

**39 KILLYMAN ROAD
DUNGANNON
CO. TYRONE
BT71 6DG**



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

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LOCATION, LOCATION, LOCATION WITH A DOSE OF CHARM & CHARACTER

TOM HENRY & CO ARE PLEASED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS & MOST ATTRACTIVE 4 BEDROOM, 3 RECEPTION ROOM SEMI-DETACHED TOWN HOME.

PRESENTING A SUPERB OPPORTUNITY FOR THE DISCERNING PURCHASER TO ACQUIRE A CHARMING PROPERTY IN A MOST CONVENIENT LOCATION WITHIN WALKING DISTANCE OF EDUCATIONAL, SOCIAL & RECREATIONAL FACILITIES AND DUNGANNON TOWN CENTRE, WHILST BEING TUCKED AWAY ON A GENEROUS SITE.

THIS PROPERTY HAS BEEN WELL-MAINTAINED AND BOASTS MANY ENVIABLE FEATURES SUCH AS THE BRICK ARCHWAY TO THE GEORGIAN GLAZED FRONT DOOR, A BAY WINDOW, HEATHER BROWN TILES AND A STRIKING FEATURE WINDOW TO ½ TURN ON ITS STAIRCASE AND IS OF INTERESTING, YET VERSATILE LAYOUT.

“WITH CHARM, ACCOMMODATION, SITUATION & LOCATION; SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS”



OFFERS OVER: £174,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A CHARMING & SPACIOUS SEMI-DETACHED PROPERTY.
- SUPERB LOCATION AFFORDING PRIVACY WITH CONVENIENCE.
- WITHIN WALKING DISTANCE OF MAJOR EMPLOYERS, SOCIAL, RECREATIONAL & EDUCATIONAL FACILITIES.
- 4 BEDROOMS.
- 3 RECEPTION ROOMS.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FIRST FLOOR FAMILY BATHROOM WITH 4 PIECE SUITE.
- ATTRACTIVE FRONT FAÇADE WITH FEATURE BAY WINDOW & BRICK ARCHWAY TO FRONT ENTRANCE.
- CLADDING TO FASCIA & SOFFITS.
- P.V.C. DOUBLE GLAZED WINDOWS (NOT GARAGE OR FRONT DOOR).
- GRAVEL DRIVEWAY WITH AMPLE CAR PARKING TO FRONT.
- INTEGRAL GARAGE.
- GENEROUS, PRIVATE GARDENS.
- REAR GARDEN WITH PAVED PATIO AREA.
- SURE TO APPEAL AS A FIRST OR FAMILY HOME OR FOR THOSE WISHING TO “RIGHT SIZE” WITH TOWN CONVENIENCE.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
FEATURE BRICK ARCH. TILED STEPS.



ENTRANCE HALL:
WOODEN EXTERNAL DOOR WITH GEORGIAN GLAZED PANELS. DOWN LIGHTING TO CEILING. CARPET TO FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



UNDER STAIR STORAGE:
ELECTRIC LIGHT. CARPET.

POWDER ROOM:
TOILET. WASH HAND BASIN. HEATHER BROWN TILES TO COMPLIMENT
COVERED PORCH. SHELVING. HANGING SPACE FOR COATS, ETC.

SITTING ROOM:
FEATURE BAY WINDOW. OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER MARBLE INSET. PICTURE RAIL. CARPET TO FLOOR. PART
OPEN TO FAMILY / FORMAL DINING AREA.



FAMILY / FORMAL DINING AREA:

PART OPEN FROM SITTING ROOM. EYEBALL & DOWN LIGHTING TO CEILING. PICTURE RAIL. FITTED DISPLAY SHELVING. CARPET TO FLOOR. FRENCH DOORS TO REAR GARDEN.



KITCHEN / FAMILY DINING:

GENEROUS PROVISION OF HIGH & LOW LEVEL UNITS. PELMET WITH DOWN LIGHTING OVER CERAMIC SINK & DRAINER WITH MIXER TAP FITTING. DISPLAY SHELVING. PLATE RACKING. VEGETABLE BASKETS. TILED BETWEEN UNITS. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR DISHWASHER. TILED FLOOR. PART OPEN TO GARDEN ROOM VIA ARCHWAY. ACCESS TO BOILER ROOM / UTILITY AREA & GARAGE VIA DOOR & TILED STEPS.



