

**43 KILLYGARVAN ROAD  
DUNGANNON  
CO. TYRONE  
BT71 4DE**



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

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**MAGNIFICENT; ADJECTIVE: EXTREMELY BEAUTIFUL, ELABORATE OR IMPRESSIVE**



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**OFFERS AROUND: £894,950**

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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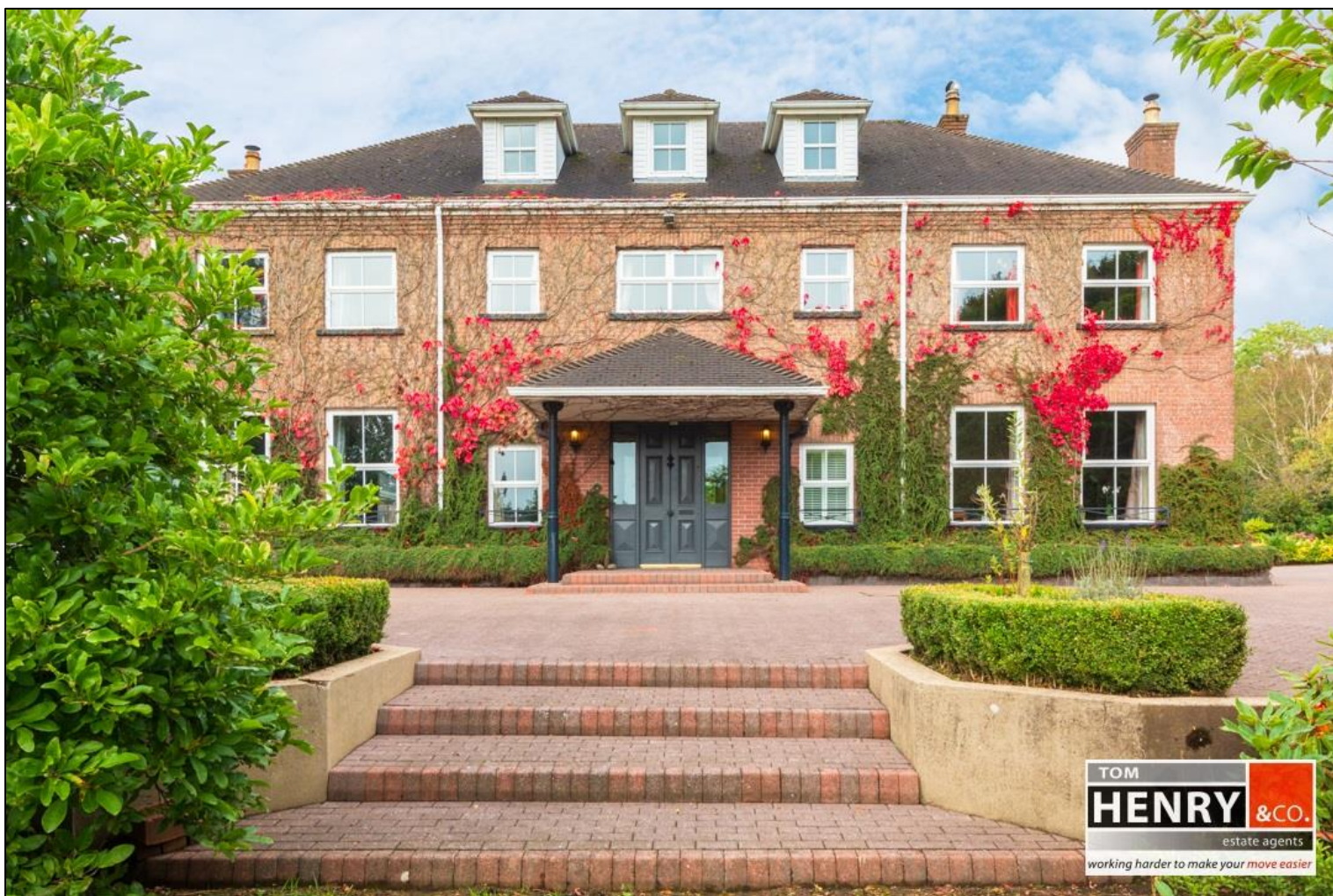
# 43 KILLYGARVAN ROAD, DUNGANNON, CO. TYRONE, BT71 4DE

MOST CONVENIENTLY LOCATED BETWEEN DUNGANNON & COOKSTOWN IN A PLEASANT RURAL AREA, THIS BREATHTAKING COUNTRY RESIDENCE IS SET AMIDST ENVIABLE MATURE GROUNDS EXTENDING TO CIRCA. 1 ACRE WITH STUNNING PANORAMIC VIEWS OF THE RENOWNED TYRONE COUNTRYSIDE.

