

**12 IVY TERRACE
DONAGHMORE
DUNGANNON
CO. TYRONE
BT70 3ET**



working harder to make your *move easier*

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“DELIGHTFUL IN DONAGHMORE” – A TIDY VILLAGE PROPERTY WITH GARAGE

TOM HENRY & CO ARE PLEASED TO WELCOME TO THE MARKET THIS IMMACULATE 2 BEDROOM MID-TERRACE VILLAGE PROPERTY MOST CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF ALL PICTURESQUE & POPULAR DONAGHMORE VILLAGE AMENITIES & FACILITIES. WITH GOOD SCHOOLS, LOCAL SHOPS, A FABULOUS RESTAURANT & TAKEAWAYS LITERALLY ON YOUR DOORSTEP & BENEFITTING FROM CONVENIENT ACCESS TO THE MAIN ROADS NETWORKS FOR COMMUTING TO DUNGANNON OR FURTHER AFIELD THIS PROPERTY IS SURE TO APPEAL TO THOSE SEEKING TO EMBRACE VILLAGE LIVING. BOASTING WELL-PRESENTED ACCOMMODATION INCLUDING A SITTING ROOM WITH AN OPEN FIREPLACE, KITCHEN, 2 DOUBLE BEDROOMS WITH BUILT-IN STORAGE AND A TIDY SHOWER ROOM, THIS LOW MAINTENANCE PROPERTY ALSO BENEFITS FROM AN ENCLOSED AREA TO ITS FRONT, A PAVED REAR GARDEN AND A GARAGE.

“AN AFFORDABLE FIRST HOME, A “READY-TO-GO” BUY-TO-LET OR DOWNSIZE WITH VILLAGE CONVENIENCE – SURE TO APPEAL TO A MULTITUDE OF PURCHASERS”



OFFERS OVER: £119,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

PROPERTY FEATURES:

- A WELL-PRESENTED MID-TERRACE PROPERTY.
- MOST CONVENIENT & SOUGHT-AFTER VILLAGE LOCATION.
- ONLY A STROLL TO SHOPS, FANTASTIC EATERIES, LOCAL SCHOOLS, ETC.
- MINUTES BY CAR TO DUNGANNON TOWN CENTRE.
- GREAT ACCESS TO THE ROADS NETWORK FOR COMMUTING TO COOKSTOWN, ETC.
- 2 DOUBLE BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE WITH H.O.B.B.
- TIDY KITCHEN WITH SPACE FOR DINING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- 4 PANEL INTERNAL DOORS.
- NEAT ENCLOSED AREA TO FRONT.
- ENCLOSED LOW MAINTENANCE GARDEN TO REAR.
- GARAGE.
- GREAT AS A FIRST HOME, A BUY-TO-LET OR FOR THOSE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE.

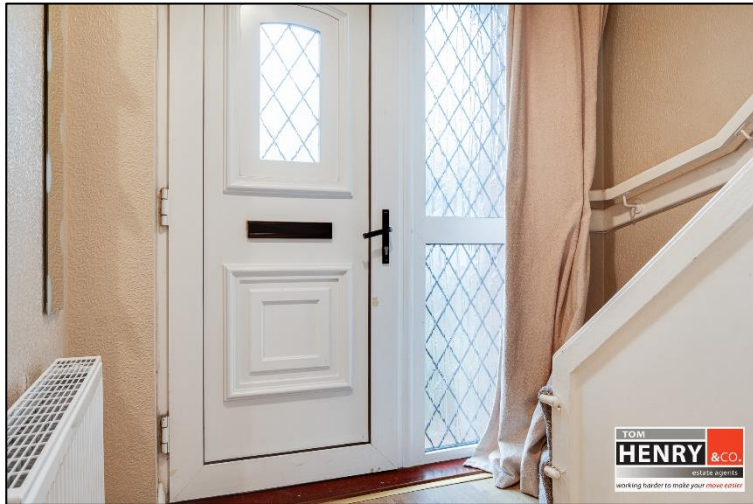


ACCOMMODATION IN BRIEF...

COVERED PORCH:

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANEL & SIDE PANELS. PRE-FINISHED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH H.O.B.B. COVING TO CEILING. PRE-FINISHED FLOOR. UNDER STAIR STORAGE.





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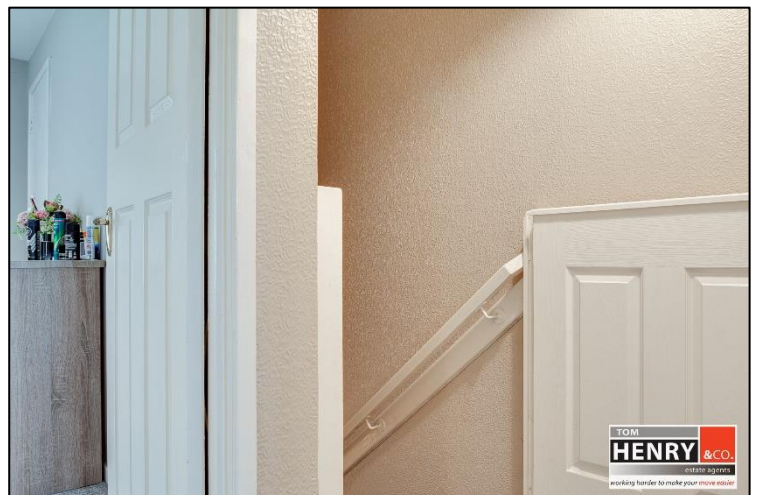
KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. WINE RACKING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED GAS HOB & ELECTRIC UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. PLUMBED FOR DISHWASHER. PLUMBED FOR A.W.M. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. LINO TO FLOOR. P.V.C. REAR EXTERNAL DOOR WITH GLAZED PANEL.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR.



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BEDROOM 1:
TO FRONT. CARPET TO FLOOR. NO. 2 X BUILT-IN STORAGE CUPBOARD.



BEDROOM 2:
TO REAR. CARPET TO FLOOR. BUILT-IN STORAGE CUPBOARD.

HOTPRESS:



SHOWER ROOM:

TILED ELECTRIC SHOWER. SINK. TOILET. P.V.C. PANELLING TO WALLS. LINO TO FLOOR. X-FAN.



OUTSIDE:

ENCLOSED PAVIA AREA TO FRONT.

ENCLOSED PAVED AREA TO REAR. WATER TAP. OIL FIRED BURNER.
OIL TANK.

GARAGE:
WITH ROLL-UP DOOR.

FLOORPLANS FOR I.D. PURPOSES ONLY.



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KITCHEN
2.6m x 4.8m

SITTING ROOM
3.4m x 3.8m



12 Ivy Terrace
Donaghmore, Dungannon BT70 3ET

(Floorplan for illustrative purposes only)



BATHROOM

BEDROOM 2
2.8m x 2.8m

BEDROOM 1
3.3m x 3.8m



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(Floorplan for illustrative purposes only)

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.