

**8 GROVE WAY
MOYGASHEL
DUNGANNON
CO. TYRONE
BT71 7RX**



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

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A CONVENIENT VILLAGE HOME IN A QUIET LOCATION

THIS 3 BEDROOM SEMI-DETACHED VILLAGE PROPERTY IS LOCATED IN A QUIET RESIDENTIAL AREA WITHIN WALKING DISTANCE OF ALL MOYGASHEL VILLAGE AMENITIES & FACILITIES INCLUDING THE FAMOUS "LINEN GREEN" RETAIL OUTLET, LOCAL SHOPS & PICTURESQUE DUNGANNON PARK.

THE PROPERTY ENJOYS A SUPERB SITE WITH AMPLE OFF-STREET PARKING, A DETACHED GARAGE, A PRIVATE REAR GARDEN AND ALSO BENEFITS FROM BEING ONLY A SHORT DRIVE TO BOTH THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD & TO DUNGANNON TOWN WHERE EXTENSIVE SOCIAL, RECREATIONAL & EDUCATIONAL FACILITIES ARE.

THIS AFFORDABLE PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS, FROM FIRST-TIME BUYERS SEEKING A HOME ON WHICH TO PUT THEIR "OWN STAMP", DISCERNING INVESTORS & THOSE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE.



GUIDE PRICE: £119,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

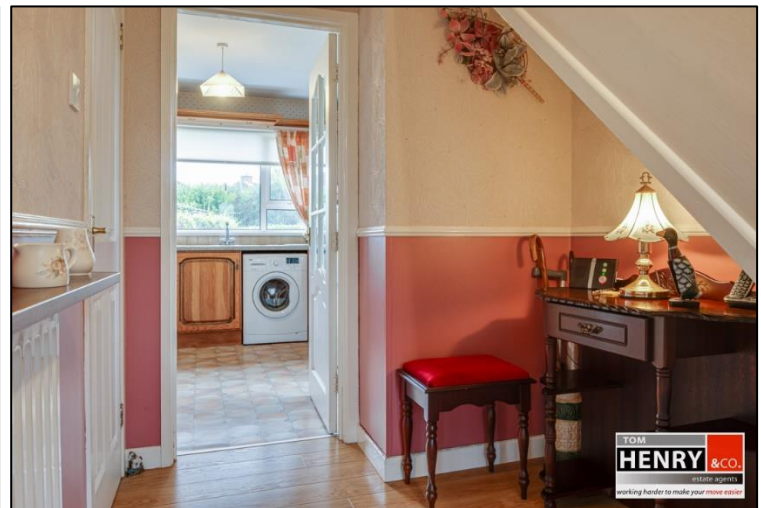
- A SEMI-DETACHED VILLAGE PROPERTY.
- LOCATED IN A QUIET RESIDENTIAL AREA.
- 3 BEDROOMS, ALL WITH BUILT-IN STORAGE.
- 2 RECEPTION ROOMS.
- WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES.
- ONLY A SHORT DRIVE TO DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.
- SITUATED ON A SUPERB SITE.
- DETACHED GARAGE.
- AMPLE OFF-STREET PARKING.
- PRIVATE REAR GARDEN.
- CLADDING TO FASCIA.
- MAJORITY P.V.C DOUBLE GLAZED WINDOWS.
- PANELLED INTERNAL DOORS.
- WINDOW COVERINGS INCLUDED IN SALE.
- IDEAL AS AN AFFORDABLE FIRST-HOME, AS A BUY-TO-LET OR FOR THOSE WISHING TO DOWN-SIZE WITH VILLAGE CONVENIENCE.



ACCOMMODATION IN BRIEF...

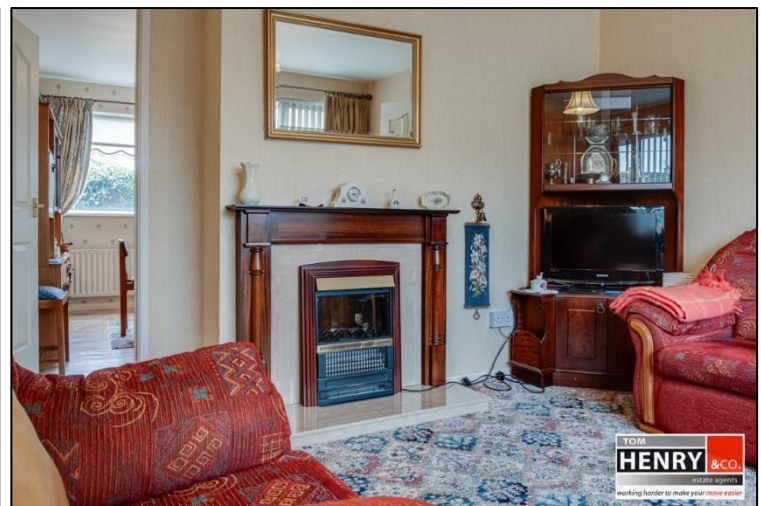
ENTRANCE HALL:

P.V.C EXTERNAL DOOR WITH LEADED GLAZED PANEL & SIDE PANELS. DADO RAIL. PRE-FINISHED FLOOR. CENTRAL HEATING BURNER ROOM. STAIRS WITH CARPET TO FIRST FLOOR.



SITTING ROOM:

PART GLAZED DOOR FROM ENTRANCE HALL. OPEN FIREPLACE. CENTRE PIECE TO CEILING. CARPET TO FLOOR.





