

**35 RANFURLY ROAD
DUNGANNON
CO. TYRONE
BT71 6EF**



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

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"COMFORTABLE WITH TOWN CONVENIENCE"

A FANTASTIC OPPORTUNITY TO ACQUIRE A PROPERTY ON THE EVER PRESTIGIOUS, CONVENIENT & HIGHLY SOUGHT AFTER RANFURLY ROAD.

THIS PROPERTY HAS UNDERGONE SOME RECENT REFURBISHMENT TO CREATE A COMFORTABLE 3 BEDROOM SEMI-DETACHED HOME AND BENEFITS FROM OFF STREET PARKING, A GARAGE AND A LARGE REAR GARDEN.

OFFERING CHARM, CHARACTER & CONVENIENCE ALL WITHIN STROLLING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS, PICTURESQUE DUNGANNON PARK & ALL DUNGANNON TOWN AMENITIES & FACILITIES.

THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, DISCERNING INVESTORS OR THOSE SEEKING TO DOWN-SIZE TO A LOW MAINTENANCE HOME IN A FANTASTIC LOCATION.

"A FANTASTIC, AFFORDABLE TOWN PROPERTY THAT IS SURE TO ATTRACT A HIGH LEVEL OF INTEREST"



GUIDE PRICE: £124,950

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- AN EXTENDED SEMI-DETACHED HOME.
- 3 BEDROOMS.
- MOST CONVENIENT TOWN LOCATION.
- ONLY A STROLL FROM LOCAL SCHOOLS, SHOPS, ETC.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- OFF STREET PARKING & GARAGE.
- GENEROUS REAR GARDEN
- SITTING ROOM WITH FEATURE BOW WINDOW & OPEN FIREPLACE.
- SPACE FOR FAMILY DINING.
- KITCHEN WITH FITTED HIGH & LOW LEVEL UNITS.
- U.P.V.C. FASCIA & SOFFITS.
- WHITE SKIRTINGS & ARCHITRAVES.
- RECENTLY REWIRED WITH AMPLE PROVISION OF POWER POINTS.
- SURE TO APPEAL TO FIRST-TIME BUYERS, DOWNSIZERS & INVESTORS ALIKE.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

TILED STEP. U.P.V.C EXTERNAL DOOR WITH LEADED GLASS TOP PANELS.
TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



SITTING ROOM:

BOW WINDOW. OPEN FIREPLACE WITH WOODEN MANTLE & TILED HEARTH. TILED FLOOR. OPEN TO...





DINING AREA:
OPEN FROM SITTING ROOM. TILED FLOOR.



REAR LOBBY:
TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLASS PANEL. DOWNLIGHTING. ARCHWAY TO KITCHEN.



KITCHEN:
ARCHWAY TO / FROM REAR LOBBY. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. HOB & UNDER OVEN WITH X-FAN OVER. PLUMBED FOR A.W.M. TILED SPLASH BACK. TILED FLOOR. VIEW TO REAR GARDEN.



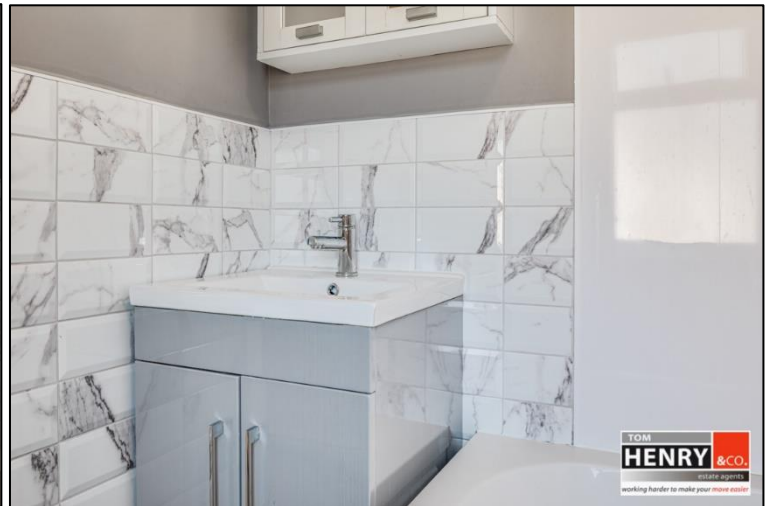
FIRST FLOOR:

LANDING:
WITH HALF TURN ON STAIRS. CARPET TO FLOOR.

