

**118 MOY ROAD
DUNGANNON
CO. TYRONE
BT71 7DX**



working harder to make your move easier

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AN ENVIABLE DETACHED RESIDENCE ON A GENEROUS ELEVATED SITE

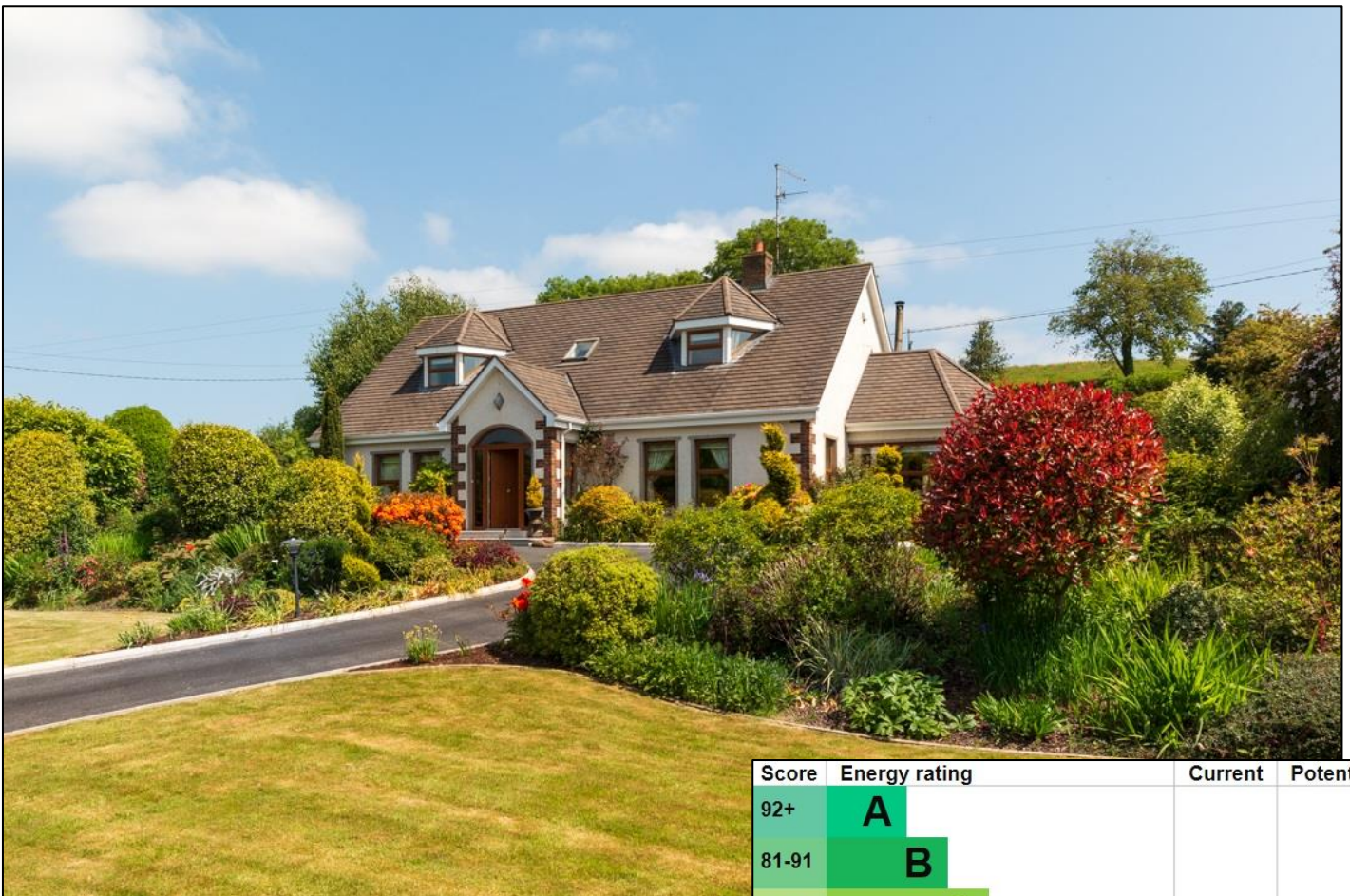
TOM HENRY & COMPANY ARE MOST PLEASED TO BRING TO THE MARKET “118 MOY ROAD” - A DETACHED RESIDENCE IN A MOST CONVENIENT LOCATION ONLY A SHORT DRIVE FROM THE PICTURESQUE VILLAGE OF MOY, DUNGANNON TOWN AND THE MAIN ROADS NETWORK FOR EASY COMMUTING.

