

**26 CONEY PARK
COALISLAND
DUNGANNON
CO. TYRONE
BT71 4RT**



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

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A SPACIOUS & VERSATILE HOME WITH SIGNIFICANT POTENTIAL

THIS EXTENDED SEMI-DETACHED, 4 BEDROOM (MASTER ENSUITE), 3 RECEPTION ROOM HOME IS IDEALLY LOCATED IN THIS MOST CONVENIENT & CENTRAL RESIDENTIAL DEVELOPMENT, ONLY MINUTES BY CAR FROM COALISLAND TOWN CENTRE AND BENEFITTING FROM GOOD ACCESS TO THE MAIN ROADS NETWORK & JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING THROUGHOUT THE PROVINCE.

THIS DECEPTIVELY SPACIOUS PROPERTY PROVIDES VERSATILE, AFFORDABLE ACCOMMODATION, IS SITUATED ON A GENEROUS SITE AND IS SURE TO ATTRACT SIGNIFICANT INTEREST FROM A RANGE OF POTENTIAL PURCHASERS.

“PERFECT AS AN AFFORDABLE FIRST HOME, A SPACIOUS FAMILY ABODE OR AS A DISCERNING BUY-TO-LET INVESTMENT”



GUIDE PRICE: £144,950

ACCOMMODATION IN BRIEF & FLOORPLANS OVERLEAF...

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PROPERTY FEATURES:

- A SPACIOUS, EXTENDED SEMI-DETACHED PROPERTY.
- QUIET CUL-DE-SAC LOCATION.
- ONLY MINUTES BY CAR TO COALISLAND TOWN CENTRE.
- CONVENIENT TO THE MAIN ROADS NETWORK & M1 INTERSECTION.
- 4 BEDROOMS, MASTER ENSUITE.
- 3 RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE WITH BACK BOILER.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- RECENTLY UPDATED ENSUITE & FAMILY BATHROOM.
- OFF STREET PARKING.
- GARDENS TO FRONT & REAR.
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & INVESTORS ALIKE.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS. TILED FLOOR. CARPET TO STAIRS.



SITTING ROOM:
OPEN FIREPLACE WITH H.O.B.B. PRE-FINISHED FLOOR.



FAMILY ROOM / STUDY:
PRE-FINISHED FLOOR.



KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED DISHWASHER. BOOK SHELVING. WINE RACK. VEGETABLE BASKETS. INTEGRATED GAS HOB & ELECTRIC UNDER OVEN WITH X-FAN OVEN. TILED SPLASH BACK. TILED FLOOR. HIGH & LOW LEVEL PART DIVIDER TO FAMILY DINING AREA. GLASS DISPLAY UNITS.





FAMILY DINING AREA:
PART OPEN FROM KITCHEN. TILED FLOOR. FRENCH DOORS TO SUNROOM.



SUNROOM:

FRENCH DOORS FROM FAMILY DINING AREA. GLAZED PANELS. GLAZED DOOR TO REAR GARDEN.

UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR T.D. SPACE FOR FRIDGE FREEZER. X-FAN.

POWDER ROOM:

TOILET. WASH HAND BASIN. TILED FLOOR. PART TILED WALLS.



FIRST FLOOR:

STAIRS & LANDING:

CARPET. HOTPRESS:

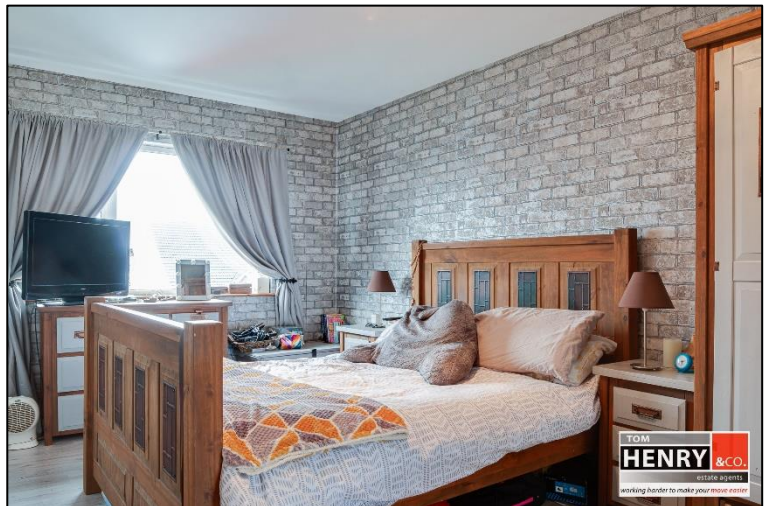


BEDROOM 1 / MASTER BEDROOM:

PRE-FINISHED FLOOR.

