

**26 AUGHER ROAD
CLOGHER
CO. TYRONE
BT76 0AD**



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

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

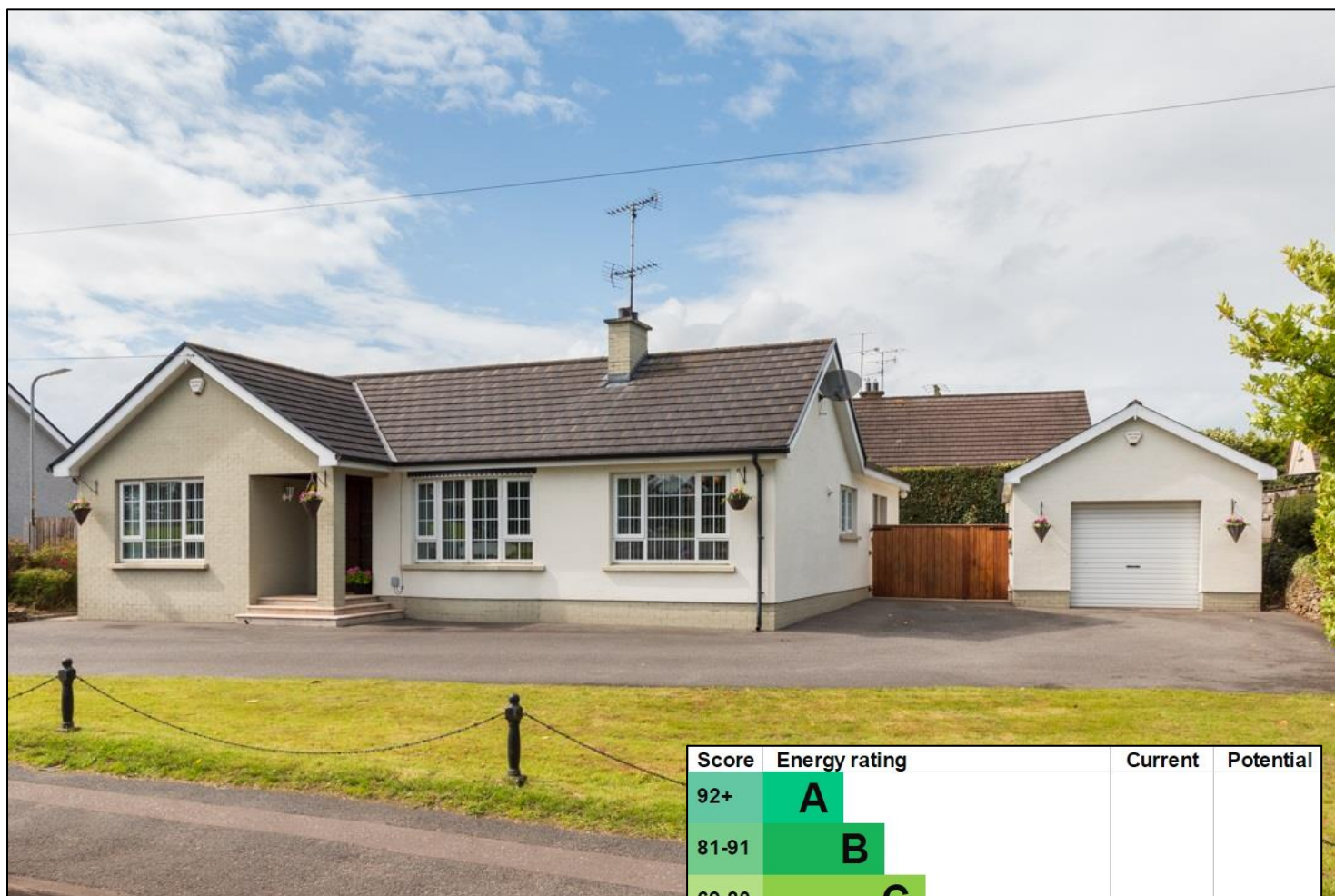
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COMFORTABLE & CONVENIENT ON ONE LEVEL IN CLOGHER

THIS DETACHED 3 OR 4 BEDROOM (DEPENDING ON INDIVIDUAL REQUIREMENTS) BUNGALOW IS LOCATED ON A GENEROUS, CONVENIENT SITE WITH A SUPERB PRIVATE REAR PATIO AREA & A DETACHED GARAGE.

