

**12 LARDEN PLACE
DONAGHMORE
DUNGANNON
CO. TYRONE
BT70 1FA**



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

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ONE OF THE BEST SEMI-DETACHED HOMES TO COME TO THE MARKET IN RECENT TIMES?

SITUATED ON A FANTASTIC SITE WITH PLEASANT VIEWS TO THE REAR IN THIS HIGHLY SOUGHT-AFTER VILLAGE DEVELOPMENT BY RENOWNED DEVELOPER P.K. MURPHY; THIS GENEROUS 3 BEDROOM, MASTER ENSUITE, SEMI-DETACHED HOME HAS BEEN MAINTAINED TO AN EXACTING STANDARD SINCE ITS CONSTRUCTION CIRCA. 3 YEARS AGO & IS PRESENTED FOR SALE IN ABSOLUTELY IMMACULATE CONDITION THROUGHOUT.

IDEALLY LOCATED WITHIN WALKING DISTANCE OF ALL PICTURESQUE & EVER POPULAR DONAGHMORE VILLAGE AMENITIES INCLUDING FANTASTIC EATERIES, LOCAL SCHOOLS & VILLAGE SHOPS AND BENEFITTING FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD, THIS PROPERTY HAS A LOCATION TO MATCH BOTH ITS ACCOMMODATION & PRESENTATION.

“AN IMMACULATELY PRESENTED PROPERTY ENJOYING A SUPERB SITE IN THIS POPULAR DEVELOPMENT – WILL ATTRACT SIGNIFICANT INTEREST FROM EVEN THE MOST DISCERNING OF PURCHASERS”



OFFERS OVER: £199,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A TRULY IMMACULATE SEMI-DETACHED PROPERTY.
- TASTEFULLY PRESENTED FOR SALE TO A HIGH STANDARD THROUGHOUT.
- EXTENDING TO APPROX. 1378 SQ FT.
- OWNER OCCUPIED SINCE CONSTRUCTION CIRCA. 2021.
- BUILT BY RENOWNED DEVELOPERS "P.K. MURPHY".
- SITUATED ON A FANTASTIC SITE WITHIN THIS HIGHLY SOUGHT-AFTER DEVELOPMENT.
- WITHIN WALKING DISTANCE OF ALL PICTURESQUE DONAGHMORE VILLAGE AMENITIES.
- ONLY MINUTES BY CAR TO DUNGANNON & COOKSTOWN.
- 3 BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- BEAUTIFUL KITCHEN WITH SPACE FOR FAMILY DINING / LIVING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- LUXURY FAMILY BATHROOM WITH FREESTANDING BATH.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. FASCIA & SOFFITS.
- PANELLED INTERNAL DOORS.
- BRUSHED STEEL ELECTRICAL SOCKETS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- WINDOW BLINDS & PELMETS INCLUDED IN SALE.
- FLOOR COVERINGS INCLUDED IN SALE.

PROPERTY FEATURES CONTINUED...

- PLEASANT VIEWS TO REAR.
- AMPLE PARKING FOR MULTIPLE CARS.
- PRIVATE REAR GARDEN WITH PATIO AREA & SHED.
- EXTERNAL SECURITY CAMERAS INCLUDED IN SALE.
- A GORGEOUS HOME WITH A SITE & LOCATION TO MATCH.
- SURE TO APPEAL TO EVEN THE MOST DISCERNING OF FIRST-TIME BUYERS & FAMILIES ALIKE.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

PANELLED COMPOSITE EXTERNAL DOOR WITH GLAZED OVER PANEL. TILED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR. CLOAK CUPBOARD / UNDERSTAIR STORAGE: ELECTRIC LIGHT.



SITTING ROOM:

GLASS FRONTED STOVE WITH GRANITE HEARTH. TILED FLOOR. PART OPEN TO KITCHEN / DINING AREA.





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KITCHEN / FAMILY DINING / LIVING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH X-FAN OVER. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. ISLAND UNIT WITH CUPBOARD STORAGE & BREAKFAST BAR SEATING. TILED FLOOR. FRENCH DOORS TO REAR GARDEN.