THE ACCOMMODATION HAS BEEN DESIGNED WITH A GREAT DEAL OF THOUGHT & ATTENTION TO DETAIL, PROVIDING THE FORTUNATE PURCHASER WITH SPACIOUS AND VERSATILE ACCOMMODATION, IDEAL FOR THOSE WHO ENJOY ENTERAINING OR AS A SPACIOUS & VERSATILE HOME FOR THE MODERN FAMILY.

THE PROPERTY BOASTS 4 GENEROUS BEDROOMS (3 OF WHICH ARE ENSUITE), A FURTHER FAMILY BATHROOM, 2 RECEPTION ROOMS, AN ENTERTAINMENT SIZED KITCHEN WITH FAMILY DINING AREA AND A MOST PRACTICAL SEPARATE UTILITY ROOM.

EXTERNALLY, MATURE GARDENS SURROUND THE PROPERTY WITH COLOURFUL & INTERESTING SHRUBBERY, LAWNED AREAS, A WATER FEATURE, GLASS HOUSE, AMPLE PARKING & A GARAGE BLOCK WITH CARPORT AND A GARDEN STORE.

A “MUST VIEW” FOR EVEN THE MOST DISCERNING OF PURCHASERS!



OFFERS OVER: £324,950

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

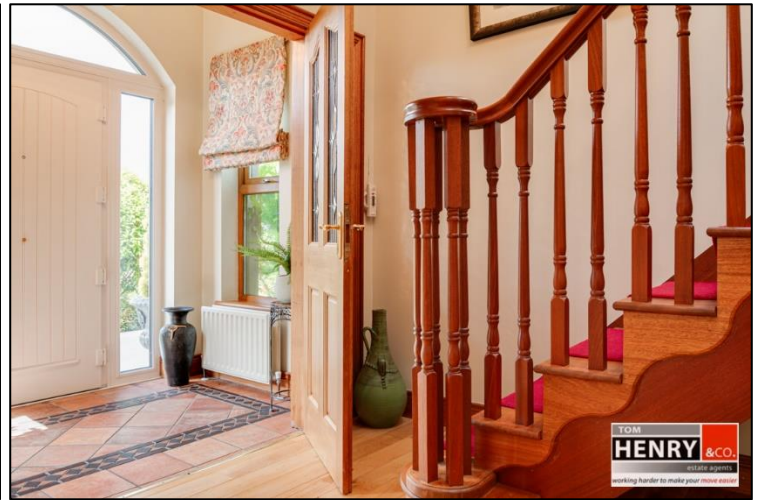
- A DETACHED RESIDENCE IN IMMACULATE ORDER THROUGHOUT.
- SITUATED ON AN ENVIABLE ELEVATED SITE.
- FANTASTIC MATURE, COLOURFUL & INTERESTING GARDENS.
- 4 BEDROOMS, 3 ENSUITE.
- 2 RECEPTION ROOMS – SITTING ROOM WITH OPEN FIREPLACE.
- FANTASTIC LOCATION – MOST CONVENIENT TO PICTURESQUE MOY VILLAGE.
- ONLY A SHORT DRIVE TO DUNGANNON TOWN.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- QUALITY FITTED KITCHEN / FAMILY DINING / ENTERTAINMENT AREA.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- FAMILY BATHROOM WITH “JACUZZI” BATH.
- 4 PANEL INTERNAL DOORS.
- DEEP SKIRTINGS & ARCHITRAVES.
- DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- ALARM SYSTEM.
- GARAGE BLOCK, CARPORT & UTILITY STORE.
- FLOOR AND WINDOW COVERINGS INCLUDED IN SALE.
- SEEKING AN ENVIABLE HOME IN A LOCATION TO MATCH – A MUST VIEW!