SITUATED ON A PLEASANT SITE WITHIN WALKING DISTANCE OF LOCAL SHOPS, FAST FOOD OUTLETS AND ALL CLOGHER TOWN AMENITIES AND CONVENIENT BY CAR TO AUGHER, FIVEMILETOWN, BALLYGAWLEY, AUGHNACLOY AND THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD THIS WELL PRESENTED BUNGALOW IS SURE TO APPEAL TO A WIDE RANGE OF DISCERNING PURCHASERS.

"MUST BE VIEWED TO BE FULLY APPRECIATED"



GUIDE PRICE: £209,950

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	53 E	
21-38	F		
1-20	G		

PROPERTY FEATURES...

- A WELL PRESENTED DETACHED BUNGALOW.
- MOST CONVENIENT TOWN LOCATION.
- WITHIN WALKING DISTANCE OF ALL CLOGHER AMENITIES.
- LOGISTICALLY CENTRAL SITUATION FOR COMMUTING.
- UP TO 4 BEDROOMS DEPENDING ON REQUIREMENTS.
- DEN / HOME OFFICE / BEDROOM 4 WITH SEPARATE FRENCH DOOR ACCESS.
- OIL FIRED CENTRAL HEATING.
- MAJORITY U.P.V.C. DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA & SOFFITS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- 4 PANEL INTERNAL DOORS.
- WIRED FOR ALARM SYSTEM.
- WINDOW COVERINGS INCLUDED IN SALE.
- DETACHED GARAGE WITH ELECTRIC LIGHT & POWER POINTS.
- SPACIOUS YET LOW MAINTENANCE GARDENS.
- SURE TO APPEAL TO FAMILIES OR THOSE SEEKING LIFE ON ONE LEVEL WITH CONVENIENCE.

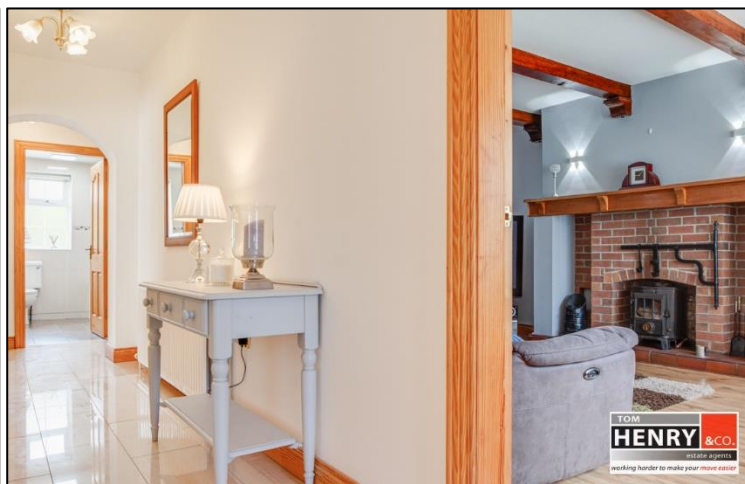
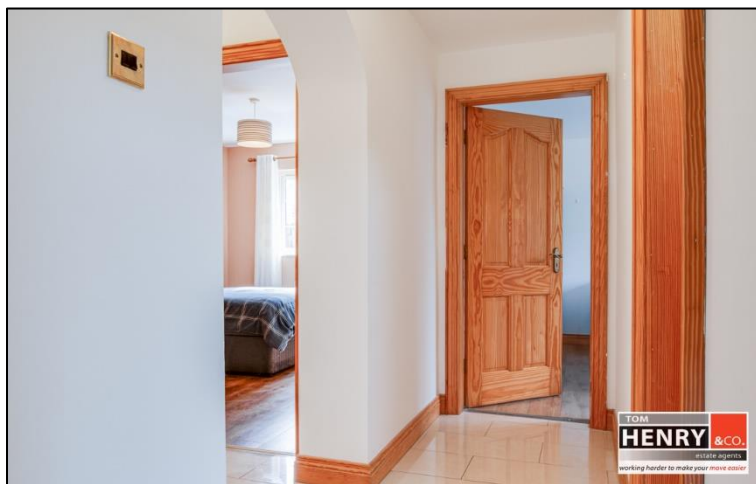


ACCOMMODATION IN BRIEF...

