#### CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB

Tel: 028 8772 7897

Sales — Lettings — Property Management — Valuations
Property Advice

# **FOR SALE**

3 Derryvale Park Dungannon BT71 4HH

Bedrooms	3
Bathrooms	1
Receptions	1



# OFFERS OVER: £112,495

LOCATED IN THE 'DERRYVALE PARK' DEVELOPMENT WITHIN CLOSE PROXIMITY TO LOCAL TOWNS COALISLAND AND DUNGANNON THIS PROPERTY BENEFITS FROM 3 LARGE BEDROOMS, LARGE LIVING AREA LEADING TO THE KITCHEN AREA, GARAGE AND FRONT REAR GARDENS.

THIS PROPERTY OFFERS POTENTIAL BUYERS A CHANCE TO ACQUIRE A HOME IN IMMACULATE CONDITION THROUGHOUT AT A REASONABLE PRICE. THIS PROPERTY IS SURE TO APPEAL TO FIRST TIME HOME BUYERS OR INVESTORS SEEKING A HOME WHERE LIMITED WORKS ARE REQUIRED.

'IMMACULATELY PRESENTED 3 BEDROOM SEMI-DETACHED PROPERTY LOCATED IN 'DERRYVALE PARK'

## **PROPERTY FEATURES:**

- IMMACULATE 3 BEDROOM HOME
- CLOSE TO LOCAL TOWNS OF COALISLAND AND DUNGANNON
- CLOSE BY LOCAL SCHOOLS, ROAD NETWORKS AND LOCAL AMENITIES
- OIL FIRED CENTRAL HEATING
- OUTBUILDINGS TO REAR AND SEATED OUTSIDE DINING AREA
- SPACIOUS INTERNAL GARAGE
- FRONT AND REAR ENCLOSED GARDENS
- PATIO DECKING AREA TO REAR
- FULLY FURNISHED FAMILY BATHROOM ON FIRST FLOOR
- STOVE IN LIVING AREA
- UPVC EXTERNAL DOORS AND WINDOWS
- OFF STREET CAR PARKING
- SURE TO APPEAL TO FIRST TIME HOME BUYERS OR INVESTORS ALIKE









## **ACCOMODATION IN BRIEF:**

#### **GROUND FLOOR:**

ENTRANCE HALLWAY – 3.2 X 1.4M – UPVC DOOR TO ENTRANCE, WOODEN FLOOR, PINE STAIRS WITH LIGHTS, WALL SOCKETS

LIVING ROOM – 5.0 X 4.9M – WOODEN FLOOR, STONE FIREPLACE WITH BUILT IN STOVE, TV POINTS, DOUBLE RADIATOR

KITCHEN AREA – 5.0 X 3.0M – WOODEN FLOOR, STONE WALL, PINE HIGH AND LOW UNITS WITH INTEGRATED UNITS, WOODEN CEILING WITH SPOTLIGHTS, SINGLE RADIATOR, GRANITE HARDTOP, CERAMIC SINK WITH STEEL MIXER TAP

#### **FIRST FLOOR:**

**UPSTAIRS LANDING – 3.0 X 2.9M – CARPET TO FLOOR** 

BEDROOM 1 - 4.1 X 3.0M - WOODEN FLOOR, SINGLE RADIATOR, BUILT IN STORAGE SPACE, TV POINTS

BEDROOM 2 – 3.0 X 1.9M – WOODEN FLOOR, SINGLE RADIATOR, BUILT IN WARDROBE, TV POINTS

BEDROOM 3 – 4.8 X 3.6M – WOODEN FLOOR, SINGLE RADIATOR, BUILT IN STORAGE SPACE, TV POINTS

FAMILY BATHROOM – 2.4 X 2.0M – TILED FLOOR AND WALLS, WC, WHB, BATH WITH SHOWER UNIT, DOUBLE RADIATOR, PVC CLADDED ROOF WITH SPOTLIGHTS

#### **EXTERNAL AREAS:**

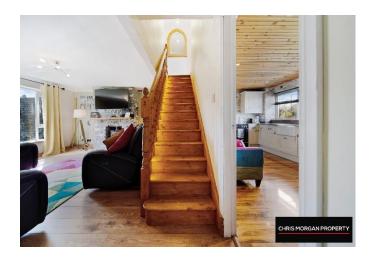
FRONT AND REAR ENCLOSED GARDENS

**OFF STREET CAR PARKING** 

**OUTSIDE TAP** 

**CONCRETE OUTBUILDINGS TO REAR** 

**SPACIOUS INTERNAL GARAGE** 

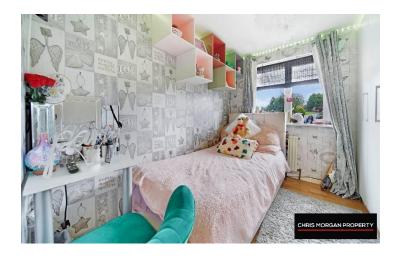




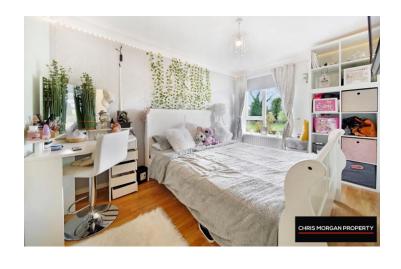




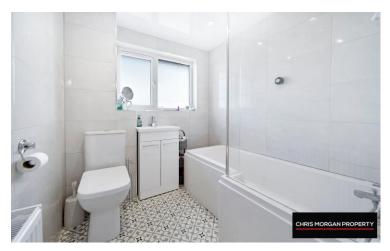


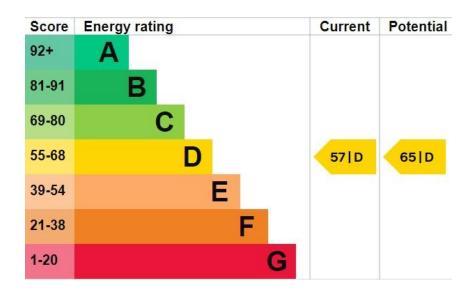












### **AGENTS COMMENTS:**

THIS WELL PRESENTED HOME WILL ATTRACT EARLY INTEREST AND EARLY VIEWING IS HIGHLY ADVISABLE.

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

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