

**58 CLAREFIELD  
KILLYMAN  
DUNGANNON  
CO. TYRONE  
BT71 6TZ**



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

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**A BEAUTIFULLY PRESENTED DETACHED HOME WITH A FABULOUS SUN TERRACE**

OCCUPIED BY THE SAME OWNERS SINCE NEW & PRESENTED FOR SALE TO AN ABSOLUTELY IMMACULATE STANDARD THROUGHOUT THIS 3 BEDROOM DETACHED PROPERTY IS READY FOR THE FORTUNATE PURCHASER TO JUST MOVE-IN!

THE PROPERTY BOASTS A SPACIOUS SITTING ROOM WITH A GLASS FRONTED STOVE, A HANDY GROUND FLOOR POWDER ROOM, AN ENTERTAINMENT SIZED OPEN PLAN KITCHEN / FAMILY DINING AREA AND A MOST CONVENIENT SEPARATE UTILITY ROOM TO THE GROUND FLOOR. THE ACCOMMODATION CONTINUES UPSTAIRS WITH 3 BEDROOMS (MASTER ENSUITE) AND A FAMILY BATHROOM WITH 4 PIECE SUITE.

EXTERNALLY THE PROPERTY HAS LOW MAINTENANCE YET EXCEPTIONALLY USEABLE GARDENS WITH AMPLE PAVIA PARKING TO ITS FRONT & SIDE AND AN ENVIABLE SUN TERRACE TO ITS REAR – PERFECT FOR ENJOYING YOUR COFFEE IN THE MORNING & A FAMILY BBQ / HOTTUB IN THE EVENING! LOCATED WITHIN WALKING DISTANCE OF THE LOCAL SHOP & PRIMARY SCHOOLS, ONLY MINUTES BY CAR TO DUNGANNON TOWN & MOY VILLAGE, & BENEFITTING FROM SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.

**“THIS IMMACULATE HOME IS SURE TO APPEAL TO FIRST-TIME BUYERS, & FAMILIES ALIKE”**



**GUIDE PRICE: £184,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**www.tomhenryandco.com**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- AN IMMACULATE DETACHED HOME IN A MOST DESIRABLE LOCATION.
- OWNER OCCUPIED SINCE NEW IN 2014.
- SITUATED ON A GOOD SITE WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT.
- LOW MAINTENANCE GARDENS WITH A FANTASTIC REAR SUN TERRACE.
- ONLY A STROLL TO THE LOCAL SHOP & PRIMARY SCHOOLS.
- WITHIN EASY DRIVING DISTANCE OF DUNGANNON TOWN & PICTURESQUE MOY VILLAGE.
- MINUTES BY CAR TO THE M1 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- POWDER ROOM, FAMILY BATHROOM & ENSUITE ALL WITH WHITE SUITES.
- BLINDS & LIGHT FIXTURES INCLUDED IN SALE.
- WHITE 6 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- COMPOSITE EXTERNAL DOORS.
- ALARM SYSTEM.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- A BEAUTIFUL HOME IN THIS HIGHLY SOUGHT AFTER AREA.
- PERFECT FOR FIRST-TIME BUYERS OR FAMILIES ALIKE!



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### ACCOMMODATION IN BRIEF...

#### ENTRANCE HALL:

OUTSIDE LIGHT. COMPOSITE EXTERNAL DOOR WITH GLASS PANELS. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



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SITTING ROOM:  
GLASS FRONTED STOVE IN FEATURE CHIMNEY BREAST WITH GRANITE HEARTH. PRE-FINISHED FLOOR. GLAZED DOUBLE DOORS TO KITCHEN / FAMILY DINING AREA.





**KITCHEN / FAMILY DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY WITH TILED SPLASH BACK. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. GLAZED DOUBLE DOORS TO / FROM SITTING ROOM.





**UTILITY ROOM:**

FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR T.D. SHELVING. TILED FLOOR. COMPOSITE EXTERNAL DOOR WITH GLASS PANELS. X-FAN.



**POWDER ROOM / CLOAKS:**

WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. CARPET. X-FAN.



