

**3 PARK COURT  
SCOTCH STREET  
DUNGANNON  
CO. TYRONE  
BT70 1HH**



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

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

T: (028) 8772 6992  
F: (028) 8772 6460  
E: tom@tomhenryandco.com

**CONVENIENCE, CHARM, CHARACTER – “A DANDER FROM ALL DUNGANNON TOWN AMENITIES”**

THIS COMFORTABLE 2 BEDROOM MID-TERRACE TOWN PROPERTY BOASTS A MOST ATTRACTIVE & CHARMING STONE-CLAD FAÇADE & IS IDEALLY LOCATED WITHIN STROLLING DISTANCE OF ALL DUNGANNON AMENITIES; INCLUDING GOOD SCHOOLS, LOCAL SHOPS, PLACES OF EMPLOYMENT & THE TRANSLINK BUS DEPOT FOR COMMUTING TO FURTHER AFIELD.

INTERNALLY THE ACCOMMODATION IS WELL-PRESENTED AND EXTENDS TO 2 BEDROOMS, A FITTED KITCHEN WITH SPACE FOR DINING, A SITTING ROOM & A SHOWER ROOM. A LOW MAINTENANCE YARD TO ITS REAR COMPLETES THIS PROPERTIES OFFERING WHICH IS SURE TO ATTRACT INTEREST FROM A WIDE RANGE OF PURCHASERS.

**“PERFECT AS A FIRST HOME, FOR THOSE WISHING TO DOWNSIZE WITH CONVENIENCE OR AS A READY-TO-RENT BUY-TO-LET”**



**GUIDE PRICE: £119,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

## PROPERTY FEATURES...

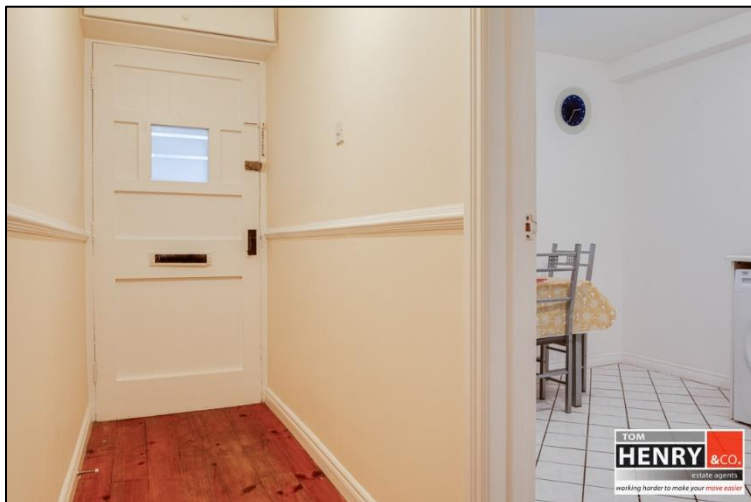
- A COMFORTABLE MID-TERRACE PROPERTY WITH CHARACTER.
- 2 DOUBLE BEDROOMS.
- LOCATED WITHIN WALKING DISTANCE OF ALL TOWN AMENITIES.
- ONLY A STROLL FROM TRANSLINK BUS DEPOT.
- SITTING ROOM WITH FEATURE ELECTRIC FIRE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- FIRST FLOOR SHOWER ROOM.
- LOW MAINTENANCE PATIO AREA / YARD TO REAR.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- DOUBLE GLAZED WINDOWS.
- ELECTRIC HEATING.
- PERFECT FOR A FIRST-TIME BUYER OR THOSE WISHING TO DOWNSIZE.
- A GREAT “BLANK CANVAS” ON WHICH TO ADD YOUR OWN TASTE.
- ALSO IDEAL AS A READY TO RENT BUY-TO-LET.

**ACCOMMODATION IN BRIEF...**

COVERED PORCH:  
TILED STEPS. OUTSIDE LIGHT.



ENTRANCE HALL:  
TIMBER EXTERNAL DOOR WITH GLASS PANEL. WOODEN FLOOR. STORAGE CUPBOARD UNDER STAIRS.



**SITTING ROOM:**

FEATURE ELECTRIC FIREPLACE WITH BRICK EFFECT SURROUND, DISPLAY NICHES & T.V. REST. WOODEN FLOOR. GLAZED EXTERNAL DOOR TO REAR PATIO AREA / YARD.