COVERED PORCH: OUTSIDE LIGHT.

ENTRANCE HALL:

MAHOGANY EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANELS. CEILING & WALL LIGHTS. TILED FLOOR.



SITTING ROOM:

SOLID FUEL STOVE IN BRICK BUILT FIREPLACE WITH TILED HEARTH. DISPLAY NICHE. BAY WINDOW. BEAMED CEILING. PRE-FINISHED FLOOR. ARCH TO DINING ROOM.





DINING ROOM:
COVING & CENTRE PIECE TO CEILING. PRE-FINISHED FLOOR. WALL & CENTRE LIGHT POINTS. VIEW TO FRONT GARDEN. DOOR TO KITCHEN.





KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED OVEN. PLUMBED FOR DISHWASHER. SPACE FOR FRIDGE. UNDER UNIT LIGHTING. TILED SPLASH BACK. TILED FLOOR. PART LEADED GLASS, PART PANELLED DOOR TO REAR LOBBY.



REAR LOBBY / UTILITY ROOM:

FITTED LOW LEVEL UNIT. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. MAHOGANY EXTERNAL DOOR WITH LEADED GLASS PANEL.



POWDER ROOM:

WHITE SUITE. TOILET. WASH BASIN WITH TILED SPLASH BACK & ILLUMINATED MIRROR OVER. TILED FLOOR.

HOTPRESS:

DOUBLE DOORS. SHELVED.



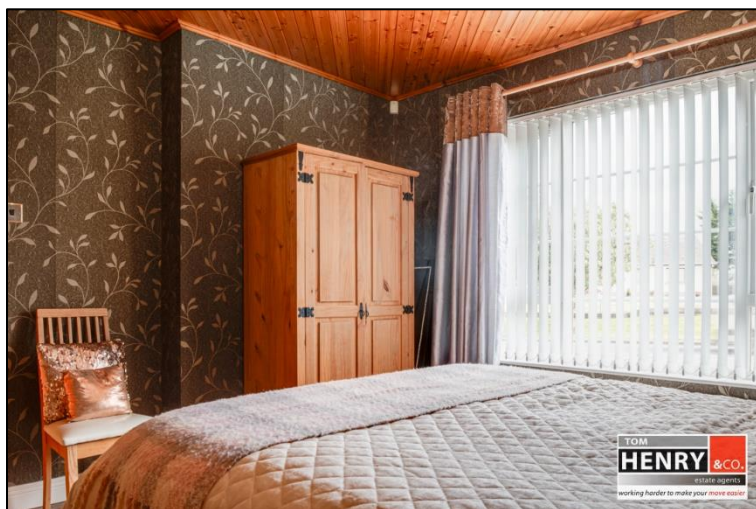
DEN / STUDY / FAMILY ROOM / HOME OFFICE / BEDROOM 4:

PRE-FINISHED FLOOR. FRENCH DOORS TO REAR PATIO. WOODEN CEILING WITH DOWN LIGHTING.





BEDROOM 1:
WOODEN CEILING. TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 2:
TO SIDE. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.





BATHROOM:

4 PIECE WHITE SUITE. FULLY TILED POWER SHOWER. TOILET. WASH HAND BASIN WITH ILLIMINATED MIRROR OVER. BATH. TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.





OUTSIDE:

GENEROUS TARMAC DRIVE & PARKING TO FRONT. LAWNED AREA TO FRONT.

DETACHED GARAGE:

ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. PEDESTRIAN DOOR. CENTRAL HEATING BURNER. RADIATOR.

GATES FROM FRONT TO PRIVATE REAR PATIO AREA. GRAVELLED BED TO SIDE.

MATURE HEDGING TO REAR BOUNDARY. OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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



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**26 Augher Road
Clogher, BT76 0AD**

(Floorplan for illustrative purposes only)

Thinking of selling or renting your home?



est. 1979

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

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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.