THIS UNIQUE, BESPOKE DESIGNED HOME OFFERS MOST TASTEFULLY PRESENTED ACCOMMODATION THAT IS SURE TO FULFILL EVEN THE MOST DISCERNING OF HOME SEEKERS NEEDS, SPACIOUS & VERSATILE, IDEAL FOR MODERN FAMILY LIVING & EMINENTLY SUITABLE FOR THOSE WHO ENJOY ENTERTAINING.

WITH THE SIGNIFICANT ADDED BENEFIT OF ITS OWN HEALTH & FITNESS SUITE (THAT MAY HAVE COMMERCIAL POTENTIAL S.T.S.C.); BOASTING A SWIMMING POOL, SAUNA, JACUZZI, HOME GYM, PRIVATE CHANGING ROOMS AND AN ADJOINING BAR, VIEWERS WILL STRUGGLE TO FIND A BOX NOT TICKED BY THIS PROPERTY...

**MAGNIFICANT; A WORD OFTEN UTTERED, RARELY SATISFIED...**



## PROPERTY FEATURES...

- A LUXURY, BESPOKE COUNTRY RESIDENCE IN EXCESS OF 4500 SQ FT.
- EXTENSIVE MATURE GROUNDS CIRCA. 1 ACRE LAID TO LAWNS, TREES & SHRUBS.
- MOST CONVENIENTLY LOCATED BETWEEN DUNGANNON & COOKSTOWN;
  - COOKSTOWN TOWN CENTRE: APPROX. 4 MILES.
  - DUNGANNON TOWN CENTRE: APPROX. 6.5 MILES.
- PROVIDING THE BEST IN MODERN, VERSATILE ACCOMMODATION.
- FOUR DOUBLE BEDROOMS.
- ENVIABLE MASTER SUITE WITH DRESSING ROOM & ENSUITE.
- FURTHER 3 BEDROOMS WITH ENSUITE FACILITIES.
- FIRST FLOOR STUDY / HOME OFFICE.
- 2 GROUND FLOOR POWDER ROOMS.
- FIRST FLOOR FAMILY BATHROOM WITH GORGEOUS FREE STANDING BATH.
- 3 GROUND FLOOR RECEPTION ROOMS; DRAWING ROOM, FORMAL DINING ROOM & CASUAL FAMILY / SITTING ROOM.
- ADDITIONAL GAMES ROOM / MOVIE ROOM / BAR TO FIRST FLOOR.
- GENEROUS PAVIA DRIVEWAYS & FORECOURT PARKING.
- ENCLOSED COURTYARD WITH FORMAL FISH POND & ACCESS TO HOME BAR.
- SIMPLY SUPERB, SELF-CONTAINED, DETACHED HEALTH & FITNESS SUITE.
- HEALTH & FITNESS SUITE; LARGE SWIMMING POOL, JACUZZI, SAUNA, GYM & SHOWERING / CHANGING FACILITIES.
- DOUBLE INTEGRAL GARAGE.
- OIL FIRED CENTRAL HEATING.
- DOUBLE GLAZED WINDOWS.



## PROPERTY FEATURES CONTINUED...

- INTERNAL SHUTTERS TO MANY WINDOWS.
- BEAM VACCUUM SYSTEM.
- WIRED FOR ALARM SYSTEM.
- DEEP MOULDED SKIRTINGS & ARCHITRAVES.
- E.V. CHARGING POINT.
- ONE OF THE PROVINCES FINEST COUNTRY RESIDENCES.
- MAY ONLY BE FULLY APPRECIATED ON INSPECTION.



