

**50 KILDRUM
GALBALLY
DUNGANNON
CO. TYRONE
BT70 2NW**



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

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

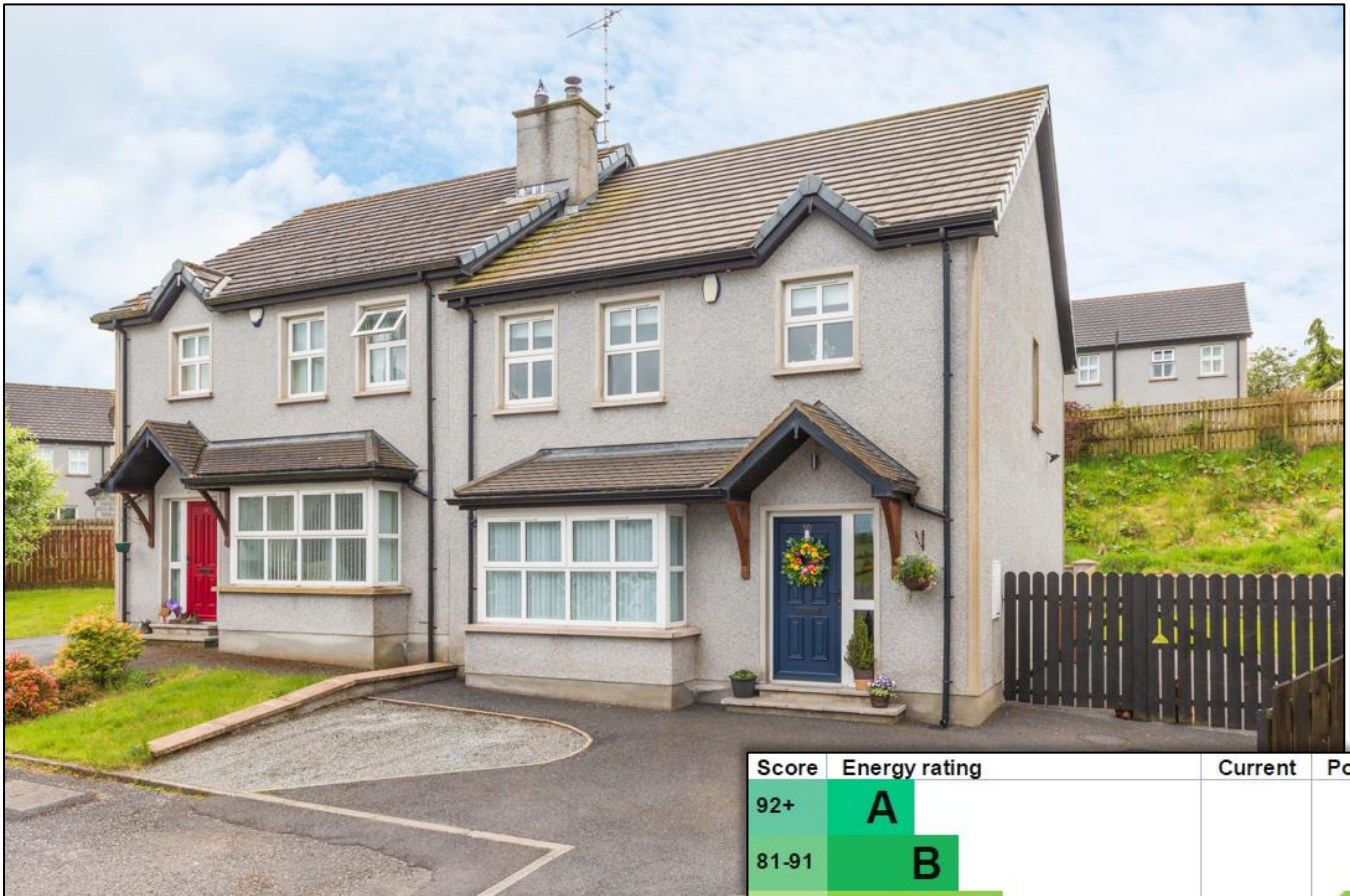
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“GORGEOUS IN GALBALLY” – THE PERFECT FIRST HOME?

SITUATED ON A GENEROUS CORNER PLOT WITHIN THIS QUIET & SOUGHT-AFTER RESIDENTIAL DEVELOPMENT IN EVER POPULAR, SCENIC & COMMUTER CONVENIENT GALBALLY, “NUMBER 50” IS A PERFECTLY PRESENTED & PROPORTIONED 3 BEDROOM SEMI-DETACHED HOME.

