

“SOUTHVIEW”

161A BALLYGAWLEY ROAD

DUNGANNON

CO. TYRONE

BT70 1RX



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

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Co. Tyrone,
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OOZING ELEGANCE ON A TRULY ENVIABLE SITE IN A SIMPLY STUNNING SETTING



DETACHED RESIDENCE – GROUNDS CIRCA. 1.6 ACRES – 4 BEDROOMS – 2 ENSUITES – 3 RECEPTION ROOMS

GUIDE PRICE: £464,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

“SOUTHVIEW”

161A BALLYGAWLEY ROAD, DUNGANNON, CO. TYRONE, BT70 1RX

“A ONCE IN A LIFETIME OPPORTUNITY”

THE DEFINITION OF CLASS, THIS GRAND DETACHED RESIDENCE AFFORDS BEAUTIFULLY PRESENTED, SPACIOUS & VERSATILE ACCOMMODATION ALL ON ONE LEVEL & ENJOYS A TRULY ENVIABLE SITUATION ON A GENEROUS & MOST PRIVATE (APPROX. 1.6 ACRES) ELEVATED SITE APPROACHED VIA A PILLARED & GATED ENTRANCE AMIDST METICULOUSLY MAINTAINED, WELL STOCKED, MATURE & COLOURFUL GARDENS.

WITH INTERNAL ACCOMMODATION THAT IS SPACIOUS, WELL APPOINTED & VERSATILE OFFERING 4 BEDROOMS, 2 ENSUITE, 3 RECEPTION ROOMS AND THE POTENTIAL FOR A SELF-CONTAINED HOME OFFICE / TREATMENT ROOMS OR FURTHER RESIDENTIAL SPACE (PERFECT FOR A TEENAGER OR THE INLAWS) WITHIN THE GROUNDS, THIS HOME CAN ONLY BE FULLY APPRECIATED ON INSPECTION.

ADJACENT TO THE MAJOR ROADS NETWORK, PARKANAU FOREST PARK & MOST CONVENIENT BY CAR TO THE PICTURESQUE VILLAGES OF CASTELCAULFIELD, DONAGHMORE & DUNGANNON TOWN THIS SUPERB RESIDENCE REALLY IS **A ONCE IN A LIFETIME OPPORTUNITY!**



PROPERTY FEATURES...

- A SUPERB DETACHED BUNGALOW STYLE COUNTRY RESIDENCE.
- SITUATED ON AN ENVIABLE & MOST PRIVATE SITE (APPROX. 1.6 ACRES).
- MOST CENTRAL LOCATION ONLY MINUTES FROM CASTLECAULFIELD & DONAGHMORE.
- ADJACENT TO PARKANAU FOREST PARK.
- FANTASTIC ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- SURROUNDED BY BEAUTIFUL MATURE GARDENS.
- EXTENSIVE LAWNED AREAS & COLOURFUL, INTERESTING PLANTING.
- 4 BEDROOMS, 2 ENSUITE.
- FANTASTIC MASTER BEDROOM SUITE, ENSUITE WITH DRESSING ROOM.
- UP TO 3 RECEPTION ROOMS INCLUDING FORMAL DINING ROOM.
- GORGEOUS SITTING ROOM WITH BEAUTIFUL VIEWS OF THE GROUNDS.
- KITCHEN WITH SPACE FOR CASUAL / FAMILY DINING.
- FORMER AVAIRY WITH GREAT POTENTIAL AS A HOME OFFICE / TREATMENT ROOM / SEPARATE SELF-CONTAINED ACCOMMODATION S.T.P.P.
- GLASS HOUSE.
- INTEGRAL GARAGE.
- GENERAL PURPOSE STORES.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- ALARM SYSTEM.
- ACCOMMODATION, SITUATION & LOCATION – MUST BE VIEWED TO BE FULLY APPRECIATED!



ACCOMMODATION IN BRIEF...

COVERED PORCH:



ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS. COVING TO CEILING. FITTED GLAZED DISPLAY UNITS.

CLOAK STORAGE:

SHELVED WITH HANGING SPACE.



