

**24 KILLYMERRON PARK  
KILLYMAN ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6DN**



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

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BT71 6AB

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**A SEMI-DETACHED HOME WITHIN WALKING DISTANCE OF ALL TOWN AMENITIES**

ENJOYING A FANTASTIC SITE IN THIS POPULAR & MOST CONVENIENT RESIDENTIAL DEVELOPMENT THIS PROPERTY IS IDEALLY SITUATED FOR ACCESS TO MAJOR EMPLOYERS, RENOWNED SCHOOLS AND ALL OTHER DUNGANNON TOWN AMENITIES.

AFFORDING WELL PRESENTED & SPACIOUS ACCOMMODATION THE PROPERTY EXTENDS TO 3 BEDROOMS, A FITTED KITCHEN WITH SPACE FOR DINING, A SITTING ROOM WITH AN OPEN FIREPLACE, A GROUND FLOOR SHOWER ROOM AND FIRST FLOOR FAMILY BATHROOM.

EXTERNALLY THE PROPERTY BOASTS GENEROUS GARDENS TO ITS REAR.

**THIS IS AN OPPORTUNITY THAT IS SURE TO ATTRACT ATTENTION FROM FIRST-TIME BUYERS, PARTICULARLY YOUNG FAMILIES & DISCERNING INVESTORS ALIKE.**



**GUIDE PRICE: £119,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**www.tomhenryandco.com**

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

## PROPERTY FEATURES:

- A WELL PRESENTED & MOST CONVENIENT SEMI-DETACHED PROPERTY.
- SITUATED ON A SUBERB SITE WITH NO DEVELOPMENT TO FRONT.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- GENEROUS GARDENS TO REAR WITH USEFUL GARDEN STORE.
- 3 BEDROOMS – 2 WITH BUILT-IN / FITTED STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- FITTED KITCHEN WITH INTEGRATED APPLIANCES INCLUDED.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM.
- U.P.V.C DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- 6 PANEL INTERNAL DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- LIGHT FITTINGS INCLUDED IN SALE.
- A MUST VIEW FOR FIRST-TIME BUYERS & INVESTORS ALIKE.



**ACCOMMODATION IN BRIEF...**

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:  
U.P.V.C EXTERNAL DOOR. CARPET TO FLOOR & STAIRS.

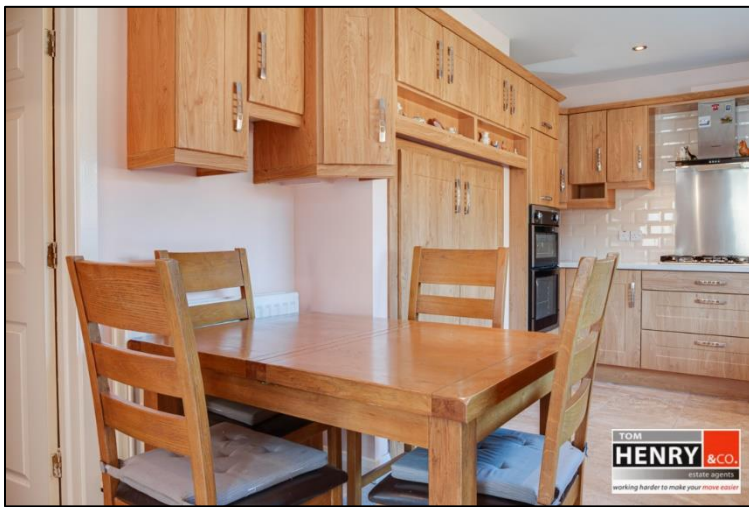


SITTING ROOM:  
COVING & CENTRE PIECE TO CEILING. OPEN FIREPLACE. FITTED DISPLAY / STORAGE UNIT. CARPET TO FLOOR.



KITCHEN / FAMILY DINING ROOM:  
FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. DISPLAY  
SHELVING. PELMET WITH DOWN LIGHTING OVER S.S. SINK &  
DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK.  
INTEGRATED FRIDGE FREEZER. GAS HOB WITH S.S. SPLASHBACK.  
ELECTRIC OVEN. DOWNLIGHTING TO CEILING. DISHWASHER. TILED  
FLOOR. DOOR TO REAR LOBBY.





REAR LOBBY:  
TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANEL.

**SHOWER ROOM:**

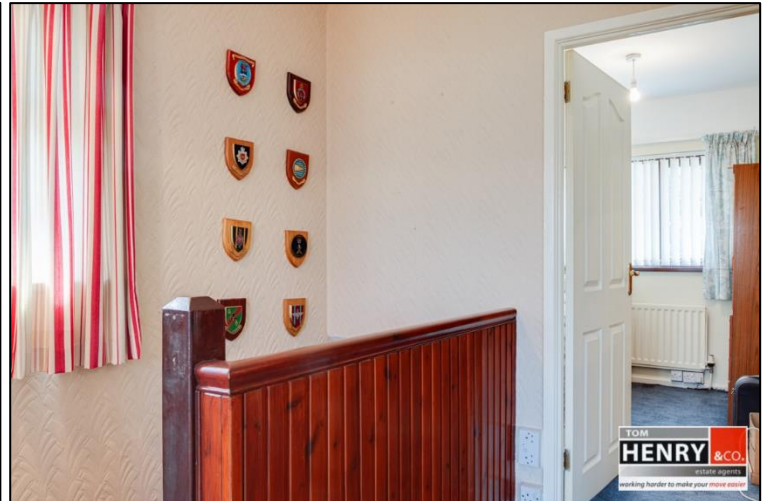
WHITE SUITE. TOILET. WASH HAND BASIN. WET ROOM TYPE SHOWER. TILED FLOOR. X-FAN.



**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET.



**BEDROOM 1:**

TO FRONT. FITTED STORAGE.





BEDROOM 2:  
TO REAR. CARPET TO FLOOR.



BEDROOM 3:  
TO FRONT. BUILT-IN CUPBOARD.



BATHROOM:  
BATH WITH ELECTRIC SHOWER OVER. TOILET. WASH HAND BASIN.  
TILED WALLS. TILED FLOOR.

HOTPRESS:  
SHELVED.



**OUTSIDE:**

TARMAC AREA TO FRONT.

**GARDEN STORE:**

POTENTIAL HOBBY STORE. REMOTE ROLLER DOOR. WOODEN EXTERNAL DOOR. ELECTRIC LIGHT & POWER POINT. WATER TAP.

GENEROUS GARDENS TO REAR LAID TO LAWNS. CENTRAL HEATING BOILER.

**FLOORPLANS FOR I.D. PURPOSES ONLY.**





TOM  
**HENRY & CO.**  
estate agents  
working harder to make your move easier



KITCHEN  
3.2m x 4.7m

SHOWER ROOM  
1.7m x 2.1m

LOUNGE  
3.7m x 3.8m

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**24 Killymerron Park  
Dungannon BT71 6DN**

*(Floorplan for illustrative purposes only)*





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*(Floorplan for illustrative purposes only)*

**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.**

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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.**