

**15 LAUREL VIEW
KILLYNEILL ROAD
DUNGANNON
CO. TYRONE
BT71 6UA**



*working harder to make your **move easier***

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

"LOVELY IN LAUREL VIEW" – A MOST CONVENIENT & VERSATILE FAMILY HOME

IDEALLY SITUATED IN EVER POPULAR & ESTABLISHED "LAUREL VIEW" WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES INCLUDING RENOWNED SCHOOLS, LOCAL SHOPS & THE PICTURESQUE DUNGANNON PARK AND BENEFITTING FROM GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, NUMBER 15 OFFERS INTERESTING & VERSATILE ACCOMMODATION THAT IS SURE TO APPEAL TO THE MODERN FAMILY LIFESTYLE.

BOASTING 4 BEDROOMS, MASTER BEDROOM SUITE WITH A DRESSING AREA & ENSUITE, 2 RECEPTION ROOMS – A SPACIOUS SITTING ROOM WITH AN OPEN FIREPLACE & A COSY SNUG, A GENEROUS KITCHEN WITH AMPLE SPACE FOR FAMILY DINING, A MOST USEFUL SEPARATE UTILITY ROOM WITH GREAT STORAGE, A GROUND FLOOR CLOAK W.C. & A FAMILY BATHROOM WITH A 4 PIECE SUITE – ALL ON A PRIVATE, EASILY MAINTAINED SITE WITH SUPERB PARKING & A CARPORT.

"A GREAT HOME IN A LOCATION TO MATCH"



GUIDE PRICE: £239,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF...

www.tomhenryandco.com

PROPERTY FEATURES...

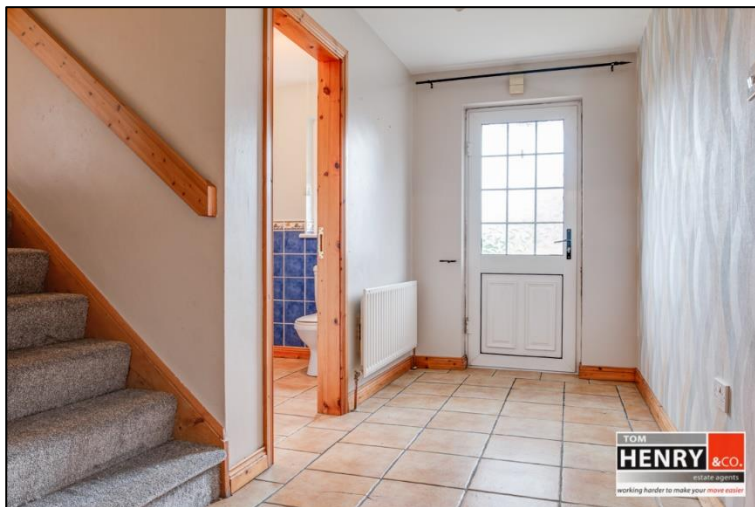
- A DETACHED FAMILY HOME OF INTERESTING & VERSATILE DESIGN.
- 4 BEDROOMS INCLUDING MASTER SUITE, WITH WALK-IN WARDROBE & ENSUITE.
- 2 RECEPTION ROOMS – SITTING ROOM WITH OPEN FIREPLACE.
- HIGHLY SOUGHT AFTER & MOST CONVENIENT RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LOCAL SHOPS & PICTURESQUE DUNGANNON PARK.
- ONLY MINUTES FROM THE M1 INTERSECTION FOR COMMUTING.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM WITH STORE.
- GROUND FLOOR CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- GENEROUS OFF STREET PARKING & CARPORT.
- PRIVATE, LOW MAINTENANCE GARDENS.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS (NOT UTILITY ROOM WINDOW).
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL WHITE INTERNAL DOORS.
- SURE TO APPEAL TO THOSE SEEKING A FAMILY HOME WITH TOWN CONVENIENCE.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH FROSTED GLASS PANEL. TILED FLOOR.



POWDER ROOM:
WHITE SUITE. WASH HAND BASIN. TOILET. ½ TILED WALLS. TILED FLOOR.