**KITCHEN / DINING AREA:**

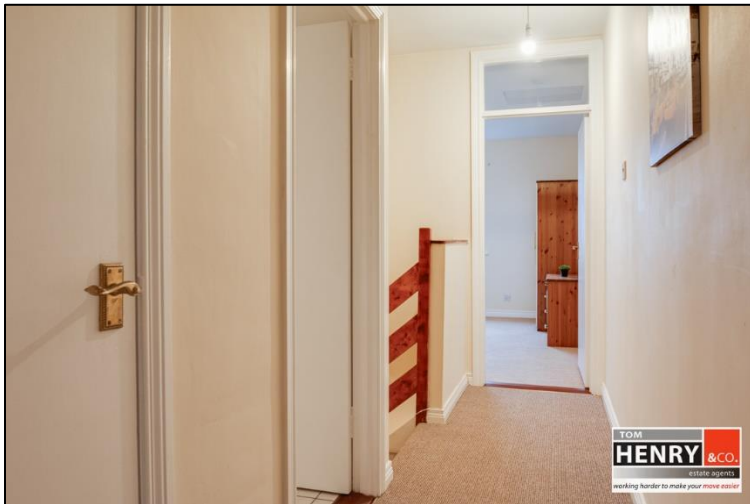
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. PLUMBED FOR A.W.M. SPACE FOR COOKER. SPACE FOR FRIDGE. TILED FLOOR.





**FIRST FLOOR:**

**STAIRS & LANDING:**  
**CARPET. LINEN CUPBOARD.**



**BEDROOM 1:**  
**TO REAR. CARPET TO FLOOR.**





BEDROOM 2:  
TO FRONT. CARPET TO FLOOR.



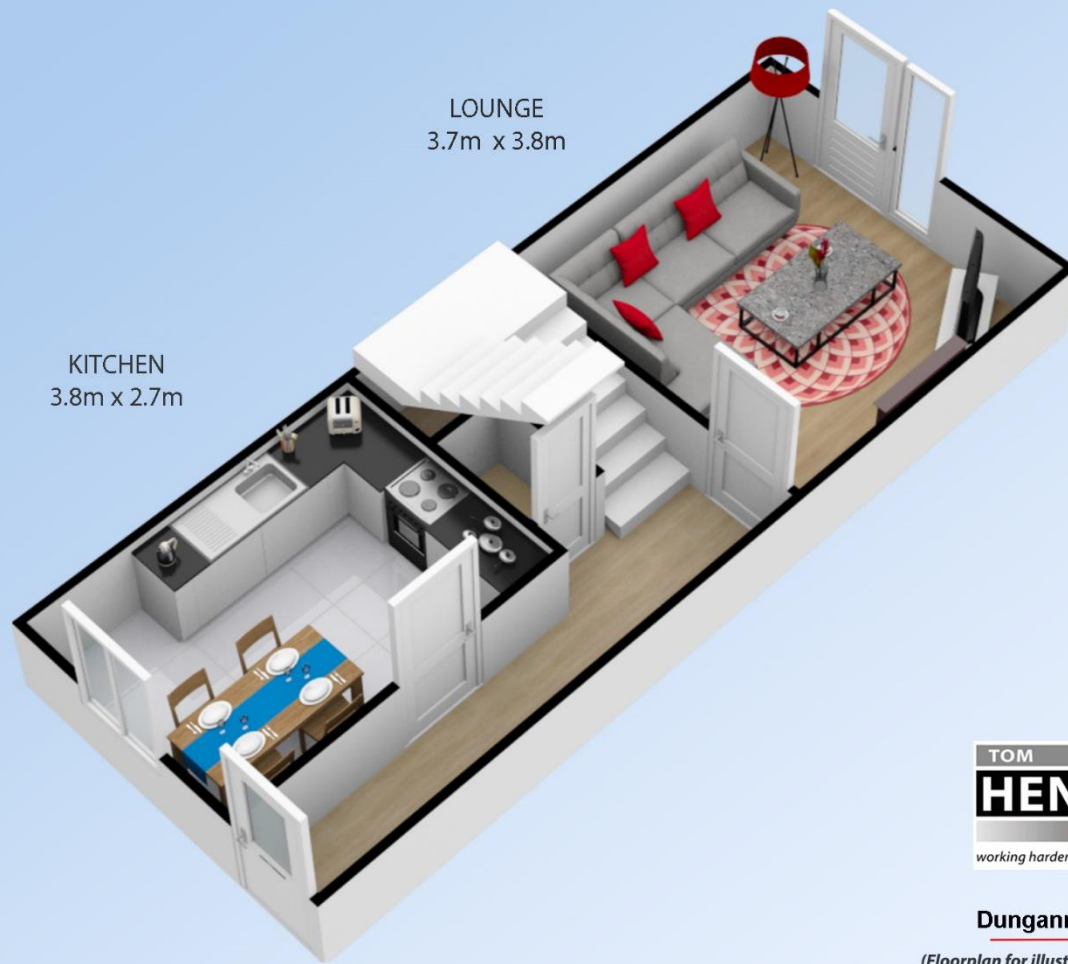
SHOWER ROOM:  
ELECTRIC SHOWER. TOILET. WASH HAND BASIN. SHAVER SOCKET & LIGHT.  
PART TILED WALLS. TILED FLOOR.