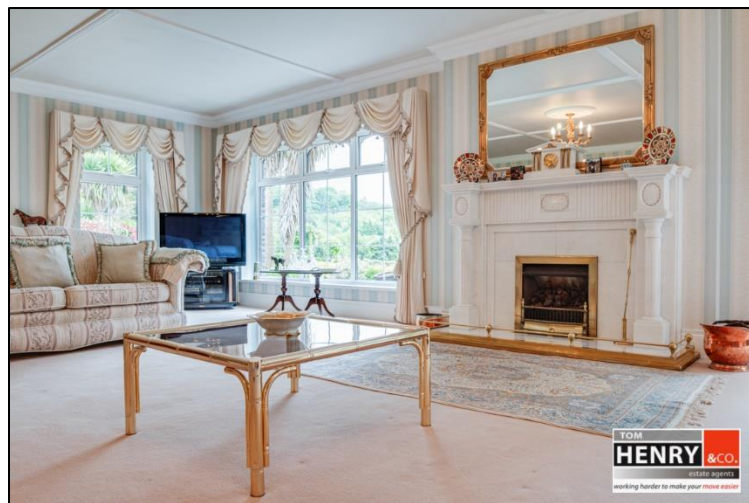
POWDER ROOM:

TOILET. WASH HAND BASIN. CARPET.



SITTING ROOM:
DOUBLE GLAZED DOORS FROM ENTRANCE HALL. DUAL ASPECT WITH BEAUTIFUL VIEWS TO GARDENS. COVING & ROSES TO CEILING. OPEN MARBLE FIREPLACE WITH GAS INSET. SHELVED DISPLAY ALCOVE. CARPET.





FORMAL DINING ROOM:
CARPET. COVING TO CEILING. DOWN LIGHTING. FITTED DISPLAY UNIT.



KITCHEN / CASUAL DINING AREA:

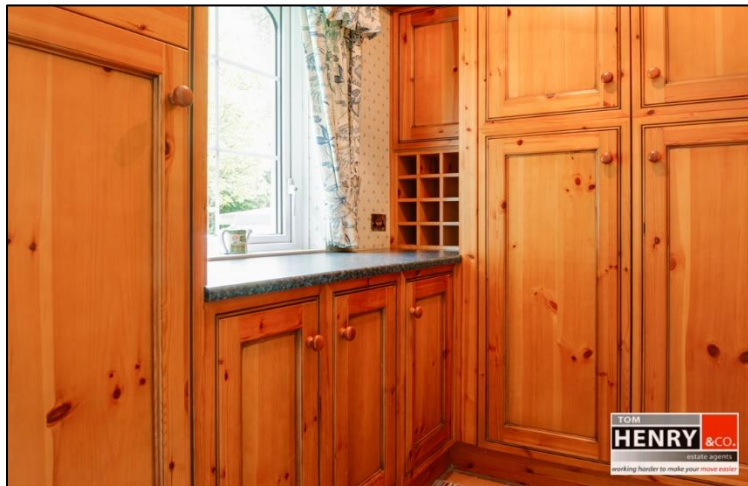
FITTED HIGH & LOW LEVEL UNITS. GRANITE WORKTOP. PELMET OVER CERAMIC SINK WITH MIXER TAP FITTING. SOME WALL TILING. DISPLAY SHELVING. GLAZED DISPLAY UNIT. WINE RACK. INTEGRATED DISHWASHER. INTEGRATED HOB & DEEP FAT FRYER WITH X-FAN OVER. INTEGRATED OVEN. INTEGRATED FRIDGE FREEZER. TILED FLOOR. OPEN TO DINING AREA. GLAZED FRENCH DOORS.





PANTRY / UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. WINE RACK. TILED FLOOR. ACCESS TO INTEGRAL GARAGE.

STUDY / HOME OFFICE:
TO REAR. CARPET.



MASTER BEDROOM SUITE:
CARPET TO FLOOR. CENTRE PIECE & COVING TO CEILING. ARCH / STEPS UP TO HER DRESSING AREA WITH FITTED STORAGE. SPEARATE GENTLEMANS DRESSING ROOM WITH FITTED STORAGE.