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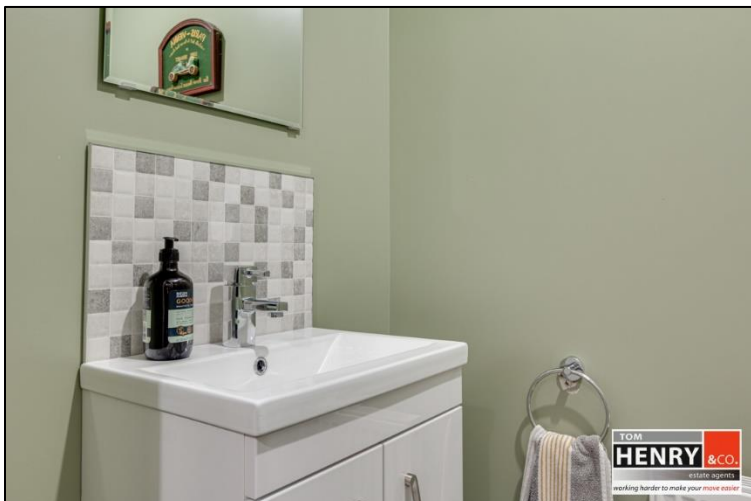
UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. X-FAN. P.V.C. REAR DOOR WITH GLAZED PANEL. TILED FLOOR.



POWDER ROOM:

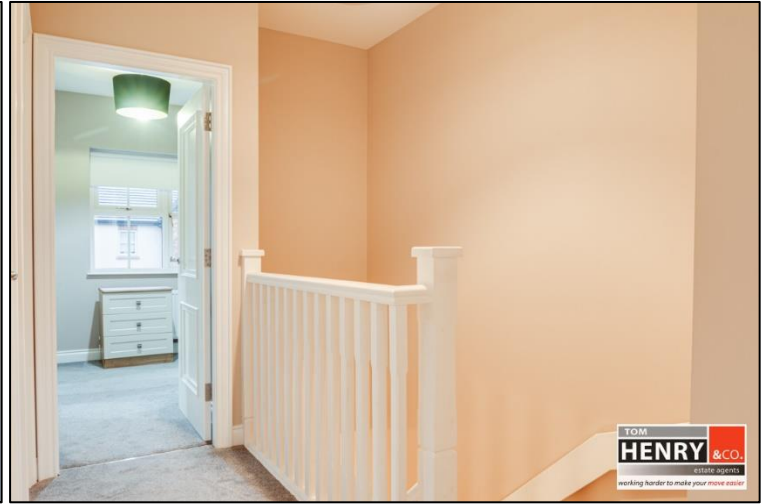
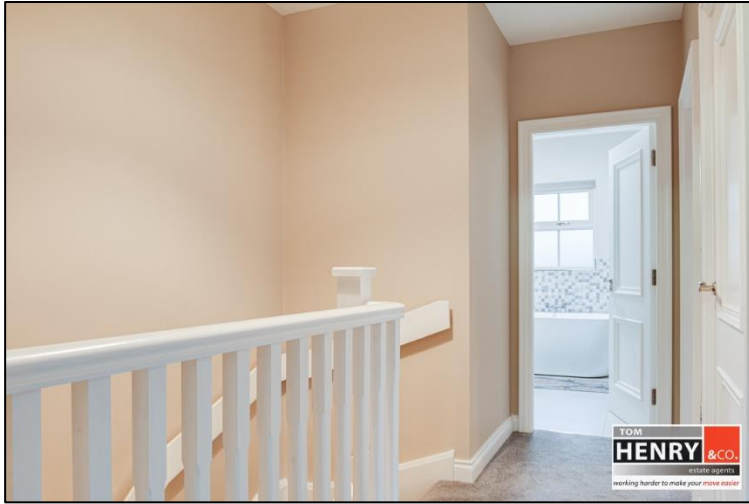
TOILET. SINK IN VANITY UNIT WITH TILED SPLASH BACK. TILED FLOOR. X-FAN.