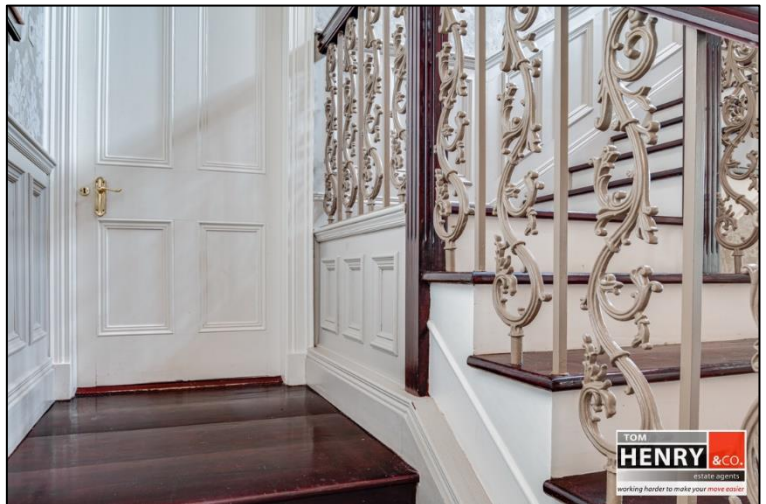
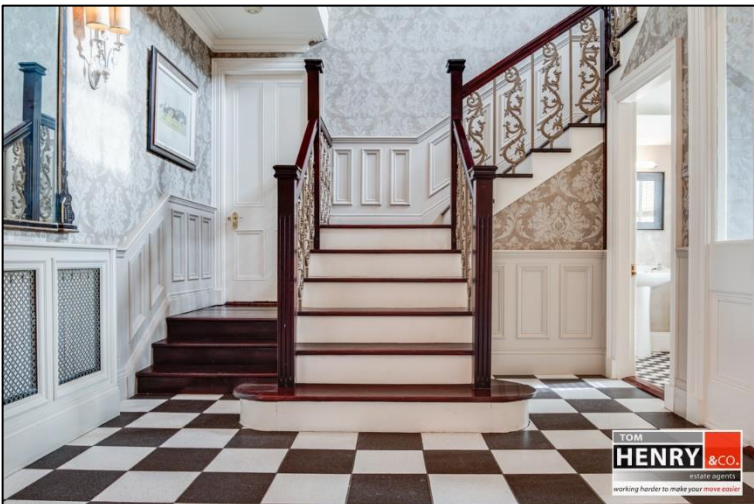
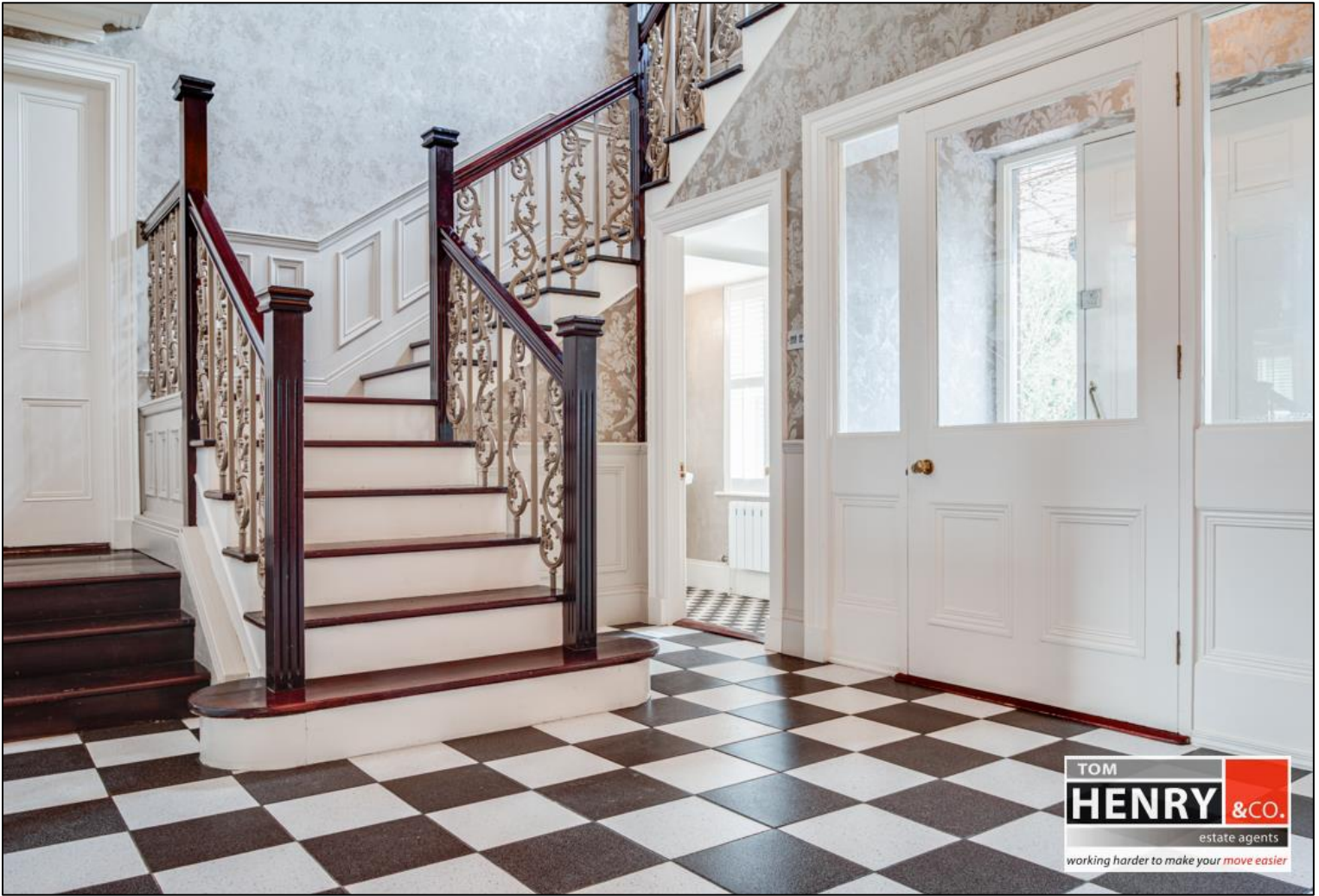


**ACCOMMODATION IN BRIEF...**

**VESTIBULE:**  
WOODEN PANELLED EXTERNAL DOOR WITH PART GLAZED SIDE PANELS.  
RADIATOR COVER. PART WOODEN PANELLING TO WALLS. TILED FLOOR  
WITH RECESSED MAT WELL.