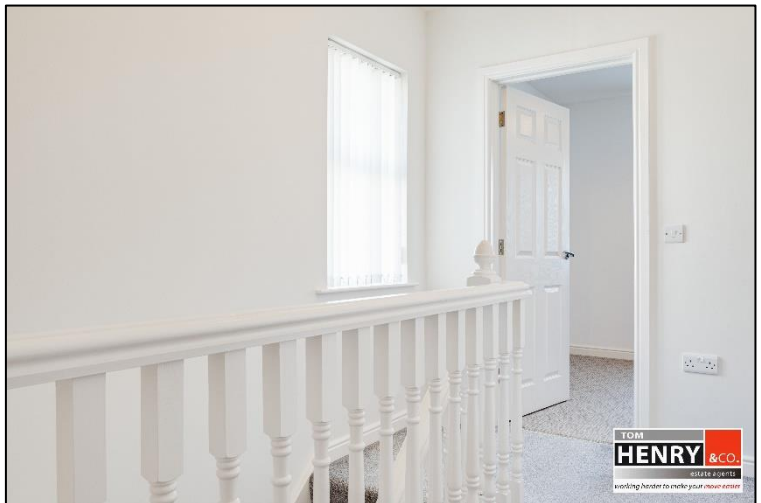
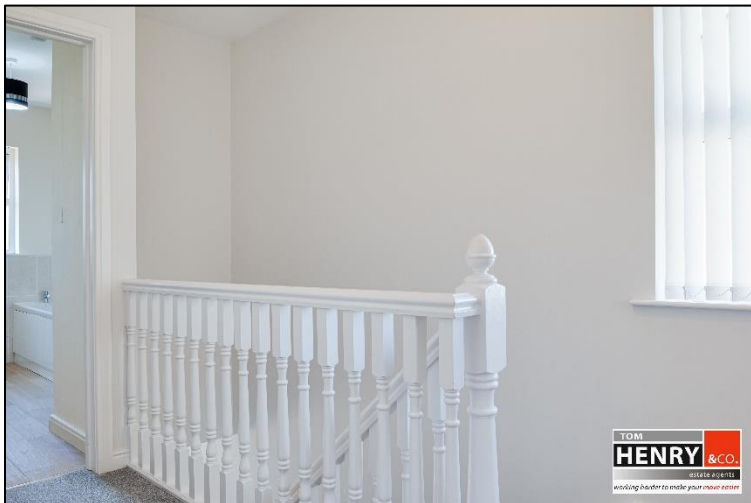
**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET.

**HOTPRESS:**

SHELVED WITH IMM. HEATER.



**BEDROOM 1:**

TO FRONT. CARPET. "STARPLAN" FITTED FURNITURE WITH SHELVED & HANGING SPACE WITH MATCHING BEDSIDE LOCKERS INCLUDED IN SALE.

**ENSUITE:**

WHITE SUITE. TOILET. WASH HAND BASIN WITH MIXER TAP FITTING WITH ILLUMINATED MIRROR OVER. TILED SPLASH BACK. P.V.C. CLAD SHOWER. TILED FLOOR. X-FAN.



BEDROOM 2:  
TO REAR. CARPET. "STARPLAN" FITTED FURNITURE INCLUDING HEADBOARD, BEDSIDE LOCKERS & HANGING SPACE.



**BEDROOM 3:**  
TO REAR. CARPET. CURRENTLY USED AS A HOME OFFICE.



**BATHROOM:**  
WHITE SUITE. TOILET. WASH HAND BASIN WITH MIXER TAP FITTING, TILED SPLASH BACK & ILLUMIATED MIRROR OVER. BATH. P.V.C. CLAD SHOWER. SOME WALL TILING. TILED FLOOR. X-FAN.





**OUTSIDE:**

PAVIA DRIVEWAY TO FRONT & SIDE. GRAVELLED SHRUB BED TO FRONT.

FANTASTIC COVERED DECKED SUN TERRACE TO REAR WITH OUTSIDE LIGHTING & EXTERNAL POWER POINT (A PERFECT PLACE FOR BBQS & THE HOT TUB)!

PAVIA PATIO AREA & GRAVELLED BEDS.