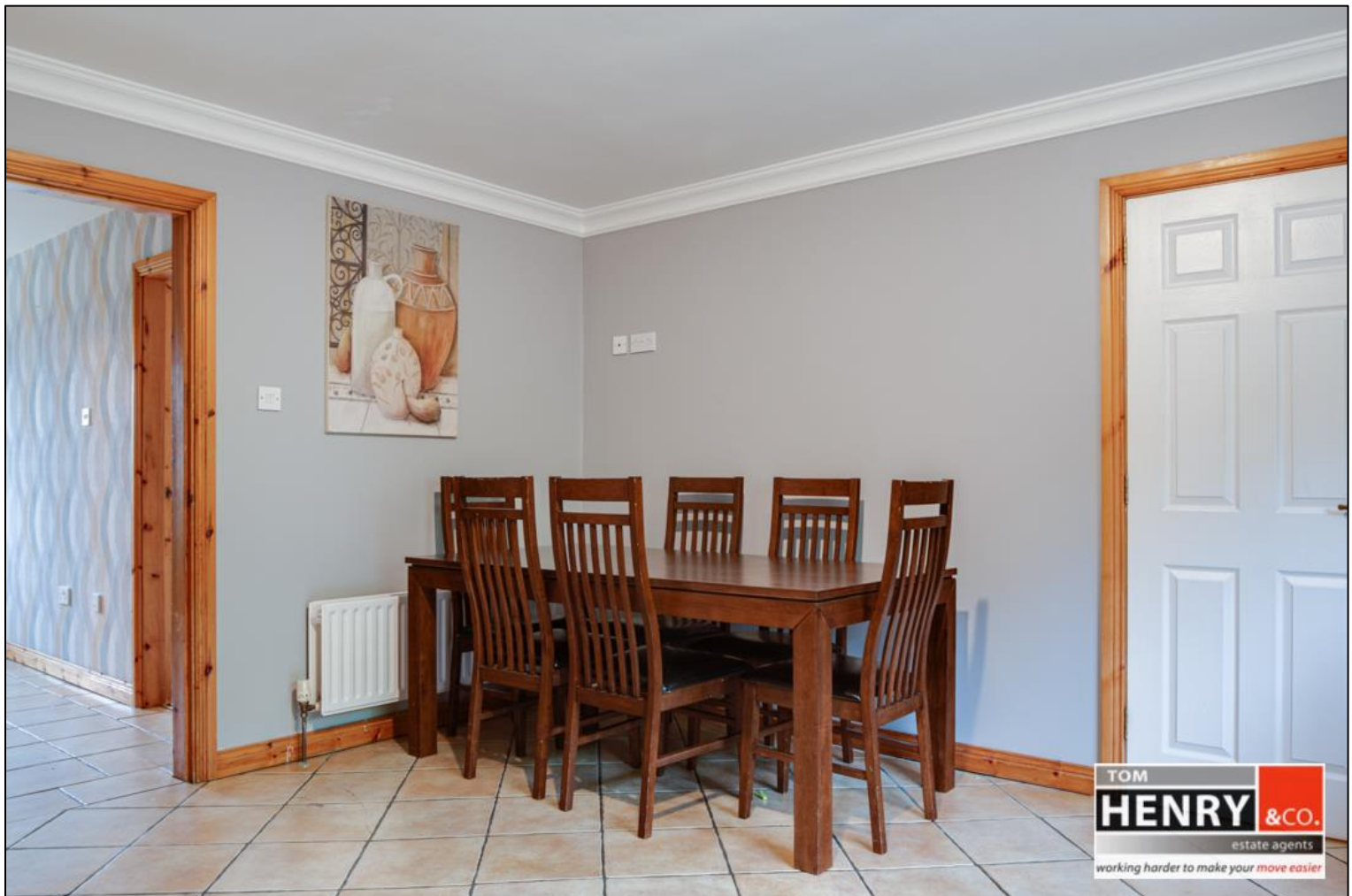


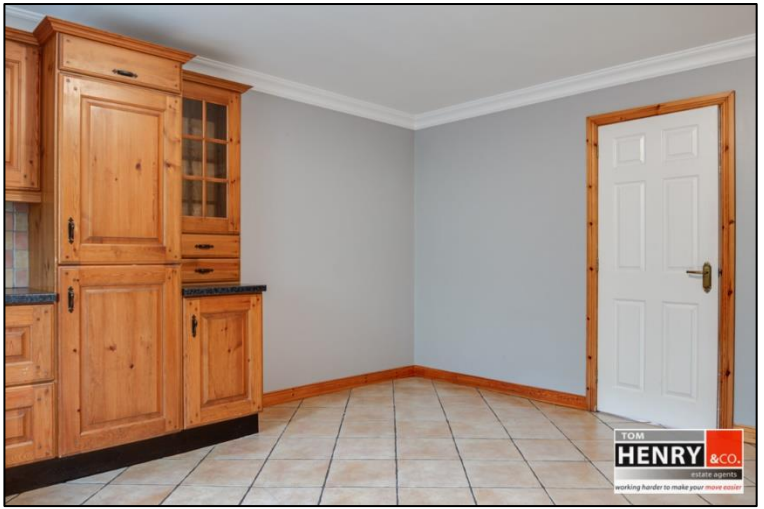
DEN / SNUG / FAMILY ROOM:
LINO TO FLOOR.



KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. ILLUMINATED GLASS DISPLAY UNITS. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED UNDER OVEN. SPACE FOR DISHWASHER. INTEGRATED FRIDGE FREEZER. COVING TO CEILING. TILED BETWEEN UNITS. TILED FLOOR.





UTILITY ROOM:

FITTED LOW LEVEL UNITS. BROOM CUPBOARD. SPACE FOR T.D. PLUMBED FOR A.W.M. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLASS PANEL.

CLOAK STORE:

ELECTRIC LIGHT. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

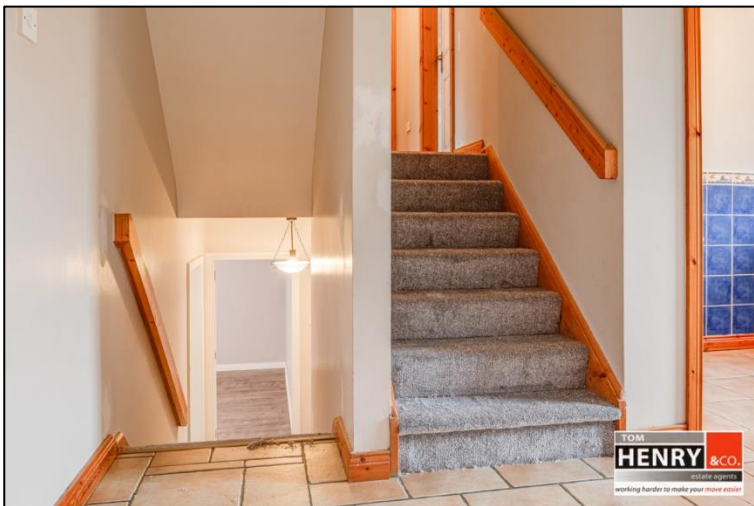
CARPET TO STAIRS. WOODEN FLOOR TO LANDING.

HOTPRESS:

SHELVED WITH IMM. HEATER.

LINEN CUPBOARD:

HANGING SPACE.



SITTING ROOM:

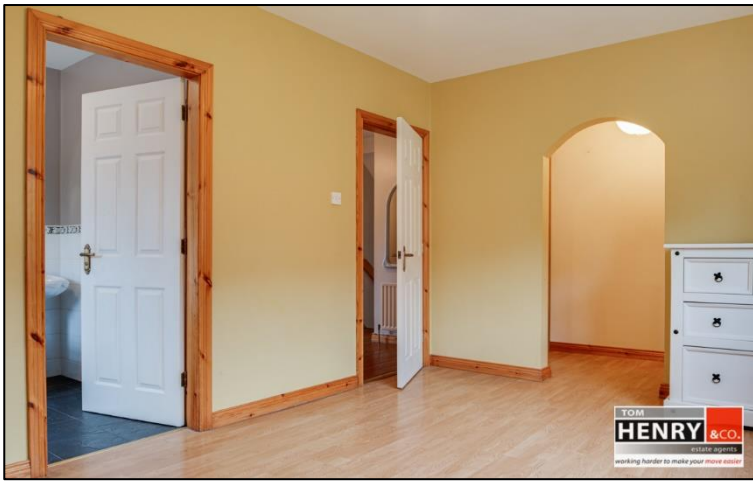
OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND OVER HORSE-SHOE WITH TILED HEARTH. WOODEN FLOOR.



MASTER BEDROOM SUITE:
TO REAR. PRE-FINISHED FLOOR. ARCH TO DRESSING AREA.



DRESSING AREA:
PRE-FINISHED FLOOR. SHELVED & HANGING SPACE.