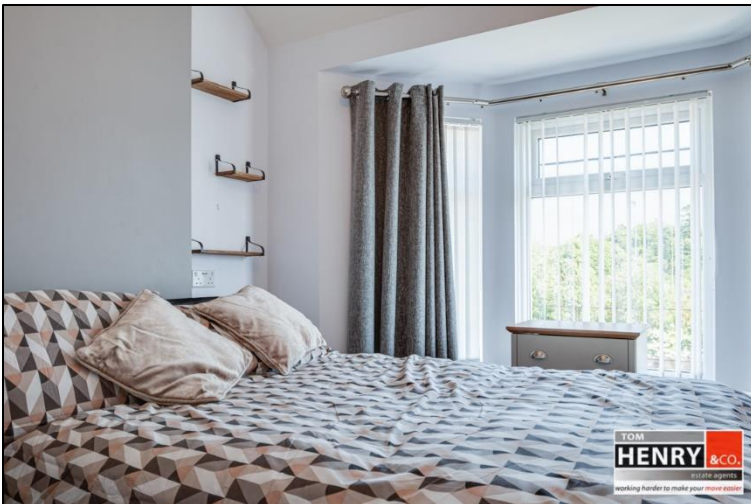
HOTPRESS:
SHELVED.



BATHROOM:
BATH WITH MIXER TAP FITTING & ELECTRIC SHOWER OVER. WASH HAND BASIN IN VANITY UNIT. TOILET. PART TILED WALLS. LINO TO FLOOR. X-FAN.



BEDROOM 1:
TO FRONT. BOW WINDOW. PRE-FINISHED FLOOR.



BEDROOM 2:
TO SIDE / REAR. PRE-FINISHED FLOOR. VIEWS OVER REAR GARDEN.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.

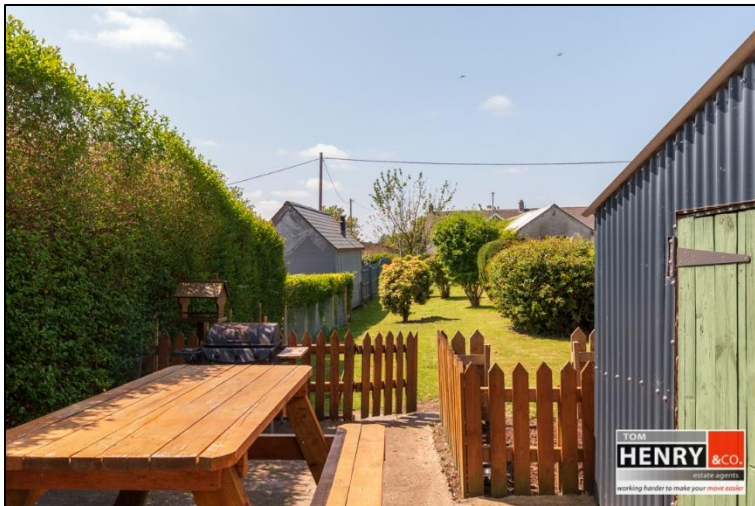
OUTSIDE:

PAVING & PATH TO FRONT DOOR. FRONT GARDEN LAID TO GRASS & SHRUBS. TARMAC DRIVE AND PARKING TO FRONT / SIDE TO GARAGE.

GARAGE:
WOODEN WITH UP & OVER DOOR.

CONCRETE YARD AREA TO REAR. OIL BURNER. OUTSIDE WATER TAP.

SPACIOUS REAR GARDEN LAID TO LAWN & SHRUBS.





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KITCHEN
2.8m x 2.7m

DINING ROOM
2.4m x 4.7m

LOUNGE
3.2m x 3.3m



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Dungannon BT71 6EF

(Floorplan for illustrative purposes only)



BATHROOM

BEDROOM 2
2.5m x 3.0m

BEDROOM 1
3.0m x 2.9m

BEDROOM 3
2.6m x 1.7m



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	48 E
21-38	F		
1-20	G		

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

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

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.