FIRST FLOOR:

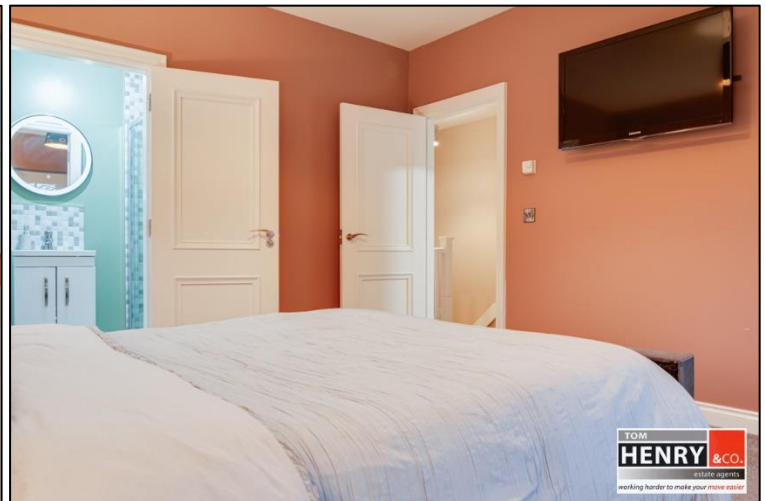
STAIRS & LANDING:

CARPET TO FLOOR. HOTPRESS: SHELVED.



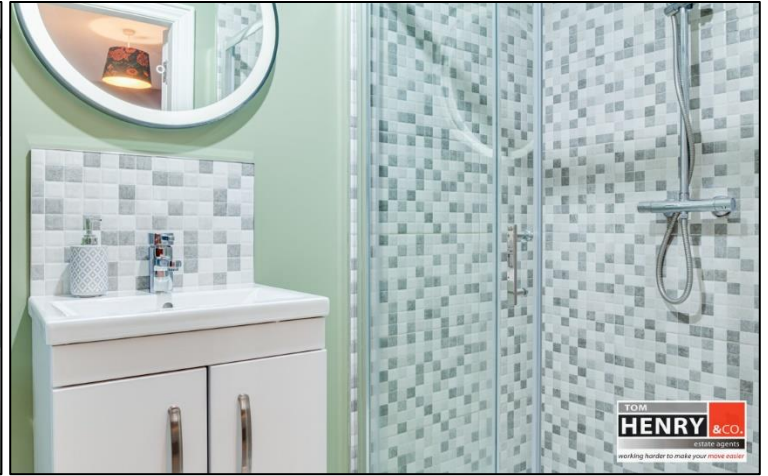
BEDROOM 1:

TO REAR. CARPET TO FLOOR.



ENSUITE:

SHOWER. TOILET. SINK IN VANITORY UNIT WITH TILED SPLASH BACK. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.



BEDROOM 2:

TO FRONT. CARPET TO FLOOR.



BEDROOM 3:

TO FRONT. CURRENTLY UTILIZED AS A DRESSING ROOM. FITTED STORAGE WITH SHELVED & HANGING SPACE. CARPET TO FLOOR.



BATHROOM:

WHITE SUITE. FREE-STANDING BATH WITH FEATURE WALL TILING. SINK IN VANITORY UNIT. TOILET. SHOWER. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.





OUTSIDE:

GARDEN TO FRONT LAID TO LAWN WITH BOUNDARY HEDGING & ESTATE RAILING. GENEROUS PROVISION OF TARMAC PARKING TO FRONT, SIDE & REAR FOR MULTIPLE VEHICLES.

PAVED PATIO & LAWNED AREA TO REAR. EXTERNAL WATER TAP. GARDEN SHED (INCLUDED BUT CAN BE REMOVED IF REQUESTED).





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**12 Larden Place
Donaghmore, BT70 1FA**

(Floorplan for illustrative purposes only)



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(Floorplan for illustrative purposes only)

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.