**RECEPTION HALL:**  
PART GLAZED DOOR & SIDE PANELS. CORNICING & CEILING ROSE TO CEILING. WALL & CEILING LIGHT POINTS. PART PANELLING TO WALLS. RADIATOR  
COVERS. TILED FLOOR. STUNNING GRAND WOODEN STAIRCASE.







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POWDER ROOM 1:  
WHITE SUITE. TOILET. WASH HAND BASIN. TILED FLOOR.



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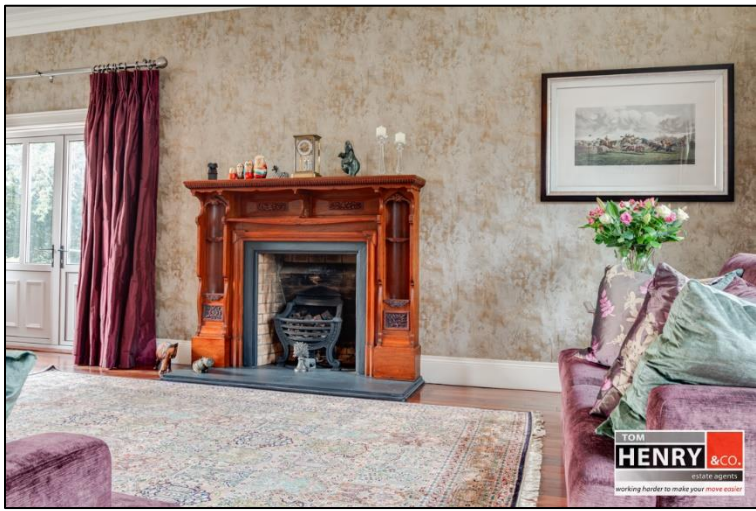


**DRAWING ROOM:**

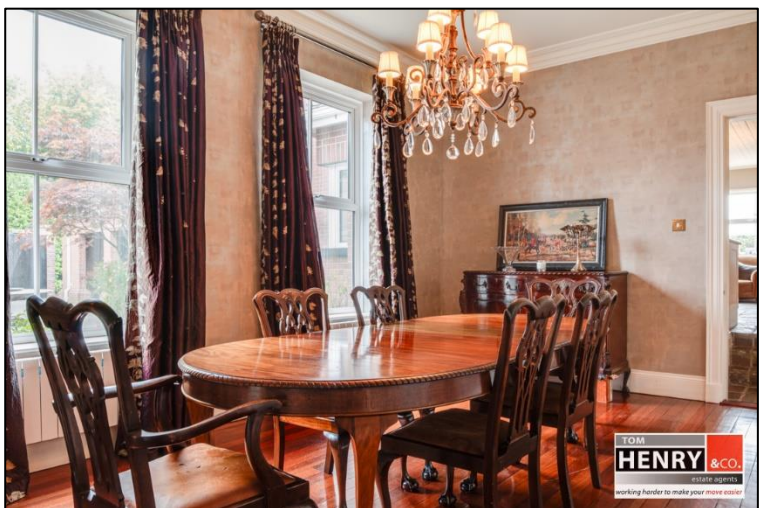
DUAL ASPECT. OPEN FIREPLACE WITH ORNATE MAHOGANY SURROUND WITH GAS FIRED DOG GRATE AND SLATE HEARTH. POLISHED WOODEN FLOORING. CORNICING & CEILING ROSES TO CEILING. WALL & CEILING LIGHT POINTS ON DIMMER SWITCHES. PART GLAZED P.V.C FRENCH DOORS TO GARDENS.







FORMAL DINING ROOM:  
WOODEN FLOORING. CORNICING & CEILING ROSE TO CEILING. DOUBLE WINDOWS OVERLOOKING COURTYARD.





FAMILY ROOM:

BRICK BUILT FIREPLACE WITH SOLID FUEL STOVE & RUSTIC TIMBER MANTLE. WOODEN CEILING. WOODEN FLOOR. VIEWS OVER FRONT GARDENS.