GARDEN ROOM:

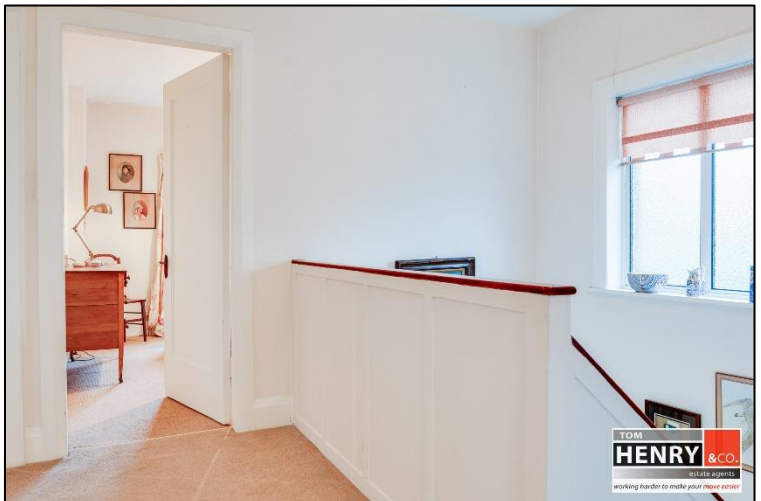
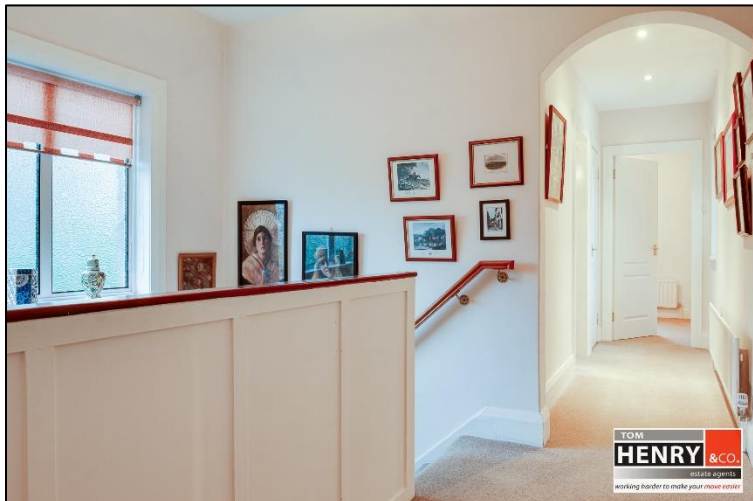
DUAL ASPECT. FEATURE CORNER WINDOWS. WOODEN SEMI-VAULTED CEILING WITH VELUX WINDOWS AND EYEBALL DOWN LIGHTING. WOODEN FLOOR. P.V.C. EXTERNAL DOOR TO REAR GARDEN / PATIO AREA.



FIRST FLOOR:

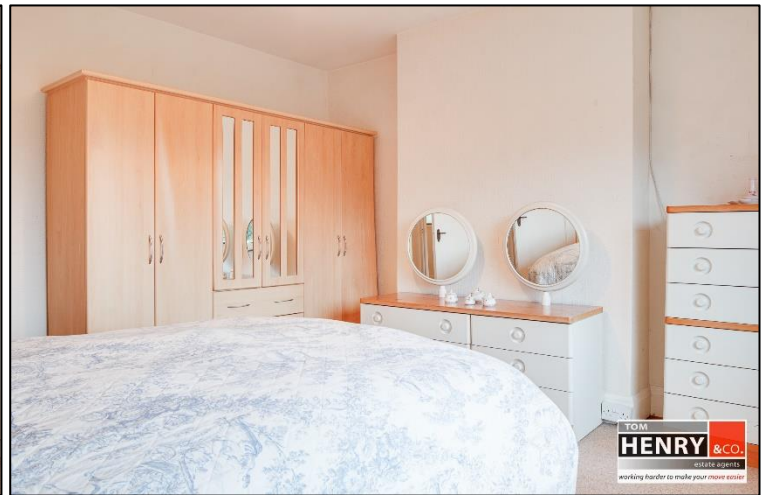
STAIRS & LANDING:

CARPET TO FLOOR. FEATURE WINDOW AT ½ TURN ON STAIRS.



HOTPRESS:
SHELVED. IMM. HEATER.

BEDROOM 1:
TO FRONT. CARPET TO FLOOR.



BEDROOM 2:
TO REAR. DISPLAY BOOK SHELVING. CARPET TO FLOOR.





BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



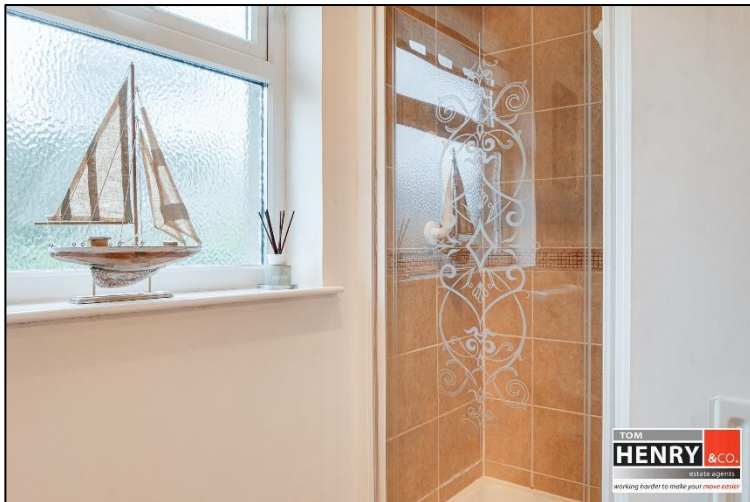


BEDROOM 4:
TO REAR. VIEWS OVER REAR GARDEN. CARPET TO FLOOR.



