

**59 BLACKISLAND ROAD
ANNAGHMORE
PORTADOWN
CO. ARMAGH
BT62 1NE**



working harder to make your *move easier*

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Co. Tyrone,
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BT71 6AB

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E: tom@tomhenryandco.com

DETACHED COUNTRY RESIDENCE ON A FANTASTIC SITE C. 1.2 ACRES

TOM HENRY & COMPANY ARE DELIGHTED TO BRING TO THE MARKET THIS EXCEPTIONALLY SPACIOUS & VERSATILE DETACHED, 4 OR 5 BEDROOM (DEPENDENT ON REQUIREMENTS), 3 RECEPTION ROOM RESIDENCE ENJOYING A SUPERB, CENTRAL LOCATION, ONLY MINUTES AWAY FROM THE M1 INTERSECTION FOR COMMUTING THROUGHOUT THE PROVINCE.

SITUATED ON AN ENVIABLE, ELEVATED SITE EXTENDING TO APPROX. 1.2 ACRES WHICH BOASTS A DETACHED GARAGE BLOCK, KENNELS WITH CONCRETE YARD, STABLE BLOCK, MATURE GARDENS WITH GLASS HOUSE & VEGETABLE GARDEN AND FURTHER DEVELOPMENT POTENTIAL IF DESIRED IN THE FORM OF **FULL PLANNING PERMISSION (LA08/2020/1349/F) FOR TWO DETACHED HOMES**, THIS PROPERTY IS SURE TO APPEAL TO A WIDE SPECTRUM OF PURCHASERS.

OOZING POTENTIAL FOR THE FORTUNATE PURCHASER TO WORK OR RUN A BUSINESS FROM HOME (SUBJECT TO NECESSARY CONSENTS), TO REALISE THE VALUE OF 2 FURTHER DWELLINGS ON THE GENEROUS SITE OR TO SIMPLY ENJOY AS A FANTASTIC FAMILY HOME WITH SPACE FOR A MULTITUDE OF HOBBIES...

...THE CHOICE IS YOURS – VIEW EARLY TO AVOID MISSING OUT ON THIS UNIQUE OPPORTUNITY!



OFFERS OVER: £397,450

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED COUNTRY RESIDENCE.
- 4 - 5 BEDROOMS (DEPENDENT ON REQUIREMENTS), MASTER ENSUITE.
- COMMUTER CENTRAL LOCATION:
 - JUNCTION 13 OF M1: APPROX. 2 MILES.
 - PICTURESQUE MOY VILLAGE: APPROX. 6 MILES.
 - PORTADOWN TOWN CENTRE: APPROX. 8 MILES.
 - DUNGANNON TOWN CENTRE: APPROX. 9 MILES.
- GENEROUS ELEVATED SITE EXTENDING TO CIRCA. 1.2 ACRES.
- FULL PLANNING PERMISSION FOR NO. 2 DETACHED RESIDENCES (LA08/2020/1349/F).
- IMPRESSIVE ENTRANCE HALL WITH OPEN TREAD STAIRCASE & MINSTRELS' GALLERY.
- 3 RECEPTION AREAS.
- KITCHEN WITH SPACE FOR CASUAL DINING.
- KITCHEN PART OPEN TO DINING / LIVING AREA.
- SEPARATE UTILITY ROOM.
- HOME OFFICE.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- FAMILY BATHROOM WITH 5 PIECE SUITE.
- DETACHED GARAGE BLOCK WITH USEFUL LOFT AREA.
- KENNEL BLOCK WITH CONCRETE AREA TO FRONT & REAR.
- 4 STABLE BLOCK WITH TACK ROOM & GENERAL PURPOSE STORE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS TO DWELLING (NOT VELUX).
- CLADDING TO FASCIA & SOFFITS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- BEAM VACUUM SYSTEM.
- OIL FIRED CENTRAL HEATING.
- FANTASTIC POTENTIAL TO ADD FURTHER VALUE.

PROPERTY FEATURES CONTINUED...

➤ ALL IN ALL, A MOST ENVIABLE PROPERTY IN A SUPERB LOCATION.