ON INTERNAL INSPECTION THE CURRENT OWNER OCCUPIERS FANTASTIC TASTE & ATTENTION TO DETAIL BECOMES APPARENT WITH GORGEOUS WALL PANNELLING TO THE ENTRANCE HALL, A FAMILY SIZED LIVING ROOM WITH A COSY GLASS FRONTED STOVE, A WELL FITTED KITCHEN WITH SPACE FOR FAMILY DINING & PATIO DOORS TO THE REAR GARDEN, A SEPARATE UTILITY ROOM (A MUST HAVE FOR FAMILIES) & A GROUND FLOOR POWDER ROOM PLUS CLOAKS STORAGE. 3 GENEROUS BEDROOMS, MASTER ENSUITE & A FAMILY BATHROOM TO THE FIRST FLOOR COMPLETE THIS PERFECTLY PRESENTED PROPERTYS ACCOMMODATION.

WITH PRESENTATION, ACCOMMODATION, OUTSIDE SPACE & COMMUTER CONVENIENCE ALL “ON POINT” THIS ONE MOST DEFINITELY SHOULD BE ON YOUR VIEWING LIST!



OFFERS OVER: £149,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

- AN ABSOLUTELY IMMACULATE SEMI-DETACHED HOME.
- SITUATED ON A GENEROUS CORNER SITE.
- POPULAR, QUIET & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DONAGHMORE, BALLYGAWLEY, OMAGH, DUNGANNON, ETC.
- 3 BEDROOMS, MASTER ENSUITE & FITTED SLIDEROBES.
- ENTRANCE HALL WITH BEAUTIFUL FEATURE WALL PANELLING.
- SITTING ROOM WITH BAY WINDOW & GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FIRST FLOOR FAMILY BATHROOM WITH 4 PIECE SUITE.
- LIGHT FITTINGS INCLUDED IN SALE.
- P.V.C. FASICA & SOFFITS WITH DOWNLIGHTING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OAK INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- ALARM SYSTEM.
- SUITABLE FOR CO-OWNERSHIP.
- A BEAUTIFULLY PRESENTED PROPERTY IN A GREAT LOCATION – THE PERFECT FIRST HOME!



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH GLASS SIDE PANEL. TILED FLOOR. TIMBER
WALL PANELLING. CARPET TO STAIRS TO FIRST FLOOR. GLAZED DOOR TO
KITCHEN / FAMILY DINING AREA.

CLOAK STORE:
UNDER STAIRS. TILED FLOOR. ELECTRIC LIGHT.





SITTING ROOM:

BAY WINDOW. GLASS FRONTED STOVE IN SLATE LINED INGLENOOK WITH GRANITE HEARTH & STONE MANTLE & SURROUND. SOLID WOODEN FLOOR.





KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. RECESSED LIGHTING TO KITCHEN. TILED FLOOR. PATIO DOORS TO REAR OF DWELLING.







UTILITY ROOM:
 FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING.
 SPACE FOR TUMBLE DRYER. PLUMBED FOR A.W.M. TILED SPLASH BACK.
 TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLASS PANEL. X-FAN.



POWDER ROOM:
 VANITY UNIT WITH WASH HAND BASIN WITH MIXER TAP FITTING. TILED SPLASH BACK. TOILET. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
 CARPET. TIMBER WALL PANELLING.

HOTPRESS:
 SHELVED WITH IMM. HEATER.

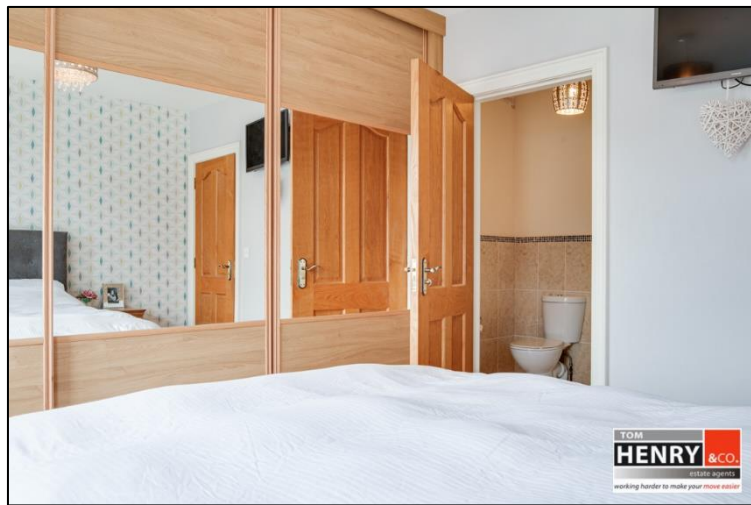


MASTER BEDROOM:

TO FRONT. WOODEN FLOOR. MIRRORED FITTED SLIDEROBES WITH SHELVED & HANGING SPACE.

ENSUITE:

WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. FULLY TILED ELECTRIC SHOWER. ½ TILED WALL. TILED FLOOR. X-FAN.