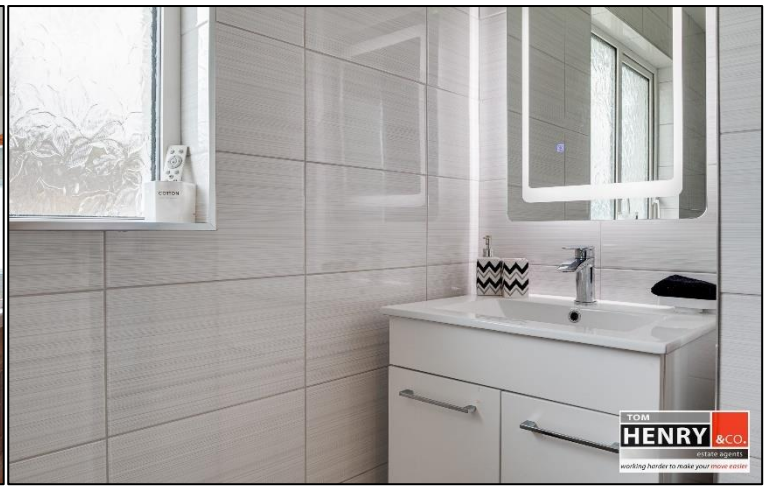
ENSUITE:

RECENTLY UPDATED WHITE SUITE. BATH. TOILET. WASH HAND BASIN IN VANITY UNIT. HEATED TOWEL RAIL. TILED WALLS. X-FAN.

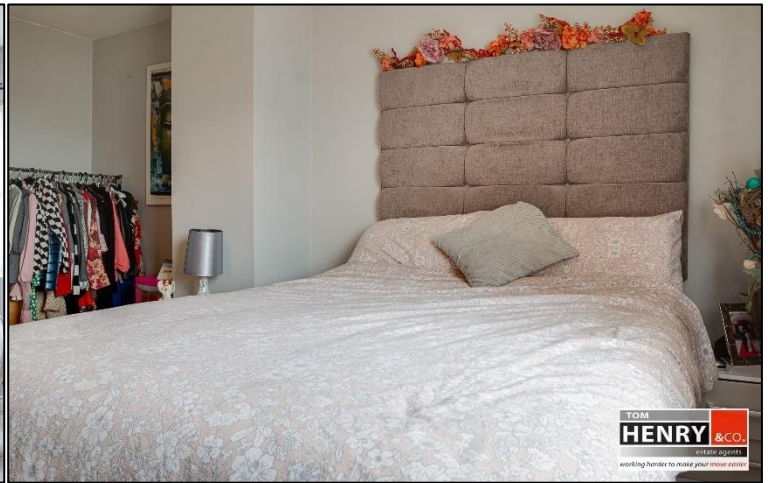




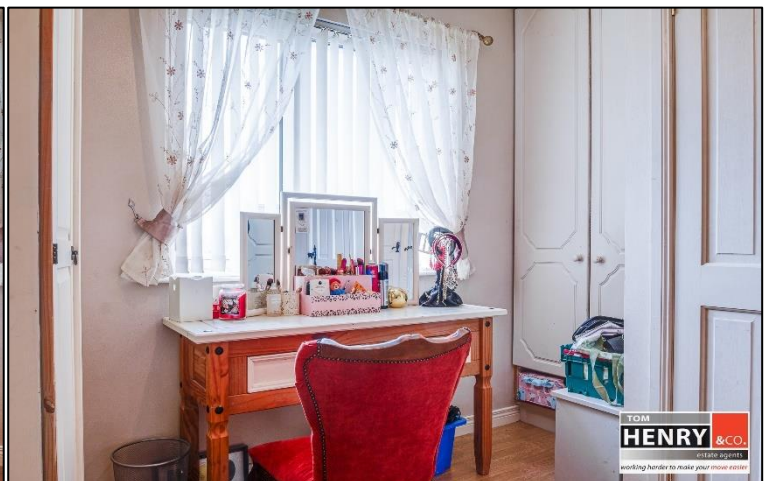
BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 4:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN STORAGE.



BATHROOM:

RECENTLY UPDATED 3 PIECE SUITE. BATH. TOILET. WASH HAND BASIN IN VANITY UNIT. ELECTRIC SHOWER. PRE-FINISHED FLOOR. HEATED TOWEL RAIL. ILLUMINATED MIRROR. X-FAN.