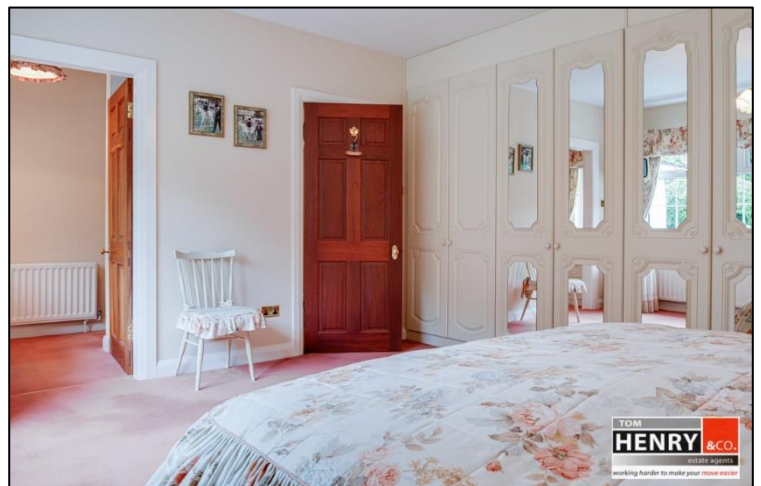




ENSUITE:
WHITE SUITE. RAISED 2 PERSON JACUZZI BATH WITH FEATURE MIRROR. HIS & HERS VANITY UNIT WITH DOUBLE SINK & TILED SPLASH BACK. TOILET. BIDET. FULLY TILED SHOWER. EYEBALL LIGHTING. CARPET TO FLOOR. X-FAN.

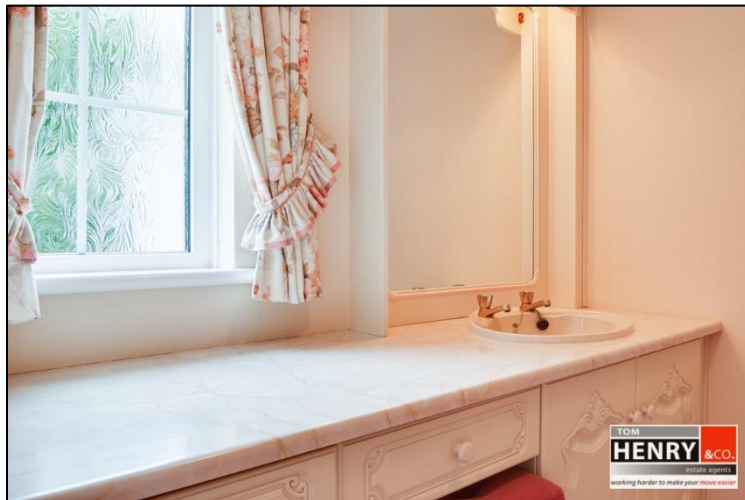


BEDROOM 2:
CARPET. FITTED FURNITURE INCLUDING WALL LENGTH WARDROBES.





ENSUITE:
VANITY / DRESSING UNIT WITH WASH HAND BASIN. FULLY TILED SHOWER. TOILET. CARPET.



BEDROOM 3:
CARPET. FITTED FURNITURE.