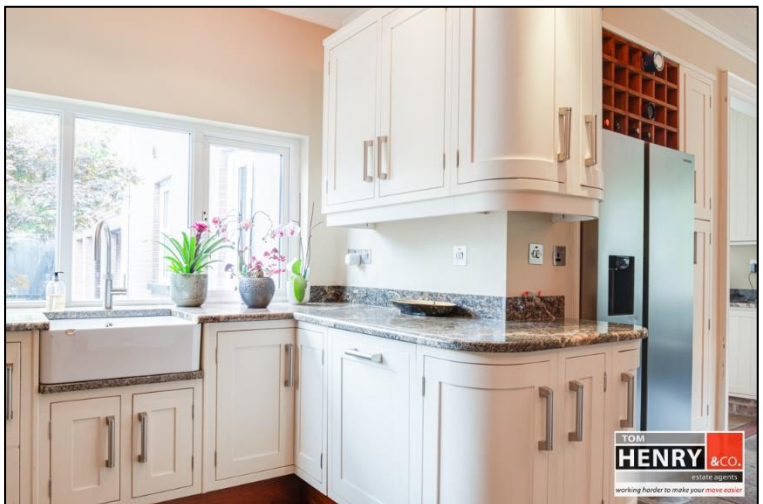






**KITCHEN / FAMILY DINING:**

QUALITY FITTED HIGH & LOW LEVEL UNITS WITH MARBLE WORK TOPS. UNDER UNIT LIGHTING. WINE RACKING. BRICK BUILT INGLENOOK HOUSING "RANGEMASTER" COOKER WITH GAS HOB & ELECTRIC OVEN. "BELFAST" STYLE SINK WITH "QUOOKER" MIXER TAP FITTING. OIL FIRED "RAYBURN" RANGE IN FEATURE INGLENOOK. AMERICAN STYLE FRIDGE FREEZER. INTEGRATED DISHWASHER. DINING AREA INTO FEATURE BAY WINDOW. TILED FLOOR.







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**LAUNDRY ROOM:**

FITTED HIGH & LOW LEVEL UNITS TO COMPLIMENT KITCHEN WITH MARBLE WORK TOP. FEATURE BRICK KICKBOARD. CERAMIC SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FURTHER AMERICAN STYLE FRIDGE FREEZER. TILED FLOOR. P.V.C. DOOR TO COURTYARD.



**ACCESS TO REAR LOBBY:**

HEATHER BROWN TILING. PART WOODEN PANELLING TO WALLS. REAR STAIRWAY TO FIRST FLOOR ACCOMMODATION. ACCESS TO GARAGE.

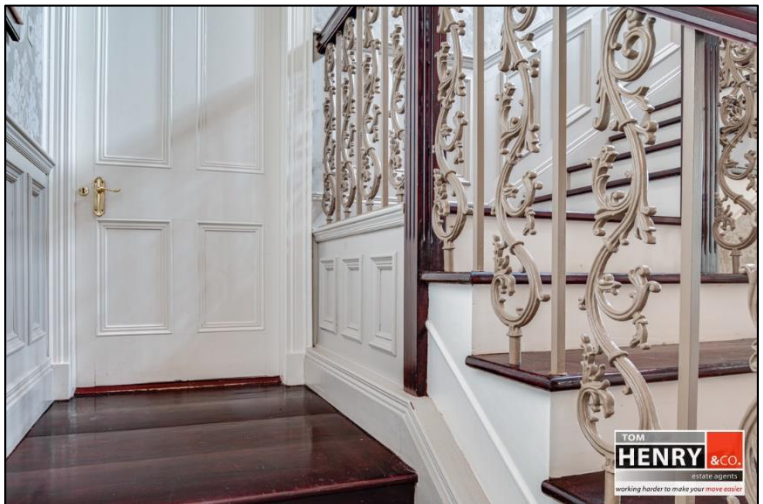
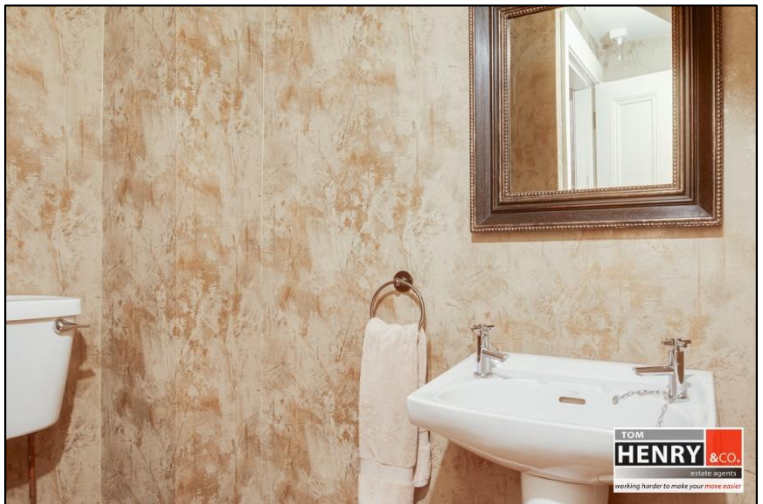
**POWDER ROOM 2:**

WHITE SUITE. TOILET. WASH HAND BASIN. HEATHER BROWN TILED FLOOR.