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

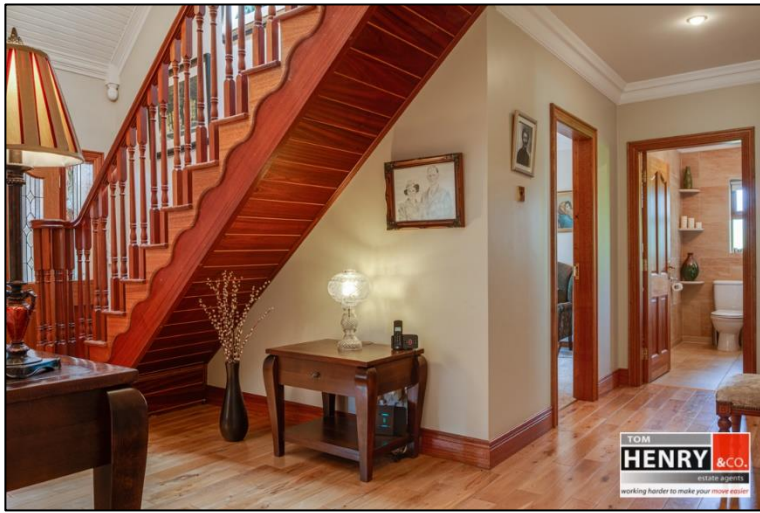
COMPOSITE EXTERNAL DOOR WITH GLAZED SIDE PANELS & TOP PANEL. WOODEN CEILING & COVING. FEATURE TILED FLOOR. DOUBLE WOODEN DOORS WITH STAINED GLASS PANELS TO ENTRANCE HALL.



ENTRANCE HALL:

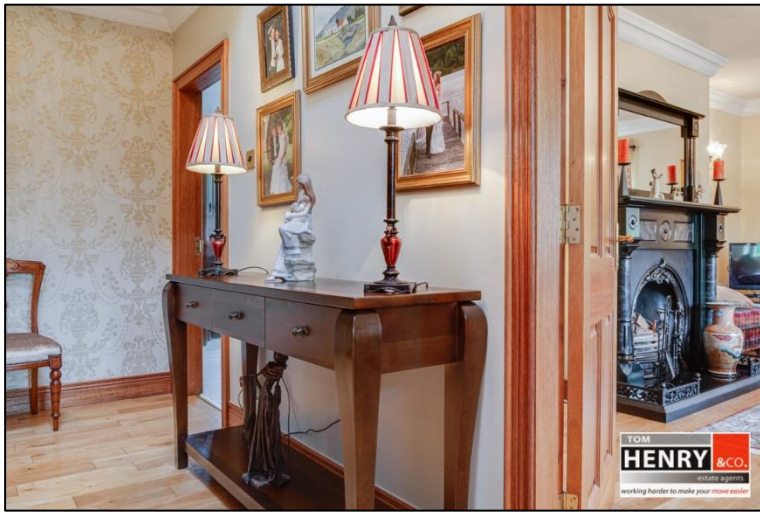
WOODEN FLOOR. STAIRS WITH CARPET RUNNER TO FIRST FLOOR. SEMI-MINSTREL GALLERY WITH FEATURE SEMI-VAULTED WOODEN CEILING & VELUX WINDOW.





SITTING ROOM:

DUAL ASPECT. MARBLE OPEN FIREPLACE WITH MANTLE & SURROUND WITH MIRROR OVER. COVING & CENTRE PIECE TO CEILING. WALL & CENTRE LIGHT POINTS. WOODEN FLOOR.



KITCHEN / FAMILY DINING / ENTERTAINING AREA:

QUALITY FITTED SOLID WOOD HIGH & LOW LEVEL UNITS. MARBLE WORKTOP. ILLUMINATED GLASS DISPLAY UNITS. WINE RACK. PELMET OVER RECESSED S.S. SINK IN BOW WINDOW WITH MIXER TAP FITTING. FRIDGE FREEZER (INCLUDED). INTEGRATED DISHWASHER. "BELLING" RANGE WITH 5 RING GAS HOB & ELECTRIC OVEN & HOT PLATE WITH X-FAN OVER (INCLUDED). TILED SPLASH BACK. DOWN LIGHTING TO KITCHEN. CENTRE LIGHT TO DINING AREA. TILED FLOOR. WOODEN DOUBLE DOORS TO SUNROOM.