**OUTSIDE:**

PAVED PATIO / YARD TO REAR.

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

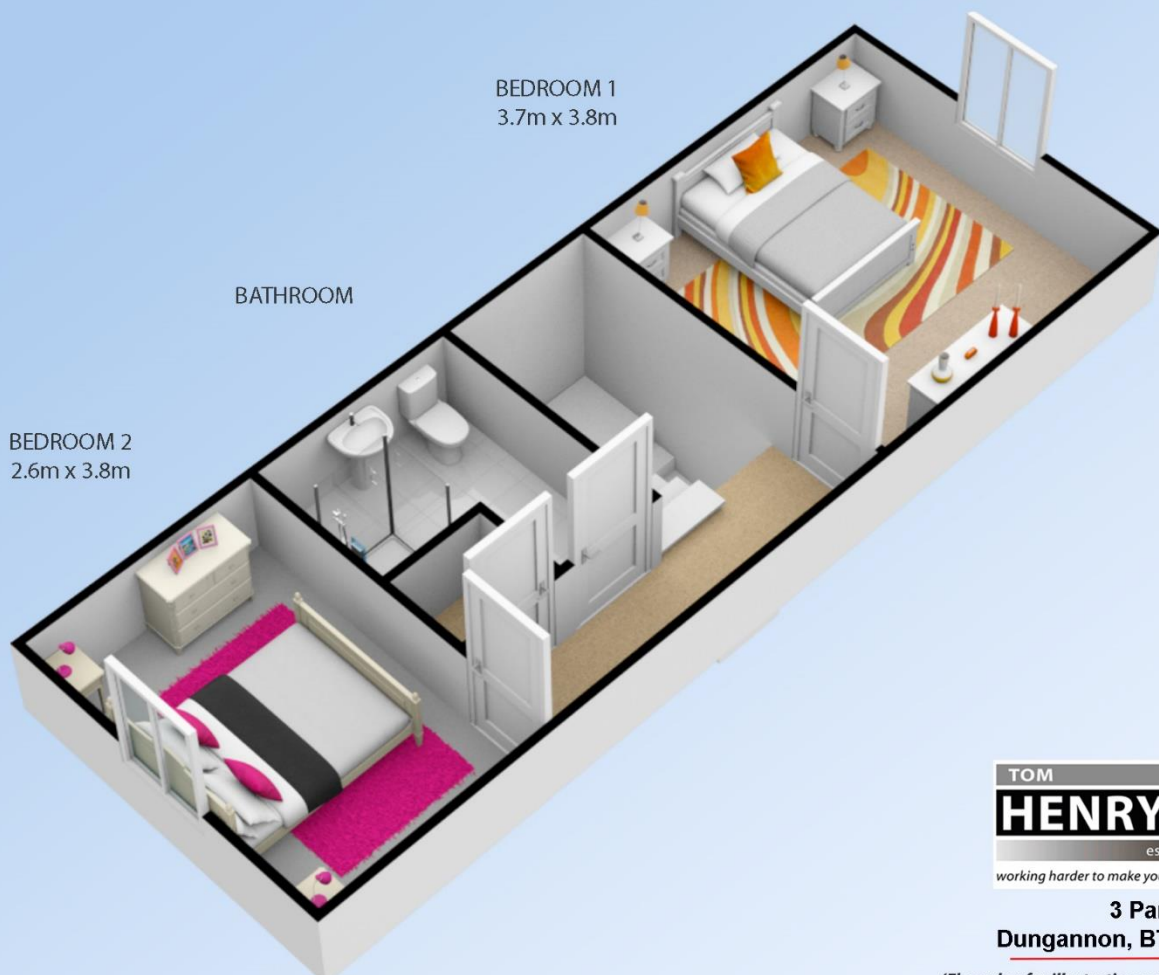




TOM  
**HENRY & CO.**  
estate agents  
*working harder to make your move easier*

**3 Park Court  
Dungannon, BT70 1BD**

*(Floorplan for illustrative purposes only)*



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

**3 Park Court  
Dungannon, BT70 1BD**

*(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.**

**SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE**

 [www.tomhenryandco.com](http://www.tomhenryandco.com) / [www.tomhenryrentals.com](http://www.tomhenryrentals.com) / 028 87726992

**N.B.**

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 5 inches. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

**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.**