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations  
&  
Property Advice

## FOR SALE

17 Torrent View

Donaghmore

BT70 3GZ

Bedrooms	3
Bathrooms	3
Receptions	1



CHRIS MORGAN PROPERTY

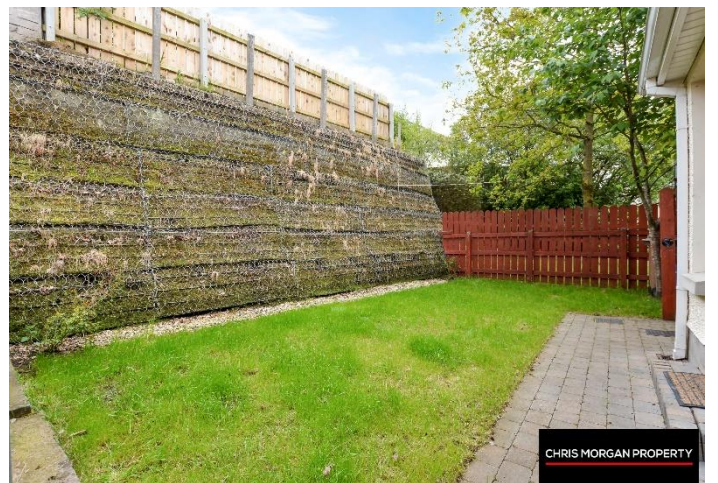
## OFFERS OVER : £139,995

CHRIS MORGAN PROPERTY ARE PLEASED TO PRESENT THIS IMMACULATE 3 BEDROOM END-TERRACED HOME TO THE SALES MARKET. THE PROPERTY BENEFITS FROM A GREAT LOCATION WITHIN THE BUSTLING VILLAGE OF DONAGHMORE LOCATED IN THE EVER POPULAR TORRENT VIEW DEVELOPMENT WITH IT BEING WITHIN WALKING DISTANCE FROM ALL LOCAL SCHOOLS, SHOPS, SPORTS FACILITIES AND PLACES OF WORSHIP.

THIS WELL PRICED HOME IS SURE TO APPEAL TO FIRST TIME HOME BUYERS OR DOWNSIZERS SEEKING TO SAMPLE VILLAGE LIFE IN THE POPULAR VILLAGE OF DONAGHMORE.

## PROPERTY FEATURES:

- LOCATED IN THE POPULAR TORRENT VIEW DEVELOPMENT IN THE HIGHLY SOUGHT AFTER VILLAGE OF DONAGHMORE
- LARGE LIVING AREA WITH OPEN FIREPLACE
- 3 LARGE SIZED BEDROOMS WITH EN-SUITE IN MASTER
- OIL FIRED CENTRAL HEATING
- AMPLE OFF STREET CAR PARKING
- DOWNSTAIRS WC
- FRONT AND REAR ENCLOSED GARDENS
- UPVC EXTERNAL DOORS AND WINDOWS THROUGHOUT PROPERTY
- MOULDED SKIRTINGS AND ARCHITRAVES
- 4 PANEL DOORS
- SURE TO APPEAL TO FIRST TIME BUYERS OR DOWNSIZERS SEEKING TO SAMPLE VILLAGE LIFE



# **ACCOMODATION IN BRIEF:**

## **GROUND FLOOR:**

**ENTRANCE HALLWAY – 5.6 X 2.2M – UPVC DOOR TO ENTRANCE, TILED FLOOR, BUILT IN STORAGE SPACE UNDER STAIRS, DOUBLE RADIATOR**

**LIVING AREA – 5.2 X 3.3M – WOODEN FLOOR, OPEN FIEPLACE, TV POINTS, SINGLE RADIATOR**

**KITCHEN/DINING AREA – 5.3 X 3.9M – TILED FLOOR AND WALLS, WOODEN HIGH AND LOW UNITS WITH INTEGRATED APPLIANCES, SPACIOUS DINING AREA LEADING TO UTILITY AREA, DOUBLE RADIATOR, UPVC DOOR LEADING TO REAR OF GARDEN**

**UTILITY AREA – 2.3 X 1.7M – UPVC DOOR, TILED FLOOR, BUILT IN STORAGE SPACE FOR INTEGRATED APPLIANCES, SINGLE RADIATOR**