SUNROOM:

DOUBLE DOORS TO / FROM KITCHEN / FAMILY DINING AREA WITH LEADED GLASS PANELS. FEATURE SEMI-VAULTED WOODEN CEILING. "STANLEY" WOOD BURNING STOVE WITH EXPOSED BRICK FEATURE WALL. TILED FLOOR. VIEWS OVER GARDENS & DISTANT LANDSCAPE. U.P.V.C EXTERNAL DOOR TO REAR GARDEN.





REAR LOBBY:
 TILED FLOOR. U.P.V.C REAR DOOR WITH GLASS PANEL.

CUPBOARD / CLOAK STORAGE:
 SPACE FOR COATS, BOOTS, ETC.

UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR A.W.M. SPACE FOR T.D. TILED FLOOR. X-FAN.

HOTPRESS:
 SHELVED.

BEDROOM 1:
 TO FRONT. COVING & CENTRE PIECE TO CEILING. CARPET TO FLOOR.

ENSUITE:
 FULLY TILED SHOWER. WASH HAND BASIN IN VANITY UNIT. TOILET. TILED WALLS. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.

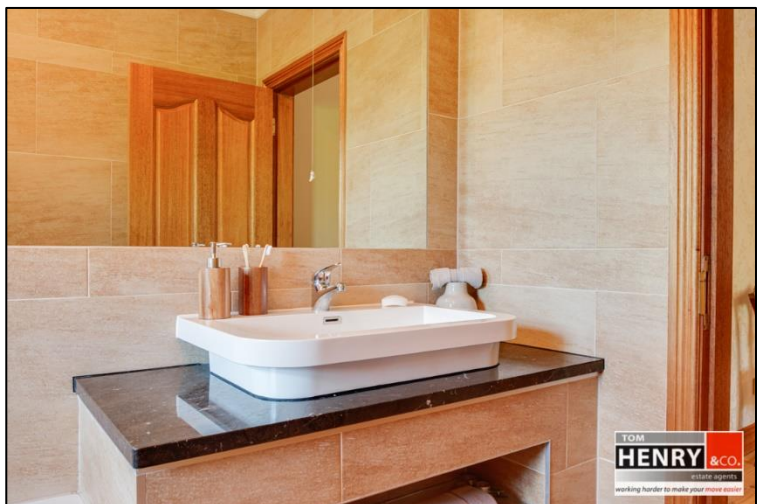




BEDROOM 2:
TO REAR. CARPET TO FLOOR. LIGHT ON DIMMER SWITCH.



BATHROOM:
SINK IN VANITY UNIT. BATH WITH JETS & HANDHELD MIXER TAP SHOWER FITTING. TOILET. DISPLAY SHELVING. HEATED TOWEL RAIL. FULLY TILED WALLS. RECESSED MIRROR WITH LIGHT OVER. TILED FLOOR. COVING TO CEILING. X-FAN.





FIRST FLOOR:

LANDING:
 CARPET TO FLOOR. SEMI-MINSTREL GALLERY. WOODEN CEILING. VELUX WINDOW.



BEDROOM 3:
 LAMINATE FLOOR. FEATURE WINDOW TO FRONT. VELUX WINDOW.
 ACCESS TO EAVES STORAGE.

ENSUITE:
 TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN. VELUX WINDOW.
 PART TILED WALLS. LAMINATED FLOOR. X-FAN.





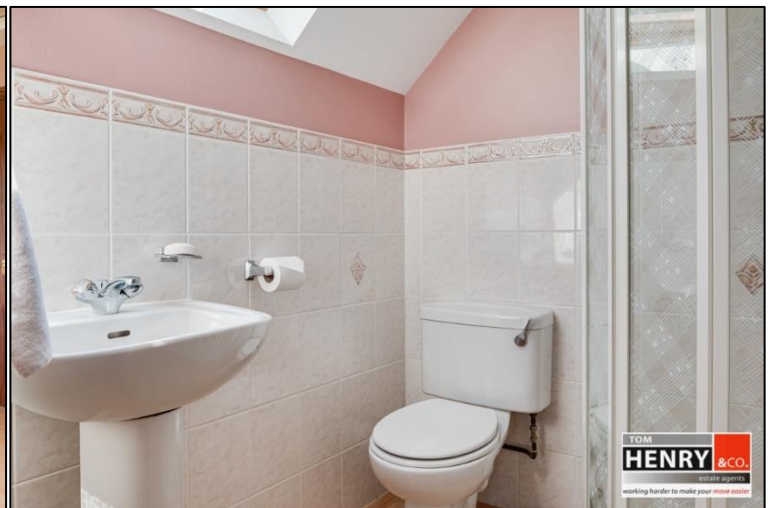
BEDROOM 4:

LAMINATED FLOOR. DUAL ASPECT. WINDOWS TO FRONT & SIDE WITH PLEASANT VIEWS OVER IMMEDIATE & DISTANT LANDSCAPE. BUILT-IN CUPBOARD. EAVES STORAGE.

ENSUITE:

TILED ELECTRIC SHOWER. WASH HAND BASIN. TOILET. PART TILED WALLS. LAMINATED FLOOR. VELUX WINDOW. X-FAN.





OUTSIDE:

PILLARED & REMOTE GATED ENTRANCE WITH EXTERNAL LIGHTING TO SWEEPING TARMAC DRIVE & FORECOURT PARKING.

THE PROPERTY ENJOYS AN ELEVATED & MATURE SITE WITH GARDENS TO FRONT WITH SHRUBS, LAWNS, CUTTING FLOWERS & WATER FEATURE.

GARAGE BLOCK:

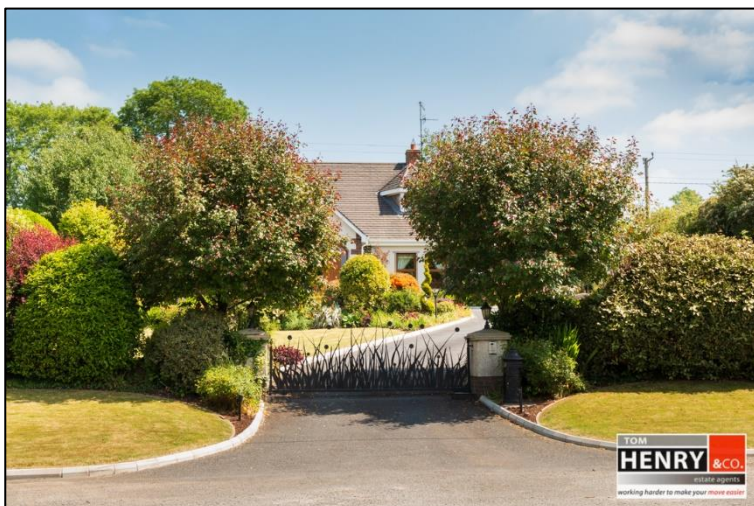
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. ATTACHED TO HOUSE WITH CARPORT WITH VAULTED CEILING (DON'T GET WET BRINGING IN THE SHOPPING)!

UTILITY STORE:

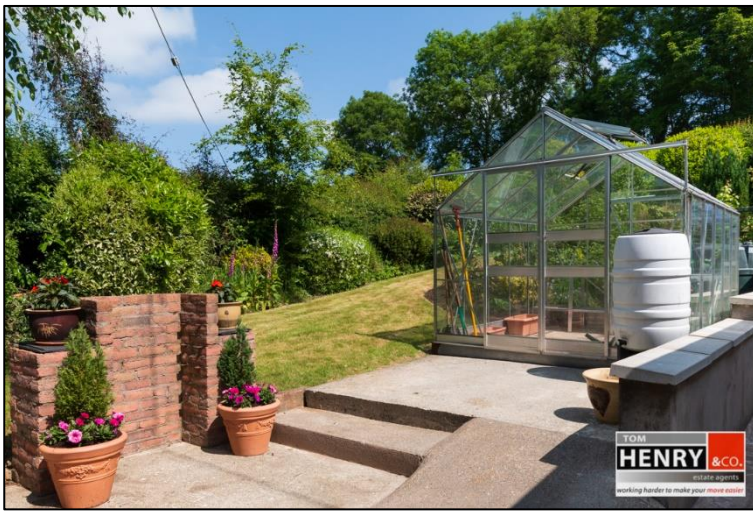
CENTRAL HEATING BURNER. ELECTRIC LIGHT & POWER POINTS.