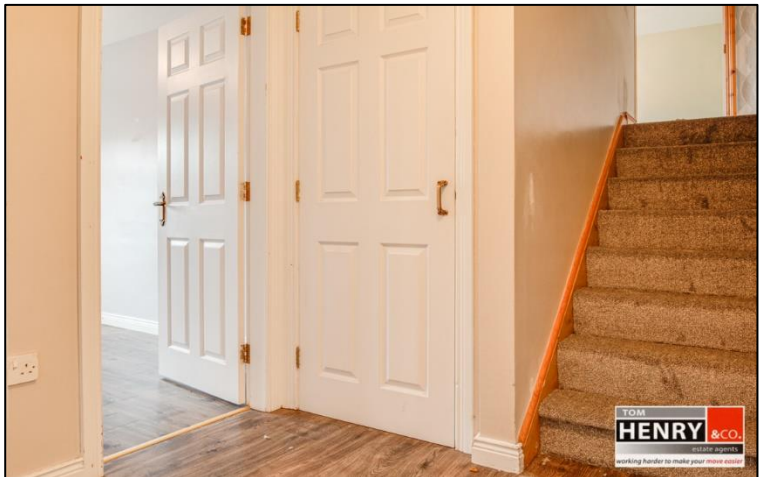


ENSUITE:
3 PIECE WHITE SUITE. TOILET. WASH HAND BASIN. BATH WITH MIXER TAP SHOWER FITTING. ½ TILED WALLS. TILED FLOOR. X-FAN.



LOWER GROUND FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING.



BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.

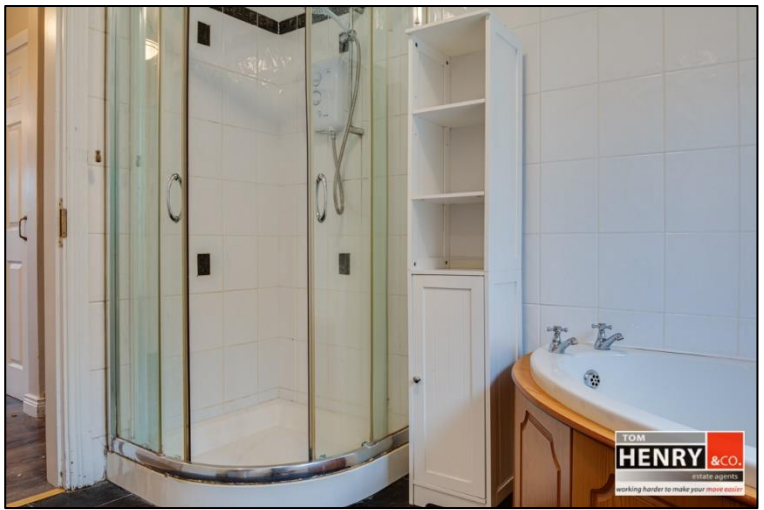


BEDROOM 4:
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:
4 PIECE WHITE SUITE. CORNER BATH. TOILET. WASH HAND BASIN. ELECTRIC SHOWER. FULLY TILED WALLS. TILED FLOOR. X-FAN.





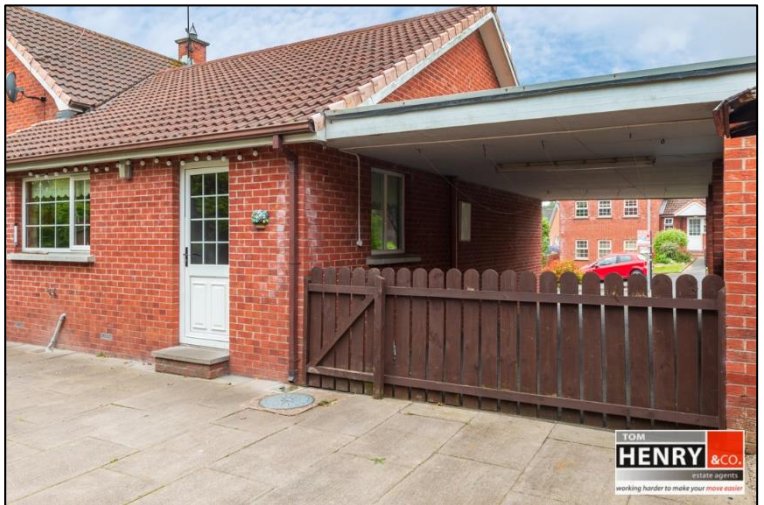
OUTSIDE:

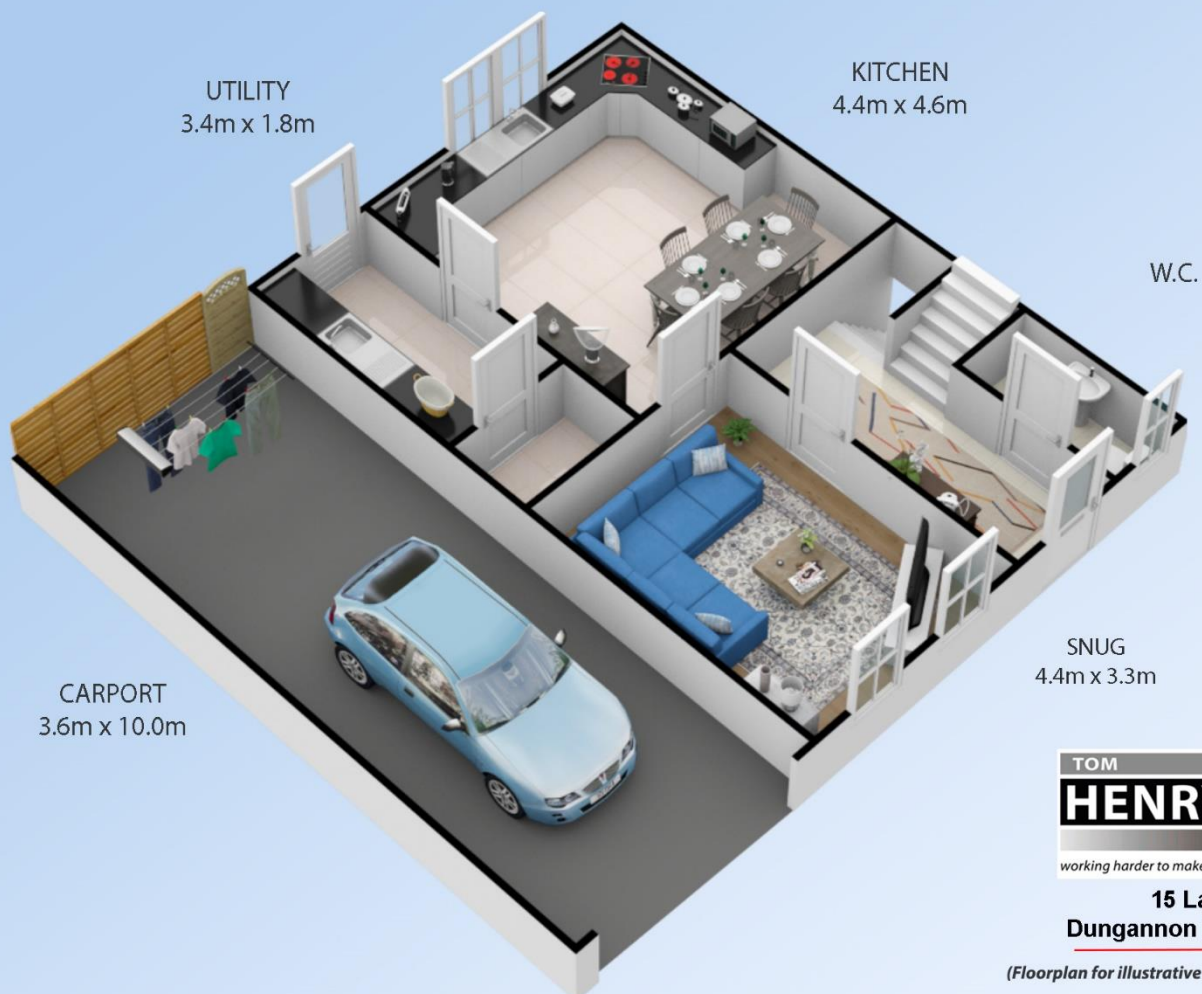
TARMAC PARKING TO FRONT & SIDE TO CARPORT.

CARPORT:
ELECTRIC LIGHT.

GRAVELLED MATURE SHRUB BEDS TO FRONT. GARDEN TO FRONT LAID TO LAWN.

ENCLOSED PRIVATE GARDEN TO REAR. PAVED PATIO AREA. GRAVELLED SHRUB BEDS. OUTSIDE WATER TAP. AREA LAID TO LAWN. GARDEN SHED INCLUDED IN SALE.







**15 Laurel View
Dungannon BT71 6UA**

(Floorplan for illustrative purposes only)



**15 Laurel View
Dungannon BT71 6UA**

(Floorplan for illustrative purposes only)

Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

 www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

FLOORPLANS FOR I.D. PURPOSES ONLY.

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 5 inches. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.