**WC – 1.8 X 1.2M – TILED FLOOR, WC, WHB, SINGLE RADIATOR, WALL MIRROR**

## **FIRST FLOOR:**

**UPSTAIRS LANDING – 3.1 X 3.0M – CARPET TO FLOOR AND STAIRS, SINGLE RADIATOR, SHELVED HOTPRESS AREA**

**MASTER BEDROOM – 3.7 X 3.3M – CARPET FLOOR, DOUBLE RADIATOR, TV POINTS**

**EN-SUITE – 2.3 X 2.2M – TILED FLOOR, WC, WHB, ELECTRIC SHOWER WITH EXTRA FAN, SINGLE RADIATOR**

**BEDROOM 2 – 3.1 X 2.1M – CARPET FLOOR, SINGLE RADIATOR, TV POINTS**

**BEDROOM 3 – 3.3 X 3.2M – CARPET FLOOR, DOUBLE RADIATOR, TV POINTS**

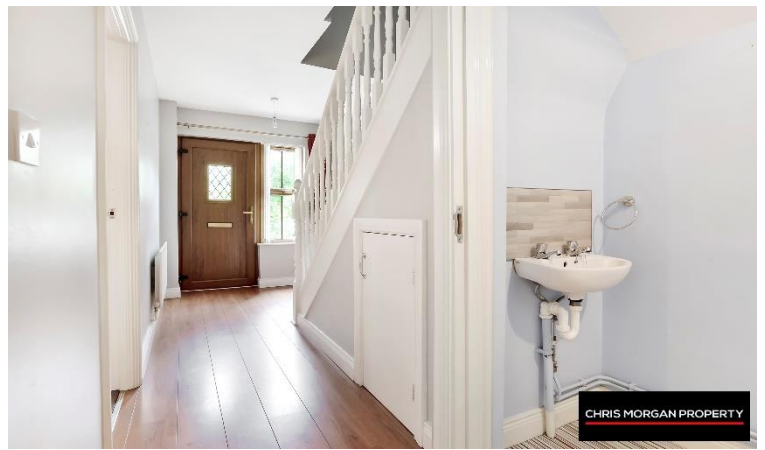
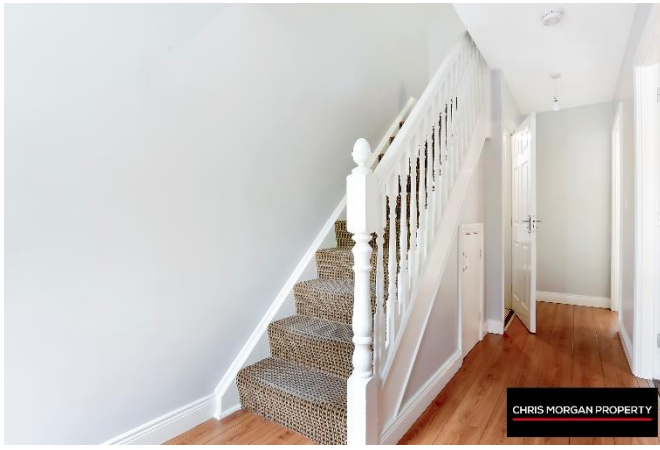
**FAMILY BATHROOM – 2.7 X 2.0M – TILED FLOOR, ELECTRIC SHOWER WITH EXTRA FAN, WC, WHB, BATH, SINGLE RADIATOR**

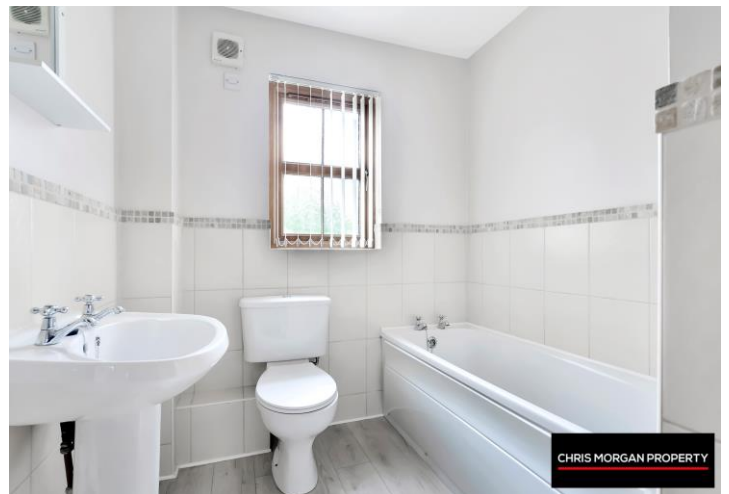
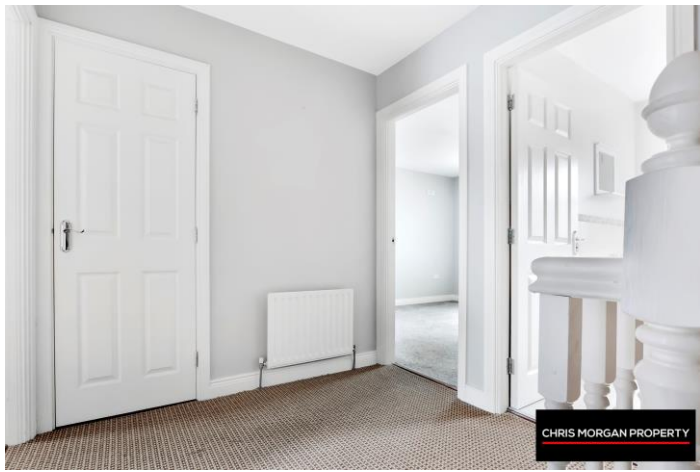
## **OUTSIDE AREA:**

**AMPLE OFF STREET CAR PARKING**

**FRONT AND REAR ENCLOSED GARDENS**

**OUTSIDE TAP**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	66   D
39-54	E		
21-38	F		
1-20	G		

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