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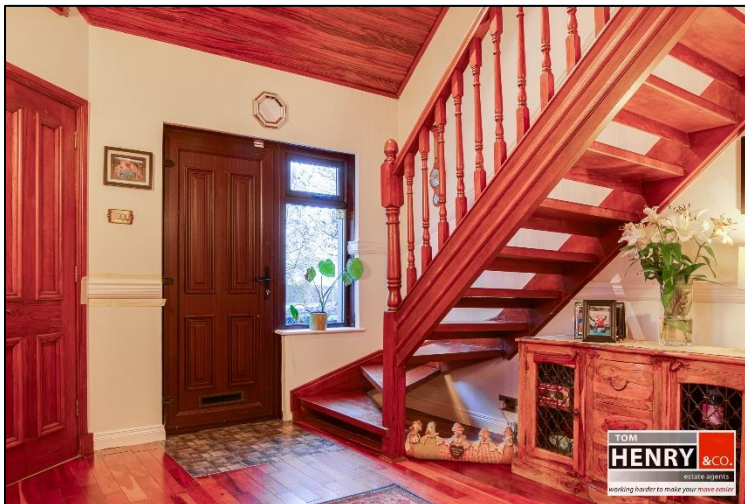
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ACCOMMODATION IN BRIEF...

RECEPTION HALL:

TILED STEP TO U.P.V.C. EXTERNAL DOOR. MAT RECESS. WOODEN CEILING WITH EYEBALL LIGHTING. WOODEN FLOOR. OPEN TREAD STAIRCASE TO FIRST FLOOR MINSTRELS' GALLERY.



SITTING ROOM:

DOUBLE DOORS FROM RECEPTION HALL. TRIPLE ASPECT. BAY WINDOW. COVING TO CEILING. PRE-FINISHED FLOOR. OPEN FIREPLACE. OPEN TO DINING AREA.



FORMAL DINING AREA:

COVING TO CEILING. PRE-FINISHED FLOOR. SLIDING PATIO DOORS TO FANTASTIC PATIO AREA WITH VIEWS OVER GENEROUS SIDE GARDEN. GLAZED DOUBLE DOORS TO RECEPTION HALL.



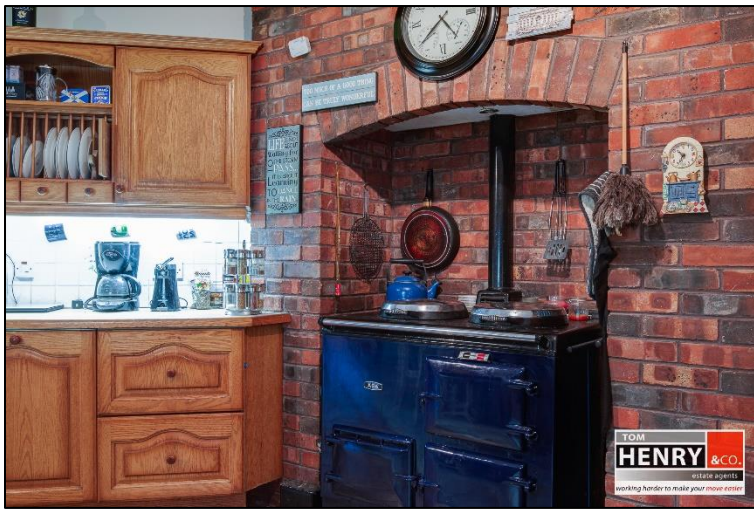
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KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. WINE RACK. LEADED GLASS DISPLAY UNIT. PLATE RACK. DISPLAY SHELVING. BRICK BUILT INGLENOOK HOUSING AGA (FOR COOKING & HEATING DOMESTIC HOT WATER), INTEGRATED DISHWASHER. SPACE FOR MICROWAVE. PELMET WITH DOWN LIGHTING OVER SINK WITH MIXER TAP FITTING. ISLAND UNIT WITH STORAGE & SPACE FOR SEATING. TILED BETWEEN UNITS. TILED FLOOR. ARCH TO FAMILY / CASUAL DINING AREA.



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FAMILY ROOM / DINING AREA:
ARCH TO / FROM KITCHEN. PART PANNELLING TO WALLS. PRE-FINISHED FLOOR.



UTILITY ROOM / REAR LOBBY:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH TILED SPLASH BACK. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. OIL FIRED BURNER.
TILED FLOOR. P.V.C. EXTERNAL DOOR TO REAR YARD.