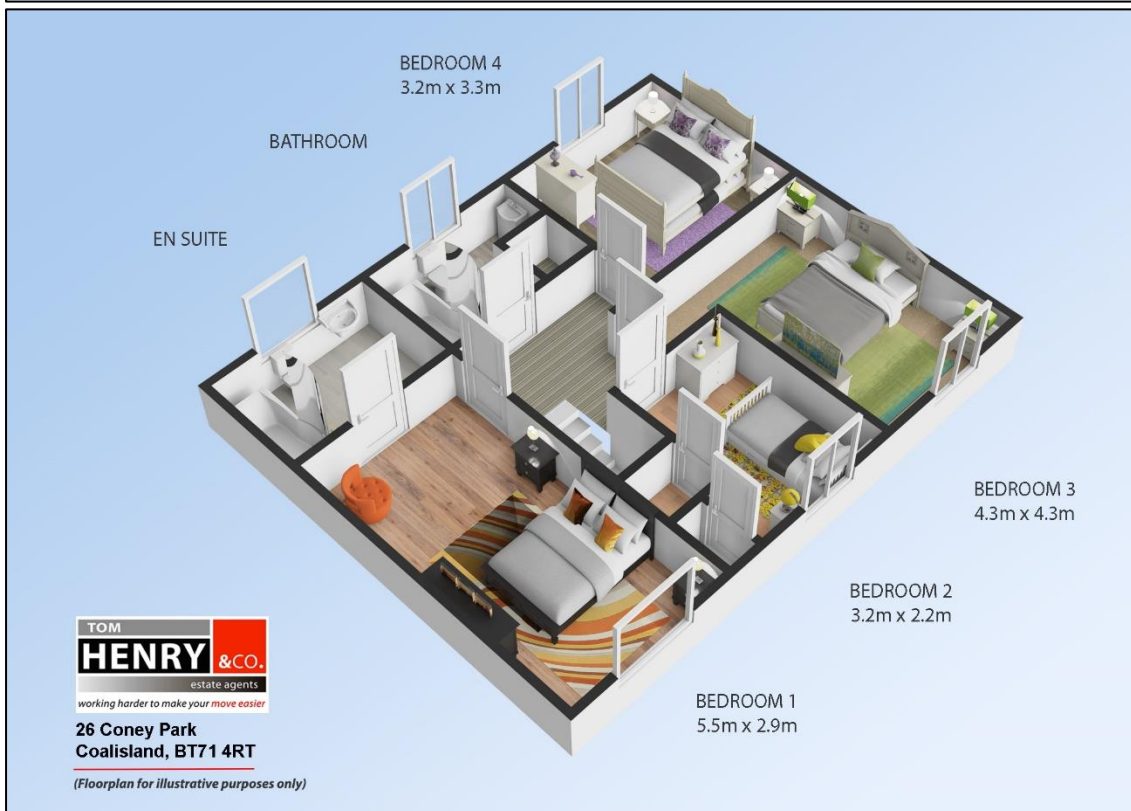
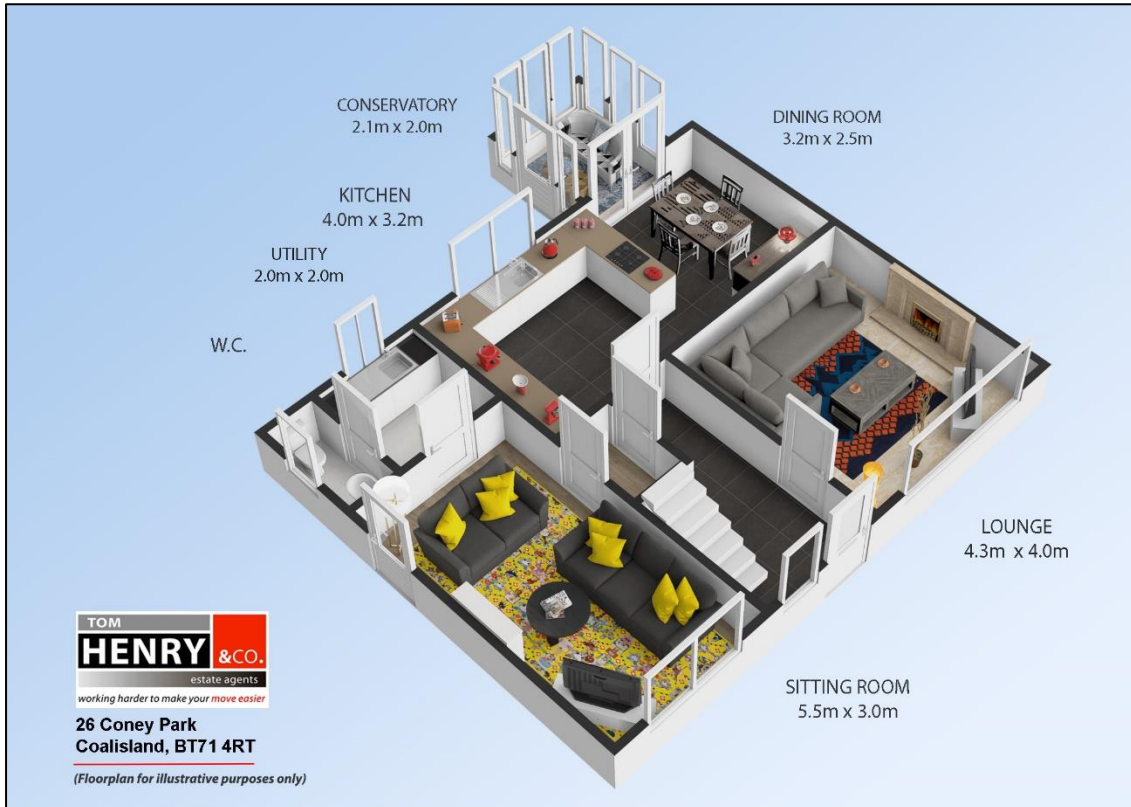
OUTSIDE:

TARMAC DRIVE & PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWN.

ENCLOSED GARDEN TO REAR LAID TO LAWN & SHRUBS. TIMBER DECKED AREA. CONCRETE PATIO AREA. SLABBED PATIO AREA. GARDEN SHED. OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. 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

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