

## CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations  
&  
Property Advice

### FOR SALE

28 Ballysaggart Park  
Dungannon  
BT70 1UJ

Bedrooms	3
Bathrooms	1
Receptions	1



### OFFERS OVER : £97,495

'28 BALLYSAGGART PARK' OFFERS THE POTENTIAL BUYER A WELL PRICED MID-TERRACED HOME LOCATED IN THE HEART OF THE EVER POPULAR 'LISNAHULL AREA' LOCATED JUST OFF THE 'NEWELL ROAD' DUNGANNON.

INTERNALLY THE PROPERTY BENEFITS FROM A LARGE LIVING SPACE, SPACIOUS KITCHEN/DINING AREA, 3 LARGE BEDROOMS, AND A FULLY KITTED BATHROOM.

EXTERNALLY IT BOASTS ITS OWN PRIVATE OFF STREET CAR PARKING TO THE REAR YARD, ENCLOSED FRONT GARDEN OVER LOOKING THE FRONT PLAYING FIELD.



## PROPERTY FEATURES:

- PRIME LOCATION WITH CLOSE LINKS TO ALL LOCAL SCHOOLS, SHOPS AND DUNGANNON TOWN CENTRE ITSELF
- 3 LARGE BEDROOMS
- OIL FIRED CENTRAL HEATING
- OFF STREET CAR PARKING
- LARGE LIVING SPACE LEADING IN TO THE KITCHEN/DINING AREA
- FULLY KITTED BATHROOM ON THE SECOND FLOOR
- 6 PANEL INTERNAL DOORS
- MOULDED SKIRTING AND ARCHITRAVES
- UPVC EXTERNAL DOORS AND WINDOWS



# ACCOMODATION IN BRIEF:

## GROUND FLOOR:

ENTRANCE HALLWAY – 5.0 X 1.7M – UPVC DOOR TO ENTRANCE, CARPET TO FLOOR AND STAIRS, DOUBLE RADIATOR

LIVING ROOM – 5.0 X 3.7M – WOODEN FLOOR, OPEN FIREPLACE, DOUBLE RADIATOR X2, TV AND WIFI POINTS

KITCHEN/DINING AREA – 6.0 X 3.7M – TILED FLOOR AND WALLS, PINE HIGH AND LOW UNITS WITH BUILT IN APPLIANCES, WOODEN ROOF WITH SPOTLIGHTS, DOUBLE RADIATOR, BUILT IN STORAGE SPACE UNDER STAIRS, SINK WITH MIXER TAP, UPVC DOOR TO REAR, DOUBLE RADIATOR

## FIRST FLOOR:

UPSTAIRS LANDING – 3.0 X 2.5M – CARPET TO STAIRS AND LANDING, SHELVED HOTPRESS AREA, WALL SOCKETS

BEDROOM 1 – 2.9 X 2.5M – WOODEN FLOOR, SINGLE RADIATOR, BUILT IN STORAGE UNIT

BEDROOM 2 – 4.3 X 3.4M – CARPET FLOOR, WALK IN WARDROBE, SINGLE RADIATOR, TV POINTS, WALL SOCKETS

BEDROOM 3 – 3.8 X 2.6M – CARPET FLOOR, WALK IN WARDROBE, TV POINTS, WALL SOCKETS

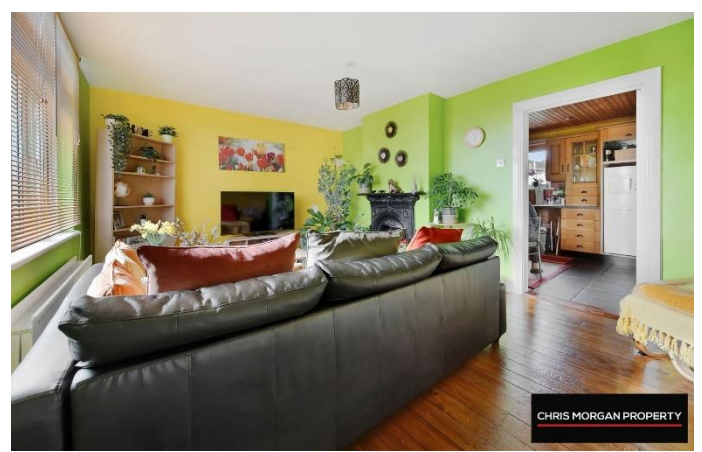
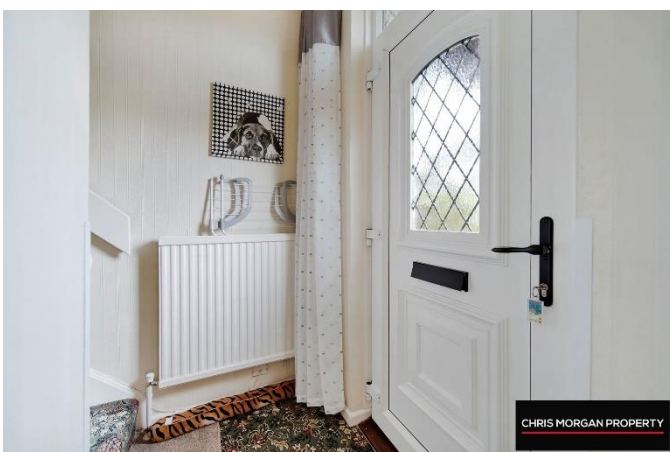
FAMILY BATHROOM – 2.1 X 1.9M – WOODEN FLOOR AND ROOF, SPOTLIGHTS, TILED WALL, WC, WHB, BATH WITH ELECTRIC SHOWER HEAD, DOUBLE RADIATOR