**FIRST FLOOR:**

**STAIRCASE:**

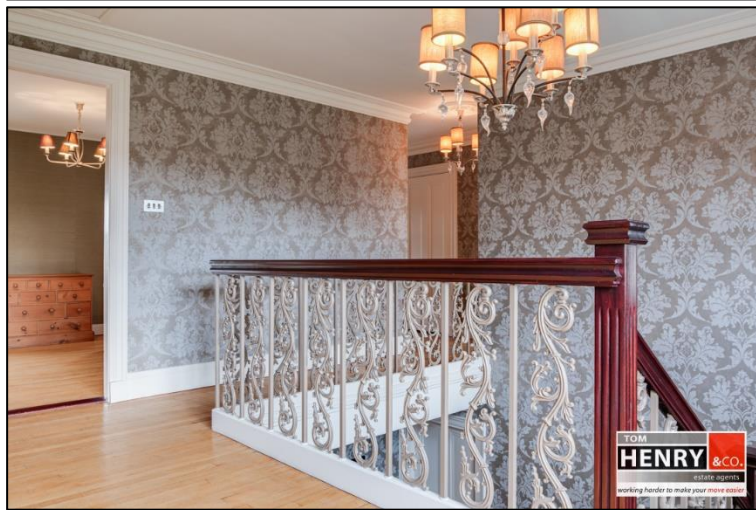
GRAND WOODEN STAIRCASE WITH CAST IRON BALUSTRADE. PART WOODEN PANELLING TO WALLS.





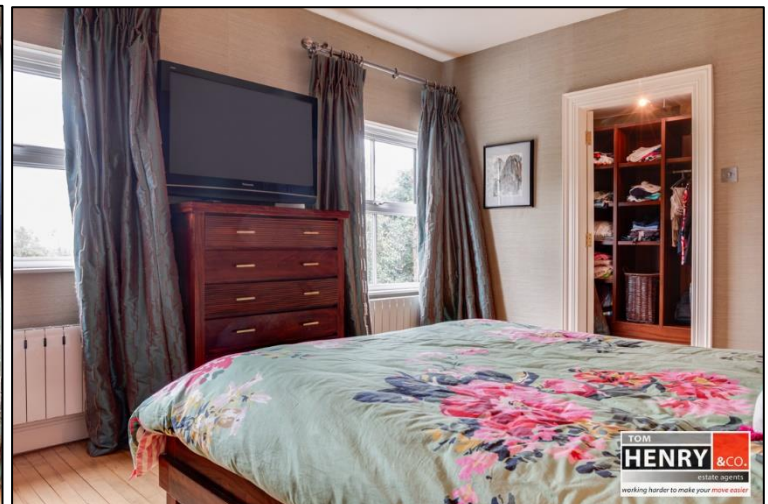
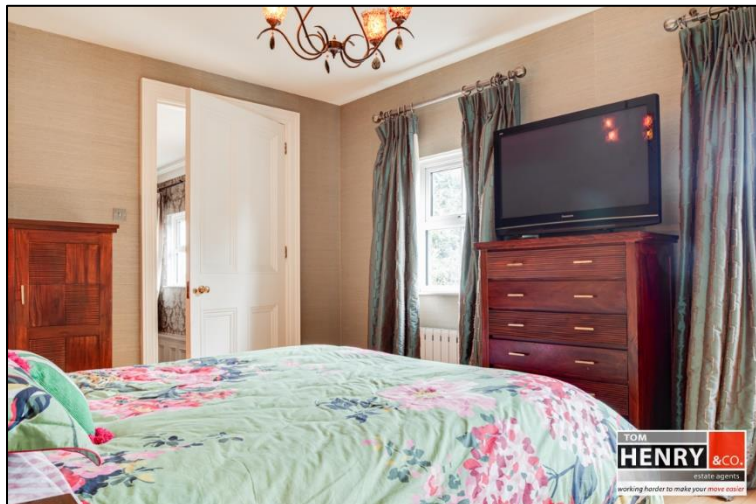
MINSTRELS' GALLERY LANDING:

WOODEN FLOORING. CORNICING & CEILING ROSE TO CEILING. ACCESS VIA FOLD DOWN LADDER TO FLOORED ATTIC SPACE WITH ELECTRIC LIGHT & DORMER WINDOWS. MAY HAVE POTENTIAL FOR FUTURE DEVELOPMENT IF REQUIRED (S.T.P.P.).



MASTER BEDROOM SUITE:

WOODEN FLOOR.







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DRESSING ROOM:  
SHELVED & HANGING SPACE. WOODEN FLOOR.

ENSUITE:  
FULLY TILED DUAL HEAD SHOWER. FEATURE SINK WITH MIXER TAP FITTING.  
TOILET. VICTORIAN STYLE RADIATOR / TOWEL RAIL. TILED FLOOR.



