

**5 BROOKFIELD ROAD
GORTMERRON LINK ROAD
DUNGANNON
CO. TYRONE
BT71 6GR**



working harder to make your move easier

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

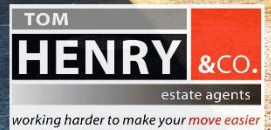
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"AS GOOD AS NEW & READY FOR YOU" – AN IMMACULATE PROPERTY IN A HIGHLY SOUGHT-AFTER LOCATION

PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT, NO. 5 BROOKFIELD ROAD ENJOYS A PRIME SITE WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT, BOASTING A GENEROUS REAR GARDEN AND NO DEVELOPMENT TO ITS FRONT.

LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS, MAJOR EMPLOYERS, RENOWNED SCHOOLS & PICTURESQUE DUNGANNON PARK AND ONLY MINUTES BY CAR TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS 3 BEDROOM, MASTER ENSUITE, SEMI-DETACHED PROPERTY PROVIDES SPACIOUS & VERSATILE ACCOMMODATION, READY TO BE IMMEDIATELY ENJOYED BY THE FORTUNATE PURCHASER...

...JUST MOVE IN!



OFFERS OVER: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

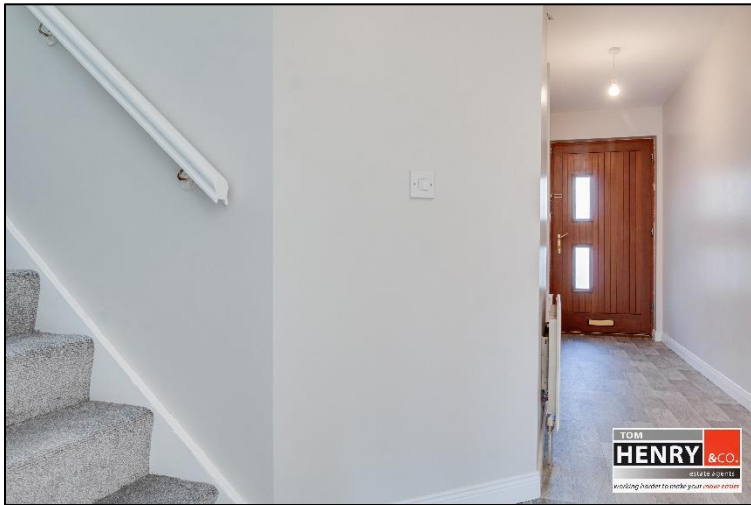
- AN IMMACULATE SEMI-DETACHED PROPERTY.
- SITUATED ON A PRIME SITE WITH A SPACIOUS REAR GARDEN.
- NO DEVELOPMENT TO ITS FRONT.
- MOST CONVENIENT & SOUGHT-AFTER LOCATION.
- WITHIN WALKING DISTANCE OF SCHOOLS, SHOPS, MAJOR EMPLOYERS, ETC.
- ONLY MINUTES BY CAR TO THE M1 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- HANDY GROUND FLOOR CLOAK W.C.
- FAMILY BATHROOM WITH 3 PIECE SUITE.
- 6 PANEL INTERNAL DOORS WITH NEW IRONMONGERY.
- MOULDED SKIRTINGS & ARCHITRAVES.
- P.V.C. FASCIA & SOFFITS.
- P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- WIRED FOR ALARM SYSTEM.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. TIMBER EXTERNAL DOOR WITH GLASS PANELS. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

BAY WINDOW. OPEN FIREPLACE WITH TIMBER MANTLE OVER CAST IRON INSET WITH TILED HEARTH. CARPET TO FLOOR.





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KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR FRIDGE FREEZER. SPACE FOR DISHWASHER. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. TILED BETWEEN UNITS.



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UTILITY ROOM:

FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. & TUMBLE DRYER. X-FAN. TIMBER EXTERNAL DOOR WITH GLASS PANELS.



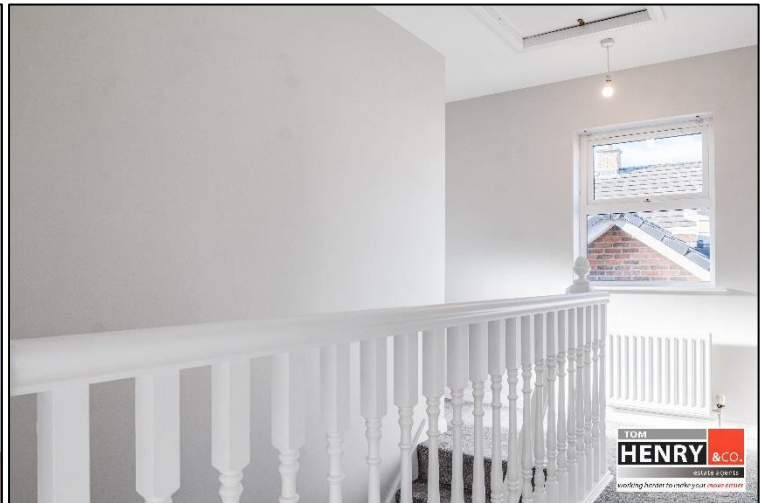
POWDER ROOM:

WHITE SUITE. TOILET. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. X-FAN.