## EXTERNAL AREAS:

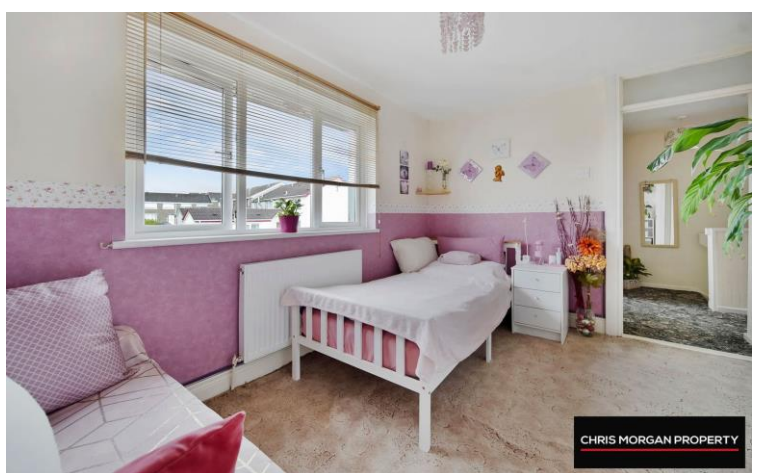
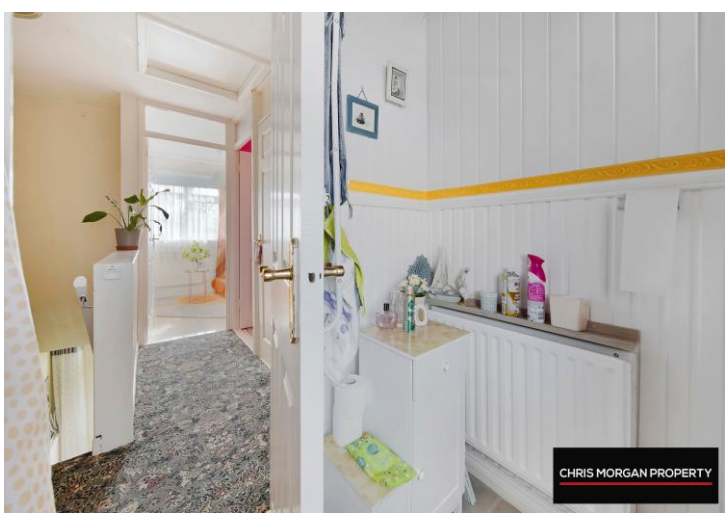
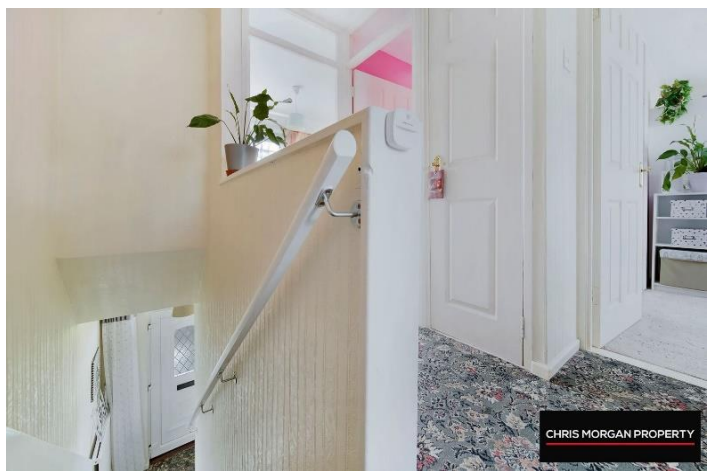
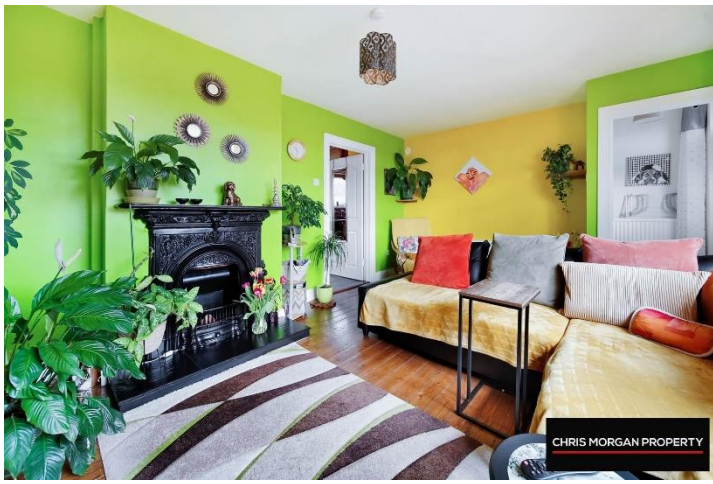
FRONT ENCLOSED GARDEN