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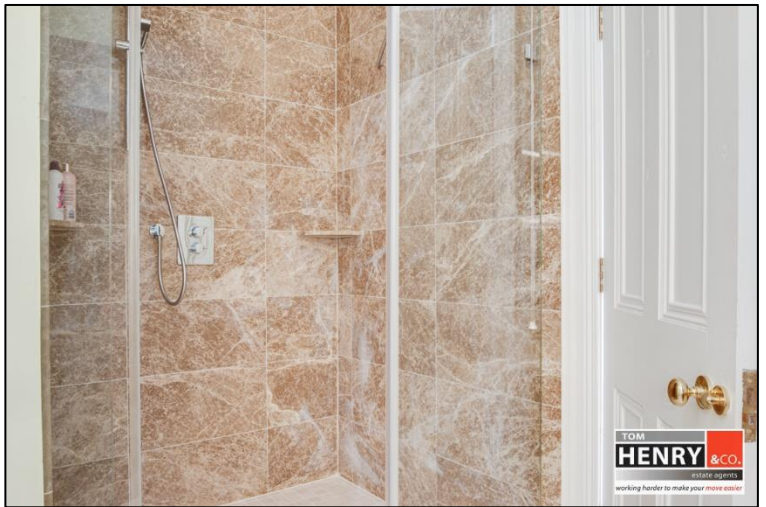
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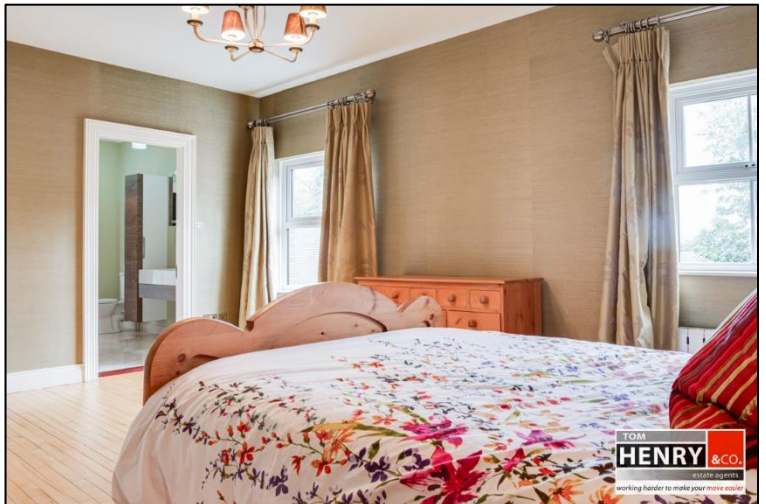
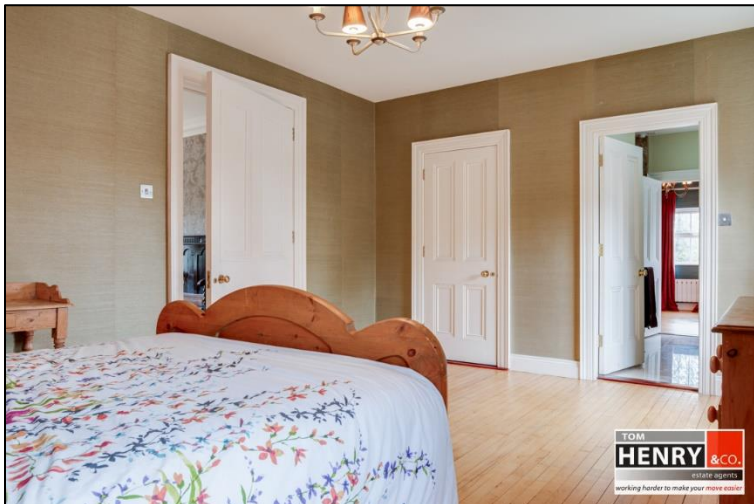
BEDROOM 2:  
DUAL ASPECT. WOODEN FLOOR. ACCESS TO "JACK & JILL" ENSUITE.



"JACK & JILL" ENSUITE:  
FULLY TILED DUAL HEAD SHOWER. DOUBLE SINK WITH ILLUMINATED VANITY UNIT OVER. TOILET. TILED FLOOR. X-FAN.



BEDROOM 3:  
VIEWS OVER COURTYARD. WOODEN FLOOR. WALK-IN CUPBOARD. ACCESS TO FOREMENTIONED "JACK & JILL" ENSUITE.







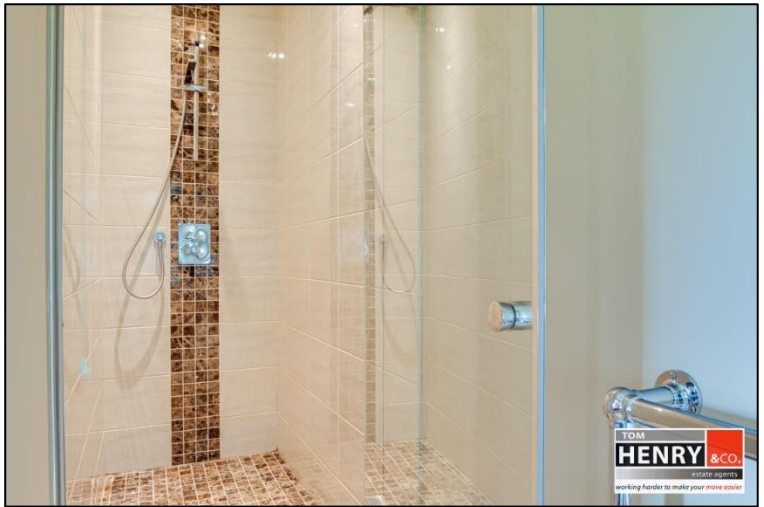
BEDROOM 4:  
WOODEN FLOOR. VIEWS OVER FRONT GARDEN.