POWDER ROOM:

TOILET. WASH BASIN WITH TILED SPLASH BACK. TILED FLOOR.

HOTPRESS:

SHELVED FOR STORAGE.

BEDROOM 1:

CURRENTLY DIVIDED INTO 2 ROOMS WITH STUD WALL. CARPET TO FLOOR.



BEDROOM 2:

TO REAR. CARPET TO FLOOR.





STUDY / HOME OFFICE:
TO FRONT. CARPET TO FLOOR.



BATHROOM:
5 PIECE SUITE. TOILET. SHOWER. JACUZZI BATH. WASH HAND BASIN. BIDET. TILED WALLS. TILED FLOOR. X-FAN.

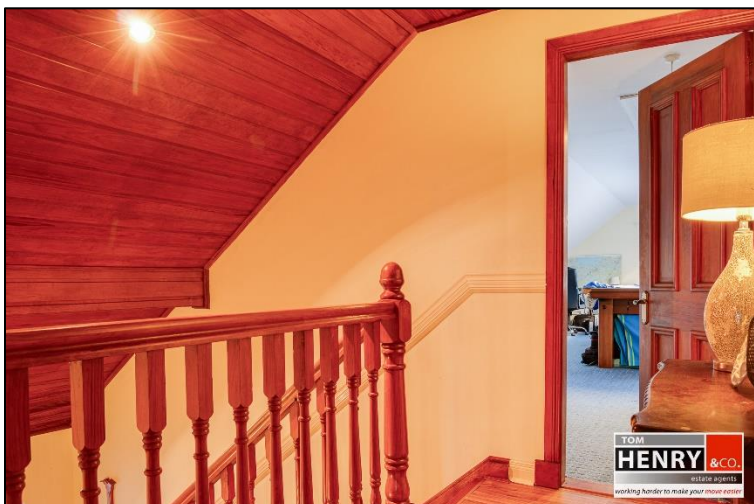




FIRST FLOOR:

STAIRS & LANDING:

WOODEN OPEN TREAD STAIRCASE TO MINSTRELS GALLERY. PRE-FINISHED FLOOR.



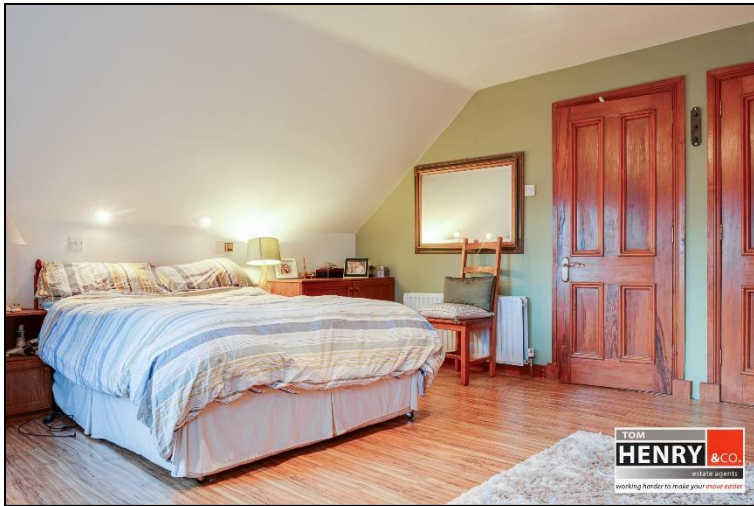
BEDROOM 3:

CURRENTLY UTILIZED AS A GAMES ROOM (SNOOKER TABLE INCLUDED). CARPET TO FLOOR. ACCESS TO EAVES STORAGE. ACCESS TO ROOF SPACE.



BEDROOM 4:
PRE-FINISHED FLOOR. FITTED FURNITURE TO INCLUDE WARDROBES & DRESSING AREA.

ENSUITE:
3 PIECE SUITE. ELECTRIC SHOWER. TOILET. WASH HAND BASIN. TILING TO WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

SITUATED ON A GENEROUS ELEVATED SITE EXTENDING TO APPROX. 1.2 ACRES.

GATED ENTRANCE. PAVIA DRIVEWAY & FORECOURT PARKING TO FRONT & SIDE TO DETACHED GARAGES.