BEDROOM 2:

TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
WASH HAND BASIN WITH MIXER TAP FITTING. BATH WITH MIXER TAP FITTING WITH SHOWER HEAD. TOILET. FULLY TILED POWER SHOWER. ½ TILED WALLS. TILED FLOOR. RECESSED LIGHTING. X-FAN.



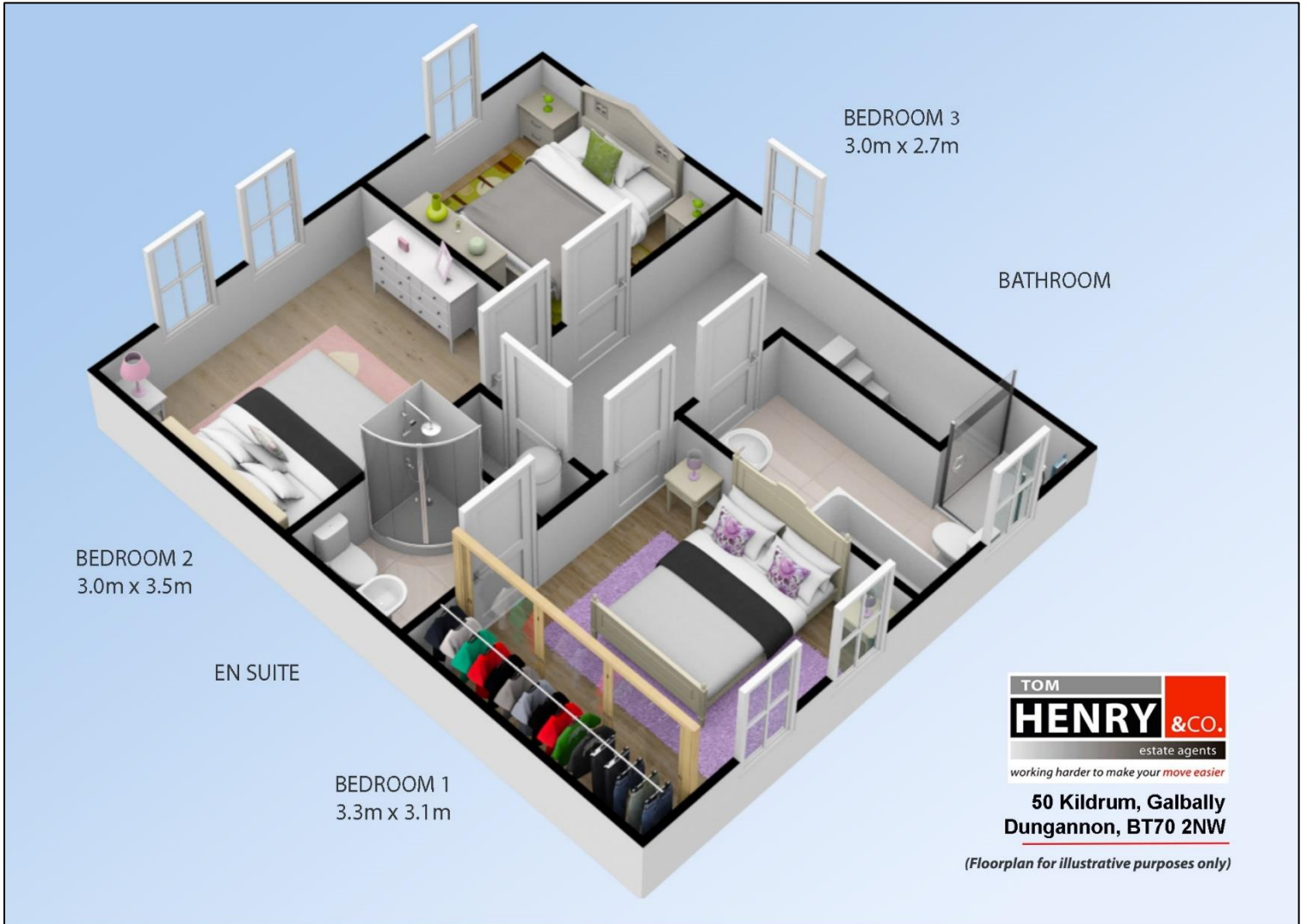
OUTSIDE:

TARMAC DRIVEWAY TO FRONT & SIDE WITH GRAVELLED SHRUB BED.

GENEROUS REAR & SIDE GARDEN. CONCRETE YARD TO REAR. GARDEN TO SIDE LAID TO LAWN. OUTSIDE WATER TAP. GARDEN SHED INCLUDED IN SALE.







Thinking of selling or renting your home?



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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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FLOORPLANS FOR I.D. PURPOSES ONLY.

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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.