**ENSUITE:**  
FULLY TILED DUAL HEAD SHOWER. TOILET. WASH HAND BASIN WITH ILLUMINATED MIRROR OVER. TOILET. TILED FLOOR. X-FAN.



**BATHROOM:**  
FEATURE FREE-STANDING BATH. TOILET. WASH HAND BASIN. PART PANNELLING TO WALLS. WOODEN FLOOR.





HOTPRESS:  
SHELVED.

WALK-IN AIRING CUPBOARD / STORAGE ROOM:  
SHELVED. ELECTRIC LIGHT.

STUDY:  
QUALITY FITTED FURNITURE INCLUDING SHELVING, DESK & DRAWERS. WOODEN FLOOR.



GAMES / ENTERTAINMENT ROOM:  
WOODEN FLOOR. EAVES STORAGE. BAR AREA WITH BAR, SINK, ETC.







**OUTSIDE:**

SITUATED ON AN EXCEPTIONALLY PRIVATE & PLEASANTLY MATURE SITE EXTENDING TO CIRCA. 1 ACRE.

PILLARED ENTRANCE WITH CATTLE GRID TO PAVIA FORECOURT DRIVEWAY & PARKING TO DOUBLE GARAGE. E.V. CHARGING POINT.

**DOUBLE GARAGE:**

REMOTE DOORS X 2. ACCESS TO / FROM REAR LOBBY OF HOUSE. ACCESS TO / FROM COURTYARD. ELECTRIC LIGHTS. POWER POINTS. SINK FOR WASHING BOOTS, DOG, ETC. OIL FIRED BURNER. 2 X OIL TANKS. LOG STORAGE.

EXTENSIVE GARDENS LAID TO LAWNS WITH MATURE TREES & SHRUBBERY.

**COURTYARD:**

ENCLOSED WITH GATED ACCESS & ACCESS FROM MAIN RESIDENCE. FORMAL FISH POND. PAVED AREA.

**BRICK-BUILT STORE:**

**BAR AREA:**

FRENCH DOORS TO COURTYARD. BAR WITH SINK, SPACE FOR FRIDGE, ETC.







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**HEALTH & FITNESS SUITE:**

SOLAR PANELS. SLIDING GLAZED DOORS TO FRONT. FRENCH DOORS TO COURTYARD TO SIDE. SHOWER AREA TO "RINSE OFF".



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SWIMMING POOL: 12.5M x 5M.



JACUZZI:





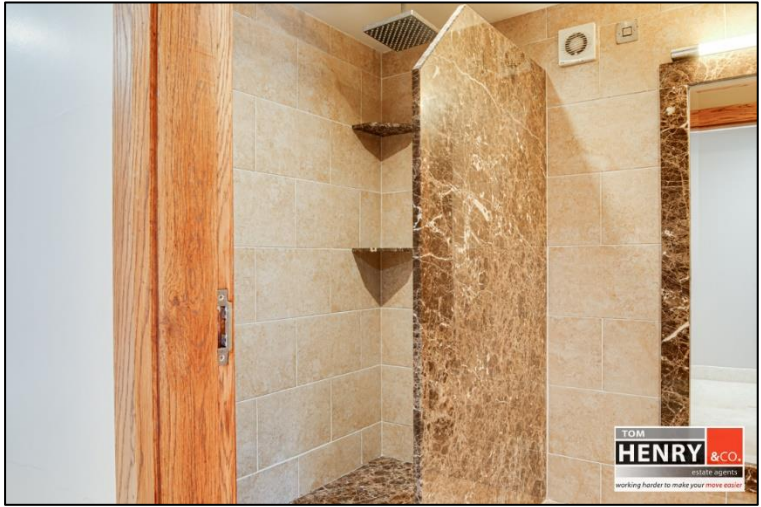


SAUNA:

2 x CHANGING ROOMS:  
EACH WITH INDIVIDUAL SHOWER & CHANGING FACILITIES.

TOILET:  
SINK. TOILET. TILED FLOOR.

GYM:  
SPACE FOR EXERCISE EQUIPMENT.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		



**43 Killygarvan Road  
Dungannon, BT71 4DE**

*(Floorplan for illustrative purposes only)*



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*(Floorplan for illustrative purposes only)*





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**VALUATIONS.**

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