

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



CHRIS MORGAN PROPERTY

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		

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.

CHRIS MORGAN PROPERTY

20 Church Street, Dungannon BT71 6AB Tel : 028 8772 7897

Sales — Lettings — Property Management — Valuations
&
Property Advice