OFF STREET CAR PARKING TO REAR

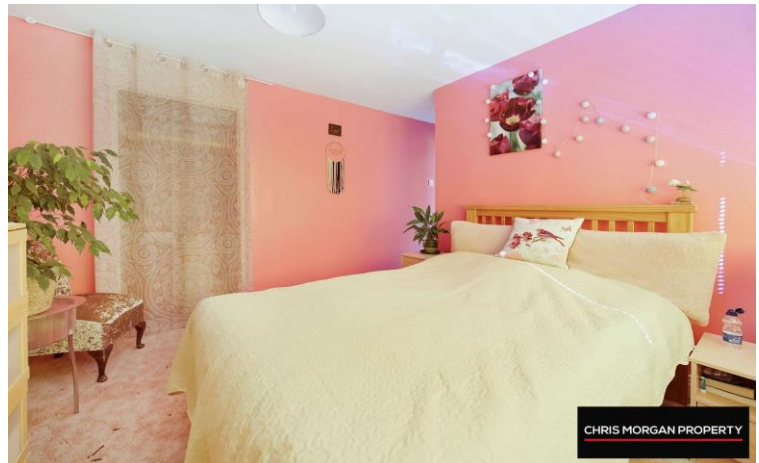
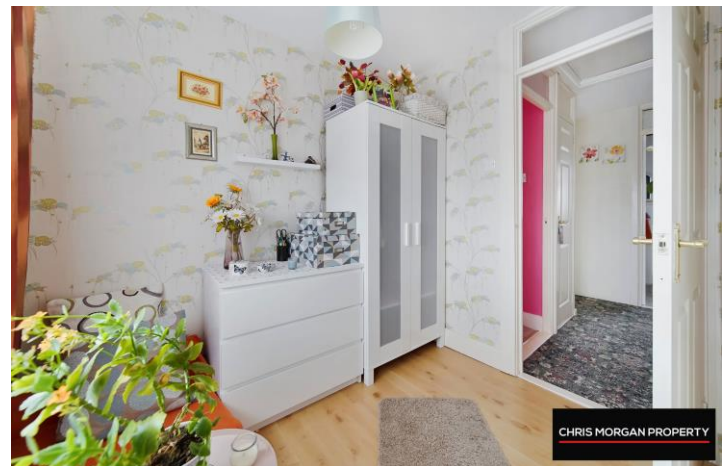
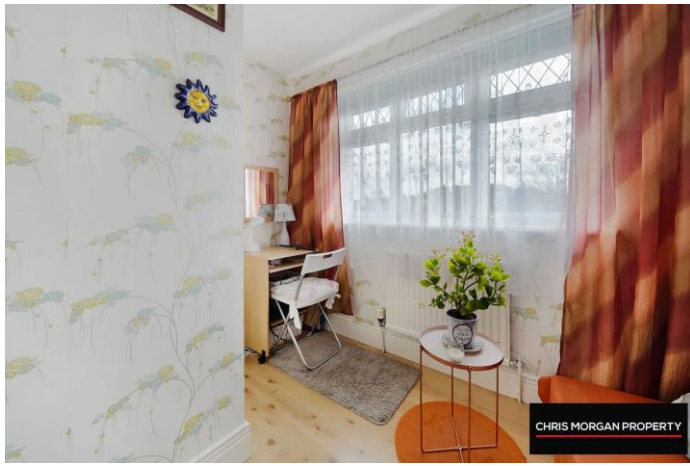
ENCLOSED REAR GARDEN











### **AGENTS COMMENTS:**

**THIS PROPERTY IS WELL FINISHED THROUGHOUT AND WILL APPEAL TO THOSE LOOKING FOR VALUE.**

**TO ORGANISE A VIEWING OR FIND OUT MORE INFORMATION REGARDING THIS PROPERTY CONTACT THE SOLE AGENT CHRIS MORGAN PROPERTY ON 028 8772 7897.**

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