FIRST FLOOR:

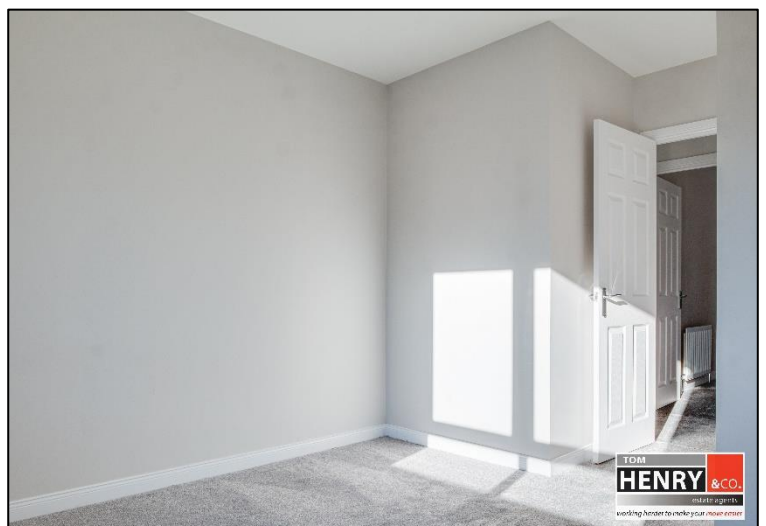
STAIRS & LANDING:
CARPET.

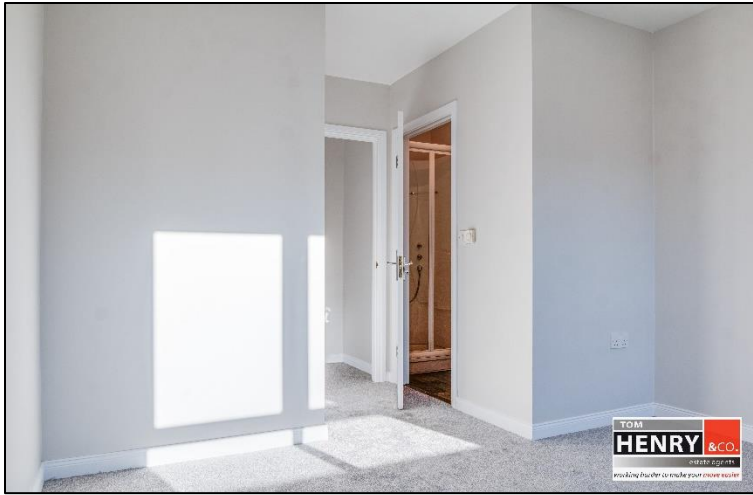
HOTPRESS:
WALK-IN. SHELVED WITH IMMERSION HEATER.



BEDROOM 1:
TO REAR. CARPET.

ENSUITE:
WHITE SUITE. POD TYPE SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET.

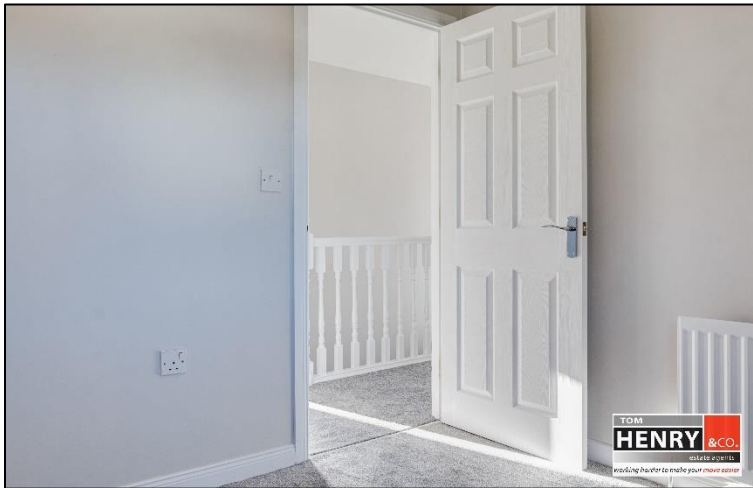




BEDROOM 2:
TO FRONT. CARPET.



BEDROOM 3:
TO FRONT. CARPET.



BATHROOM:
WHITE SUITE. BATH WITH P.V.C. SPLASH BACK. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. X-FAN.



OUTSIDE:

TARMAC PARKING TO FRONT & SIDE. GARDEN TO FRONT LAID TO LAWN. GENEROUS GARDEN TO REAR LAID TO LAWN.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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- > **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

KITCHEN
3.2m x 4.1m

UTILITY
3.1m x 1.7m

W.C.

LOUNGE
4.3m x 4.0m



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(Floorplan for illustrative purposes only)

BATHROOM

BEDROOM 1
3.2m x 3.3m

BEDROOM 2
2.4m x 3.4m



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