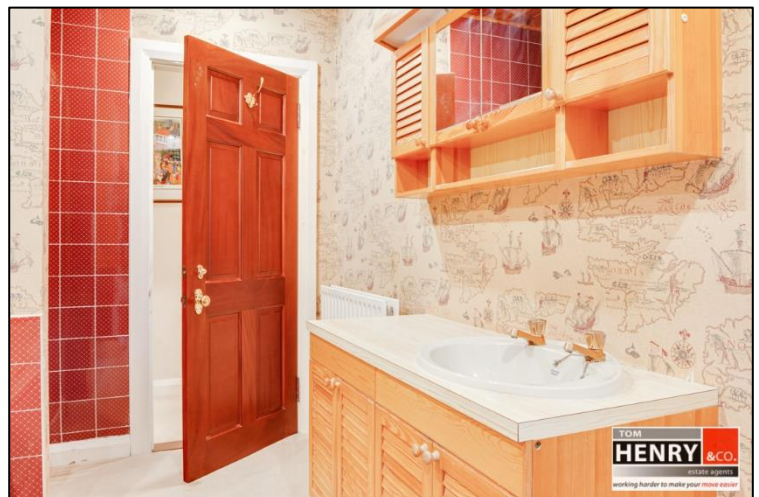


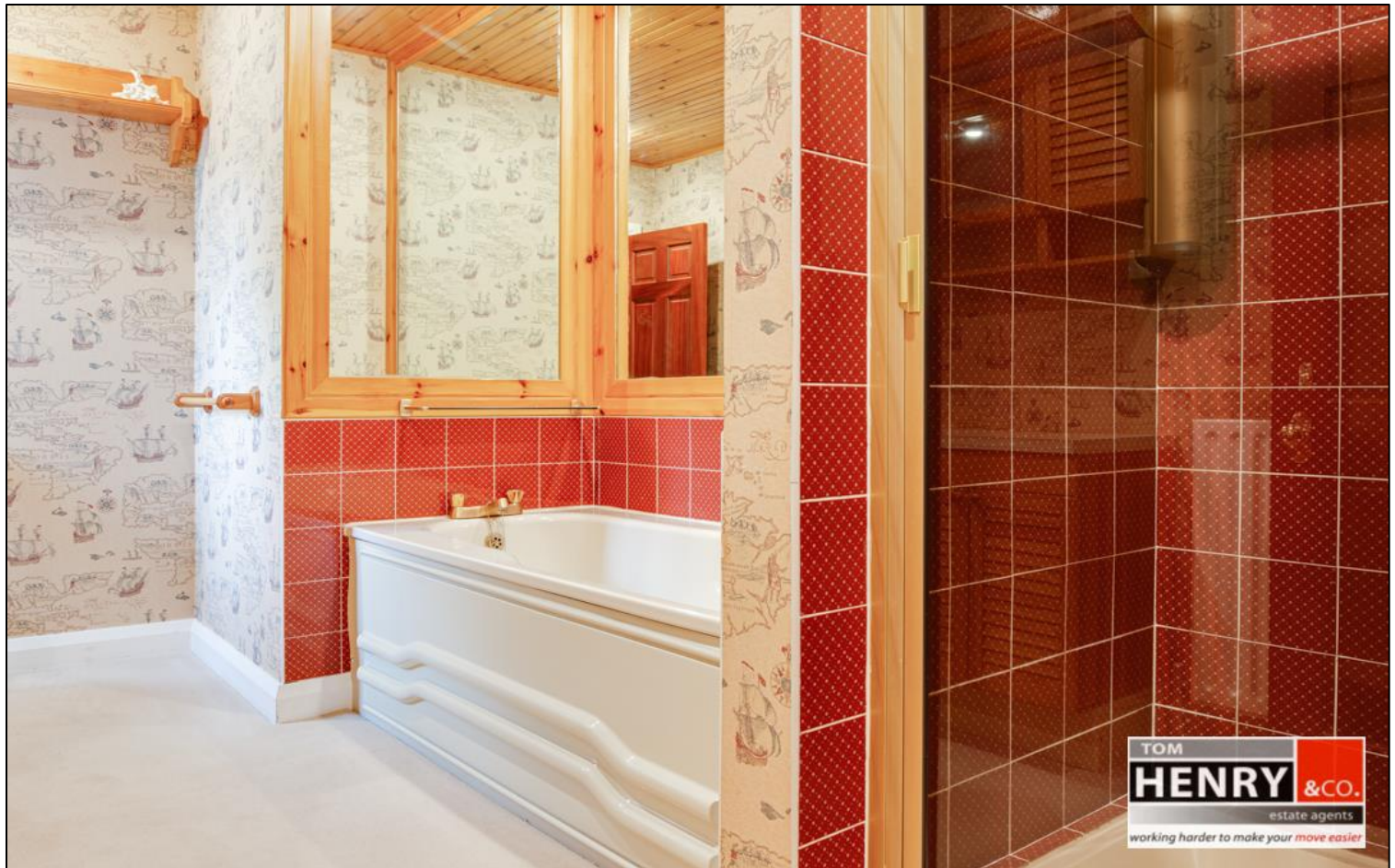


BEDROOM 4 / STUDY 2 / NURSERY:
CARPET.



FAMILY BATHROOM:
WHITE SUITE. BATH WITH FEATURE MIRROR. TILED SHOWER. VANITY UNIT WITH WASH HAND BASIN. TOILET. SOME WALL TILING. EYEBALL LIGHTING. TIMBER CEILING. CARPET.





HOTPRESS:
WALKIN.

OUTSIDE:

REMOTE OUTER PILLARED & GATED ENTRANCE TO IMPRESSIVE TREE LINED TARMAC AVENUE.



GATED INNER TARMAC COURTYARD WITH ACCESS TO FRONT DOOR OF DWELLING.

BEAUTIFUL, PRIVATE & METICULOUSLY MAINTAINED EXTENSIVE GROUNDS SURROUND THE PROPERTY LAID TO LAWNS, SHURB BEDS & MATURE TREES.