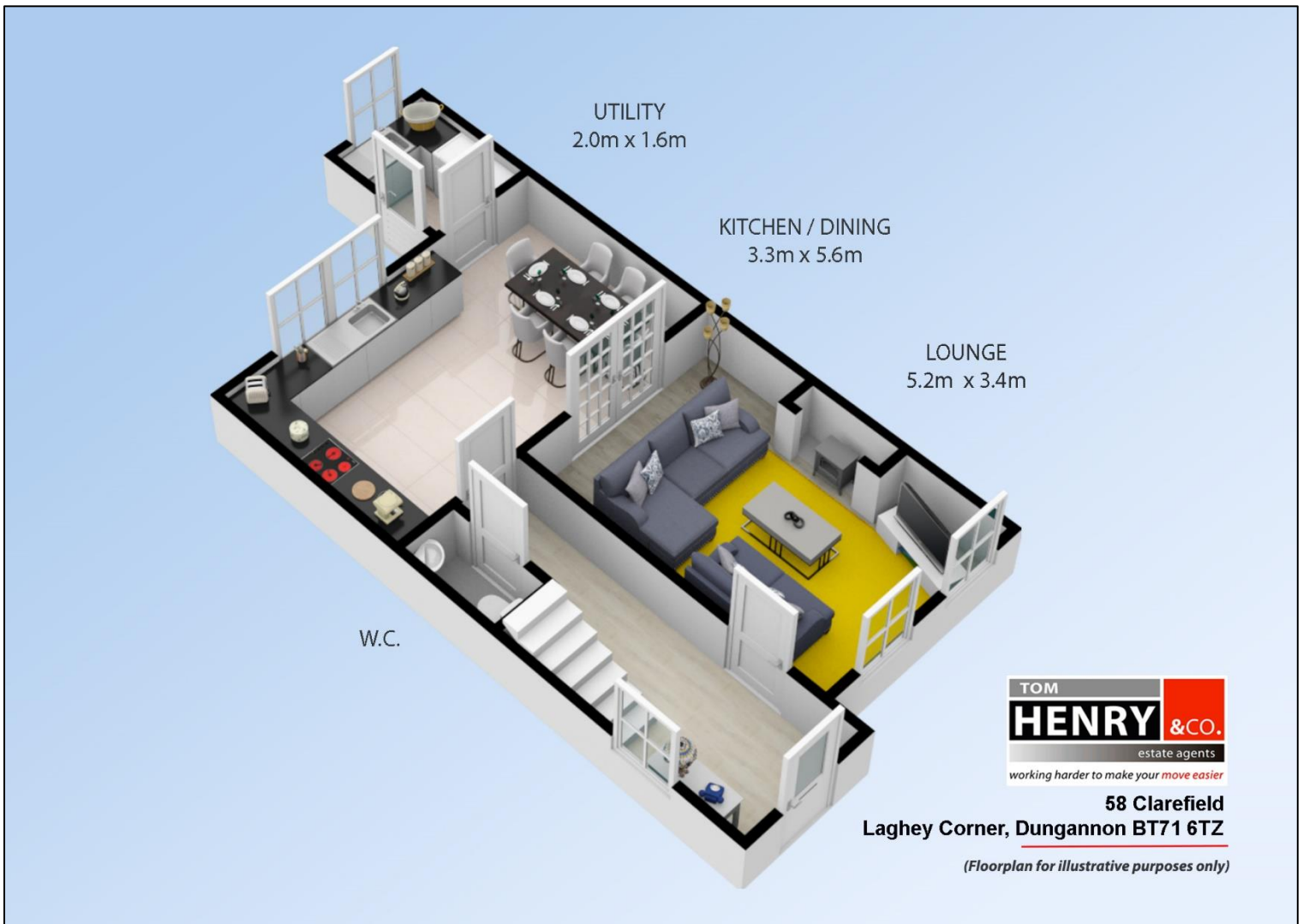
ENCLOSED AREA FOR OIL TANK, CENTRAL HEATING BURNER & BIN STORAGE. DOWN LIGHTING TO BOUNDARY FENCING. OUTSIDE WATER TAP.

COVERED LEAN-TO FOR STORAGE TO SIDE WITH ELECTRIC LIGHT.





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*(Floorplan for illustrative purposes only)*



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*(Floorplan for illustrative 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.**