GARDENS TO FRONT & SIDE LAID TO LAWNS & MATURE SHRUBS. GLASS HOUSE WITH VEGETABLE GARDEN SURROUNDING.

LARGE PATIO AREA TO SIDE OF DWELLING WITH ACCESS TO / FROM FORMAL DINING AREA.

CONCRETE YARD TO REAR. FORMER SAND ARENA – CURRENTLY USES AS COMPOUND FOR VEHICLES / BOATS / ETC.





GARAGE / KENNEL BLOCK:

GARAGE 1:
ROLLER DOOR TO FRONT. UP & OVER DOOR TO SIDE. LOFT AREA WITH WINDOW, POWER POINTS & ELECTRIC LIGHT.

GARAGE 2:
SLIDING DOOR TO FRONT & UP & OVER DOOR TO REAR. ELECTRIC.

DOG HOUSE & PEN. CONCRETE AREA. OUTSIDE WATER TAP.



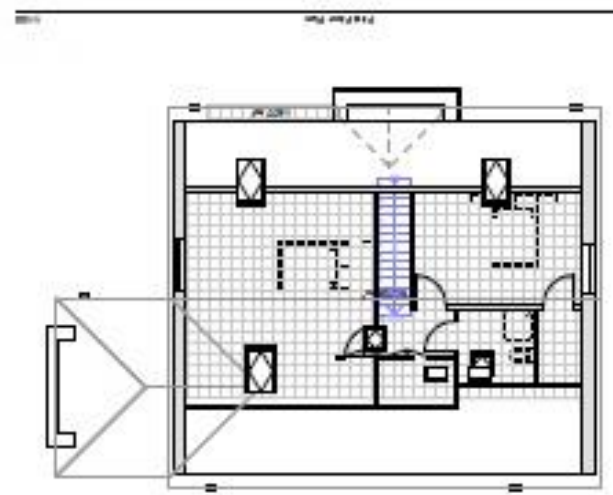
STABLE BLOCK:

CLADDING TO FASCIA & SOFFITS. 4 STABLES WITH DRINKERS & ELECTRIC LIGHTS. TACK ROOM WITH ELECTRIC & SINK FACILITY.

GENEROUS OPEN FRONTED GENERAL PURPOSE STORE WITH ELECTRIC LIGHT.



type 'A'



FINISHES
 Walls: Smooth textured render
 Roof: Concrete roof tiles, grey
 Gutters etc: Black UPVC
 Joinery: Black UPVC

Weir + Weir

Project: 2 Houses Development
 Client: #Client Name
 Drawing: Ground Floor (1), (2), First Floor Plan
 Scale: 1:100
 Date: #Date
 Drawing No: 05026-D4-Type A Pg 2
 0124 3666 3666 0171 41 888 414
 info@weirandweir.com www.weirandweir.com

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 Mill Lane - Road 17 - Whitburn - Co. Durham
 BT 61 3JL
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Weir + Weir

Project: Black Island Road
 Date: 22 Dec 2022
 Author: John Lupton
 Scale: 1:200
 Site: Black Island
 Drawing No: 02-2022-01-01-01

Approved: _____
 Checked: _____

Map: Weir + Weir with Black Island
 Project: Weir + Weir
 Date: 22 Dec 2022
 Drawing No: 02-2022-01-01-01