DINING ROOM:
VINYL TO FLOOR.





KITCHEN:

PART GLAZED DOOR TO / FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER. TILED BETWEEN UNITS. DISPLAY SHELVING. SPACE FOR COOKER WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. PLUMBED FOR A.W.M. LARDER CUPBOARD. VINYL TO FLOOR. P.V.C. EXTERNAL DOOR TO SIDE.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR. DADO RAIL.



BEDROOM 1:

TO FRONT. CARPET TO FLOOR. FITTED STORAGE WITH SLIDING MIRRORED DOORS; SHELVED & HANGING SPACE.





BEDROOM 2:

TO REAR. CARPET TO FLOOR. FITTED STORAGE WITH MIRRORED SLIDING DOORS; SHELVED & HANGING SPACE.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR. STORAGE CUPBOARD.



BATHROOM:
WHITE SUITE. BATH WITH ELECTRIC SHOWER OVER. TOILET. SINK WITH STORAGE UNDER. SOME WALL TILING. TILED FLOOR. HOTPRESS.



OUTSIDE:

PILLARED & GATED ENTRANCE. TARMAC DRIVE & PARKING TO DETACHED GARAGE. PAVED PATIO AREA TO FRONT.

GARAGE: UP & OVER DOOR. WOODEN PEDESTRIAN DOOR TO SIDE. ELECTRIC LIGHT & POWER POINTS.

PAVED PATIO AREA TO REAR. OUTSIDE WATER TAP. GARDEN TO REAR LAID TO LAWNS, SHRUBS & FRUIT TREES.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 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



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KITCHEN
3.1m x 2.8m

GARAGE
5.1m x 3.0m

DINING ROOM
3.5m x 2.6m



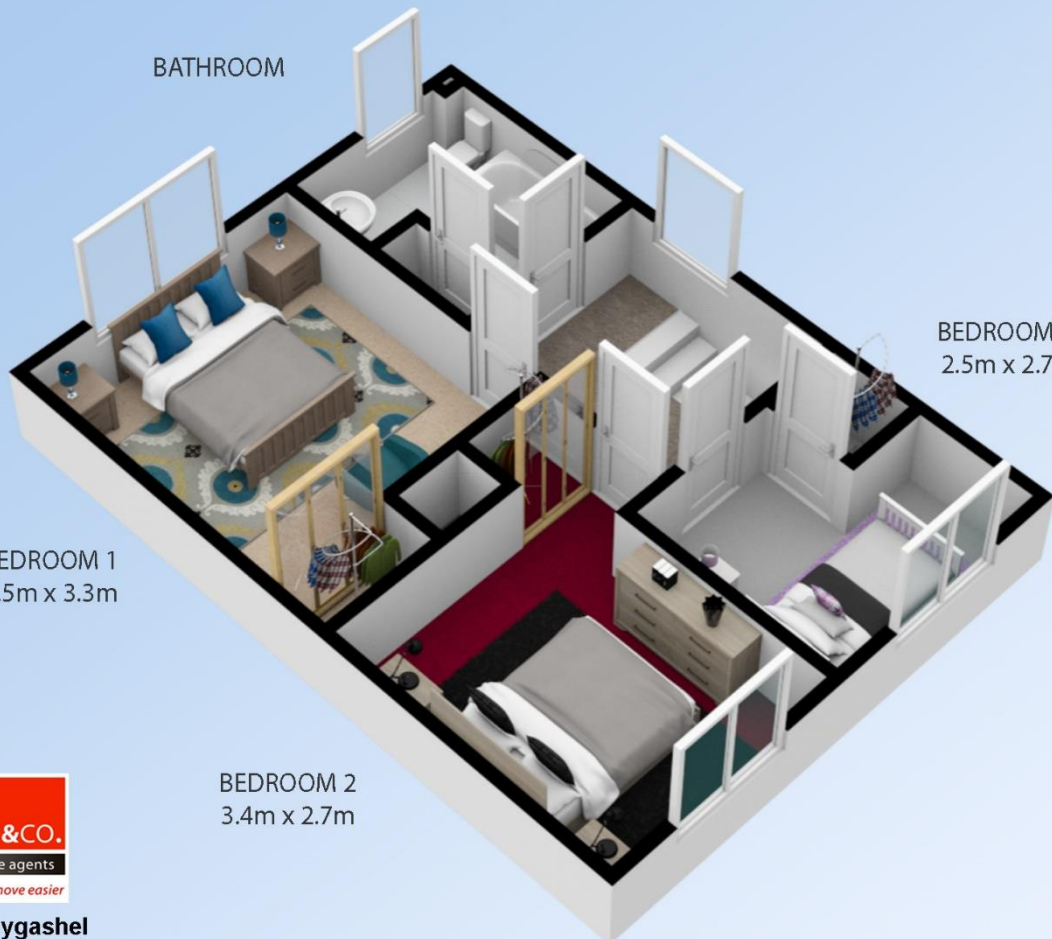
LOUNGE
4.0m x 3.5m



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Dungannon BT71 7RX

(Floorplan for illustrative purposes only)

BATHROOM



BEDROOM 3
2.5m x 2.7m

BEDROOM 1
3.5m x 3.3m

BEDROOM 2
3.4m x 2.7m



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(Floorplan for illustrative purposes only)

FLOORPLANS FOR I.D. PURPOSES ONLY.

N.B.

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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.