INTEGRAL GARAGE:

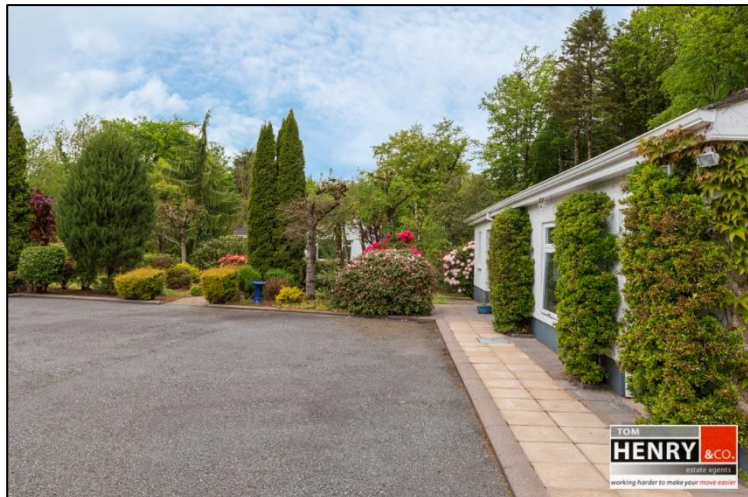
REMOTE UP & OVER DOOR. S.S. SINK & DRAINER WITH MIXER TAP FITTING. FITTED UNITS. PLUMBED FOR A.W.M. SPACE FOR T.D. TILED FLOOR. PEDESTRIAN ENTRANCE WITH P.V.C. EXTERNAL DOOR. CENTRAL HEATING BURNER STORE.



GLASS HOUSE:

GENERAL PURPOSE BLOCK:

FORMERLY HOUSING NO. 2 STABLES FOR MINITURE PONIES. ELECTRIC LIGHT. GARDEN TOOL STORE. GARDENERS WASHROOM. OIL TANK & GENERATOR STORE (GENERATOR NOT INCLUDED).



FORMER AVIARY:

FANTASTIC POTENTIAL FOR VARIETY OF USES (GRANNY FLAT / TEENAGERS DEN / OFFICE / CONSULTING ROOMS / ETC) S.T.P.P.

OUSIDE WATER TAP.







BATHROOM DRESSING ROOM 3.0m x 6.0m BEDROOM 1 6.5m x 4.2m WALK IN WARDROBE



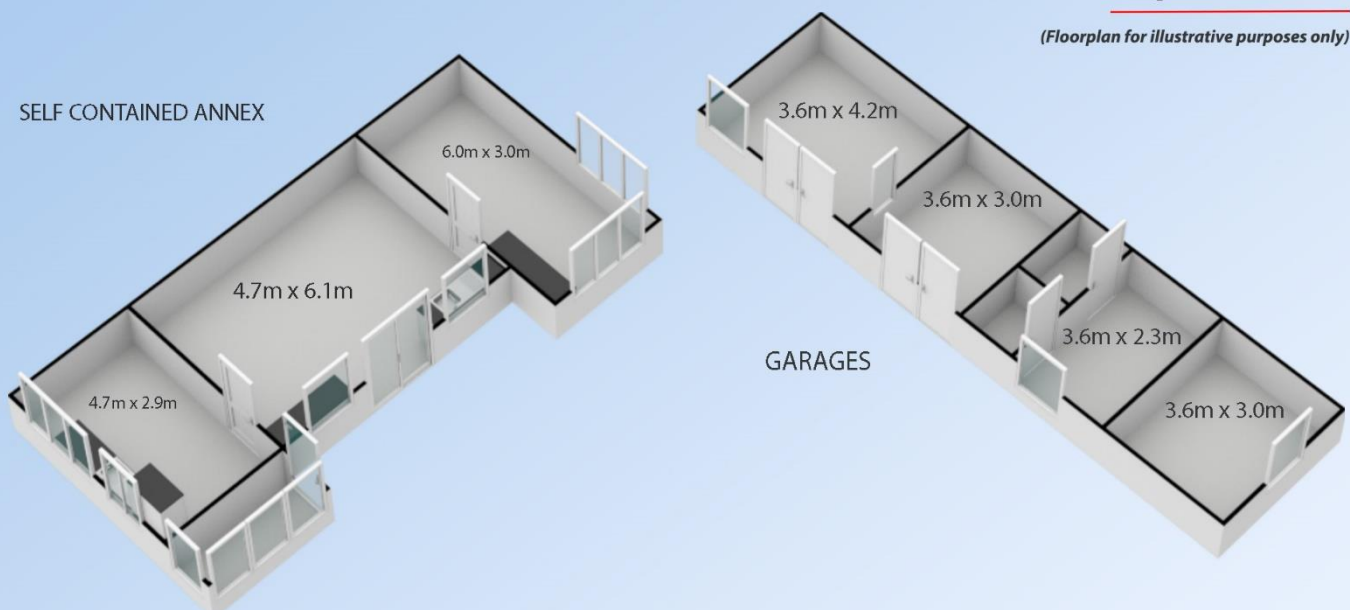
Southview
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(Floorplan for illustrative purposes only)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	50 E	
21-38	F		
1-20	G		

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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.