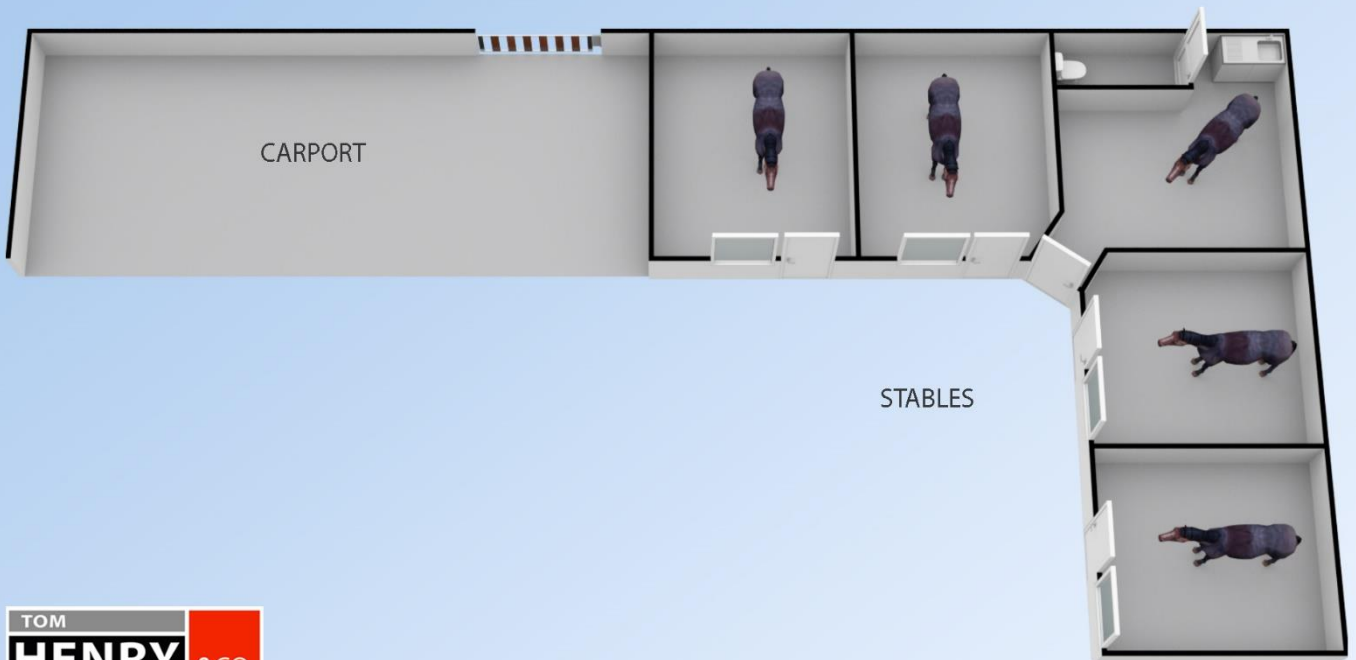




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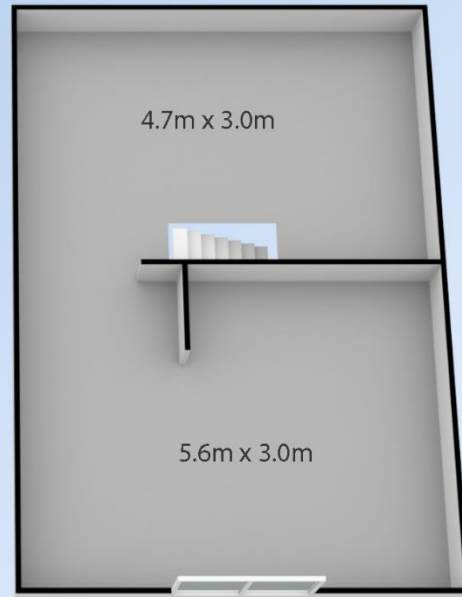
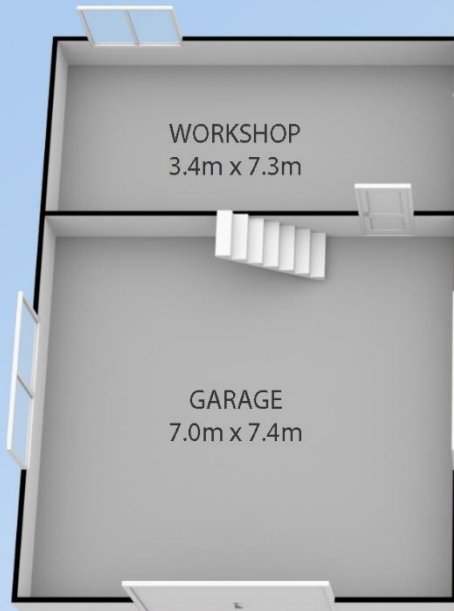
(Floorplan for illustrative purposes only)



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FIRST FLOOR



59 Blackisland Road
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Thinking of selling or renting your home?



Want to know what your property is worth?

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- > **Professional & efficient service.**
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FLOORPLANS FOR I.D. PURPOSES ONLY.

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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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.