BATHROOM:
WHITE SUITE. BATH. TOILET. WASH HAND BASIN WITH LIGHT OVER. TILED ELECTRIC SHOWER. EYBALL LIGHTING. SOME WALL TILING. CARPET TO FLOOR. X-FAN.





OUTSIDE:

GENEROUS GRAVEL FORECOURT PARKING FOR SEVERAL CARS TO FRONT. MATURE SHRUB BEDS.

SINGLE ATTACHED GARAGE & BOILER HOUSE: WOODEN DOORS TO FRONT. ELECTRIC LIGHT & POWER POINT. UTILITY AREA PLUMBED FOR A.W.M & SPACE FOR TUMBLE DRYER. SHELVING. CENTRAL HEATING BURNER.

SUPERB ENCLOSED PRIVATE REAR GARDEN LAID TO LAWNS WITH MATURE SHRUBS. PAVED PATIO AREA.





PLEASE NOTE: AN EASEMENT EXISTS TO THE REAR OF THE PROPERTY ALONG THE BOUNDARY FENCE TO AFFORD THE OWNERS OF NO. 37 ACCESS FOR THE PURPOSES OF MAINTENANCE TO THEIR PROPERTY. MAP & COPY OF EASEMENT DEED AVAILABLE ON REQUEST.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?

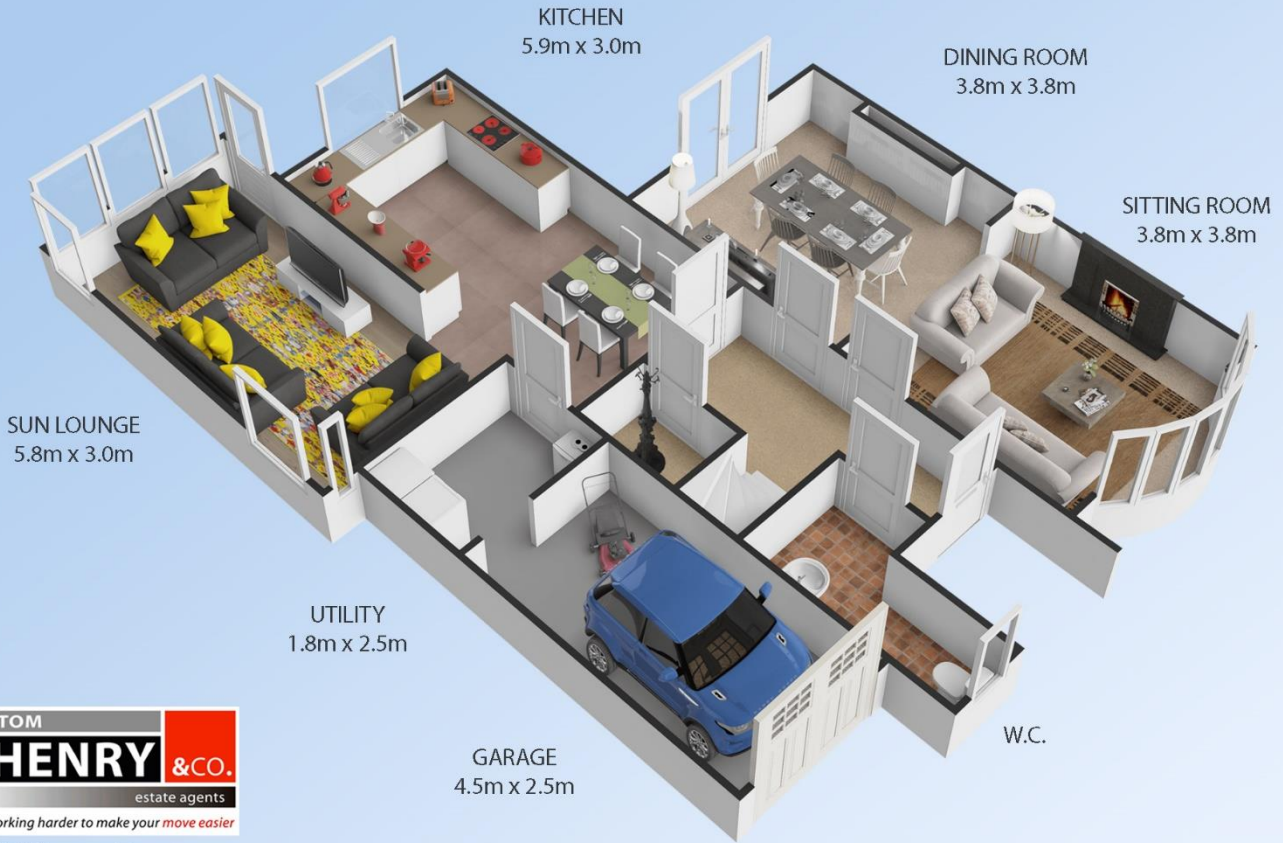


Want to know what your property is worth?

- > **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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(Floorplan for illustrative purposes only)



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