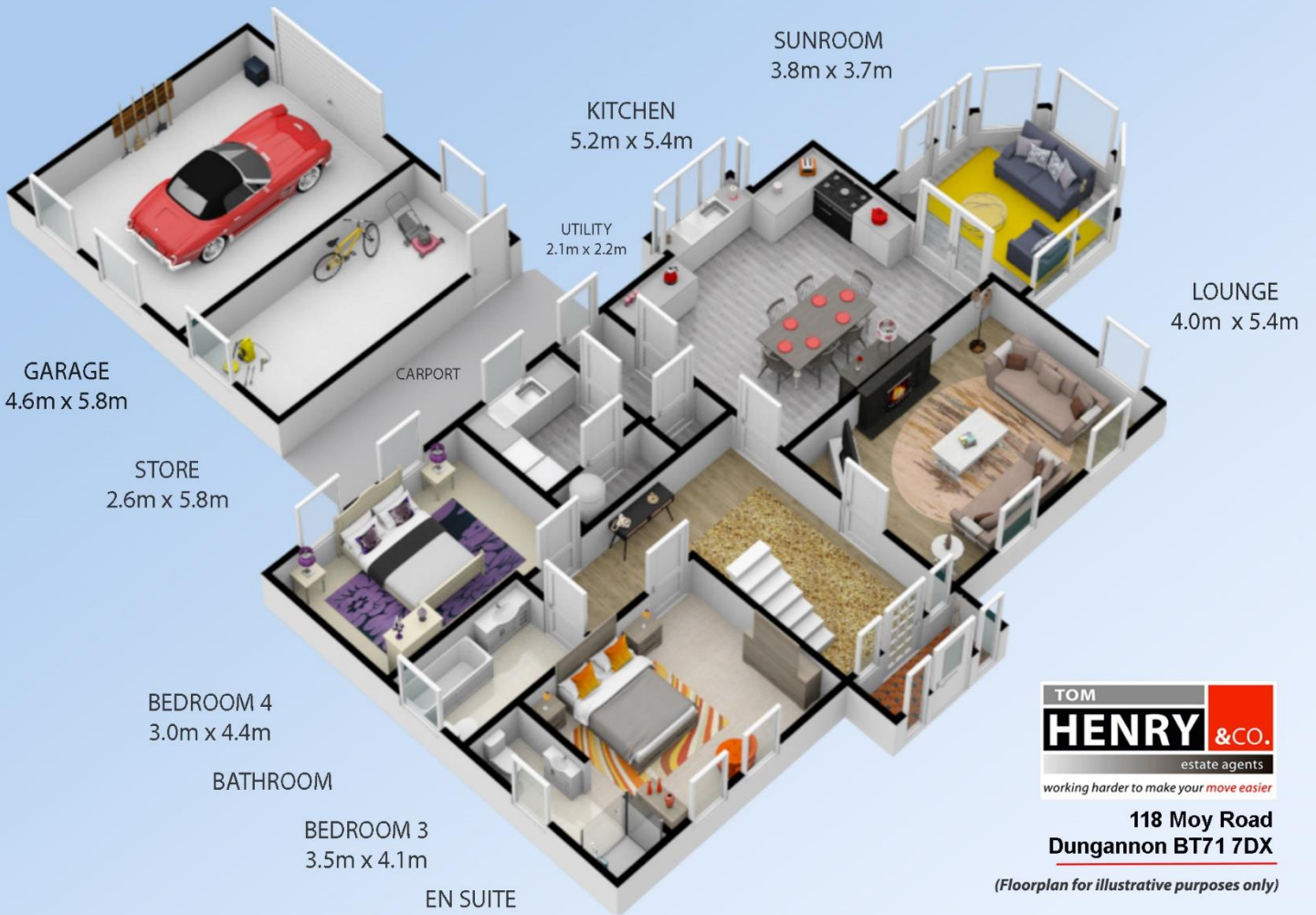
CONCRETE PARKING TO REAR TO GARAGE & CARPORT.

SIDE & REAR GARDENS LAID TO LAWNS & BEDS WITH SOFT FRUIT, SHRUBS, ETC. BRICK BUILT BBQ. OUTSIDE WATER TAP. GLASS HOUSE.









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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.