

**17 CASTLE GROVE
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3NL**



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

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

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

AN IMMACULATE VILLAGE PROPERTY – PERFECT AS A FIRST HOME OR INVESTMENT

ENJOYING A SUPERB EDGE OF VILLAGE LOCATION, THIS EXCEPTIONALLY WELL MAINTAINED 4 BEDROOM HOME AFFORDS WELL APPOINTED, TASTEFULLY PRESENTED & MANAGEABLE ACCOMMODATION IN A CONVENIENT VILLAGE LOCATION AND IS SURE TO SUIT A WIDE SPECTRUM OF POTENTIAL BUYERS.

CONVENIENT TO ALL PICTURESQUE CASTLECAULFIELD VILLAGE AMENITIES, IDEAL FOR PLEASANT STROLLS IN THE SURROUNDING COUNTRYSIDE, AND CONVENIENT BY CAR TO DONAGHMORE, DUNGANNON & COOKSTOWN, THIS PROPERTY IS SURE TO ATTRACT A HIGH LEVEL OF INTEREST, THUS EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.



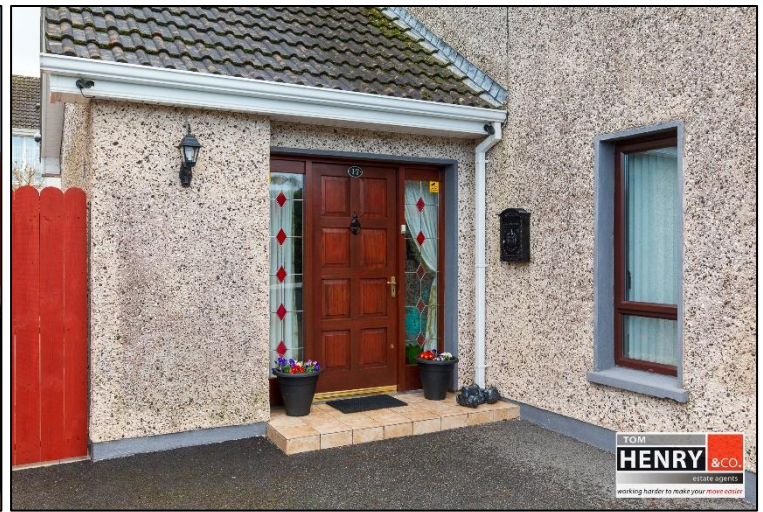
GUIDE PRICE: £134,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

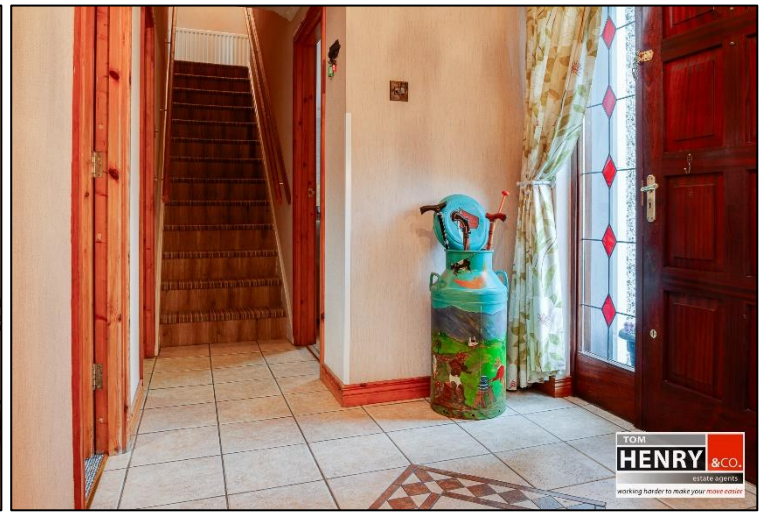
- AN IMMACULATE SEMI-DETACHED PROPERTY.
- 4 BEDROOMS; 2 WITH FITTED STORAGE.
- CONVENIENT TO ALL PICTURESQUE VILLAGE AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- DUAL ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- RECENTLY UPDATED KITCHEN WITH SPACE FOR FAMILY DINING.
- GROUND FLOOR SHOWER ROOM.
- HOME OFFICE / POTENTIAL BEDROOM TO GROUND FLOOR.
- BATHROOM TO FIRST FLOOR WITH 3 PIECE SUITE.
- ALARM SYSTEM.
- SECURITY CAMERAS TO FRONT & REAR.
- CLADDING TO FASCIA & SOFFITS.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- MOULDED SKIRTINGS AND ARCHITRAVES.
- OFF STREET PARKING TO FRONT FOR 2 VEHICLES.
- NO DEVELOPMENT TO FRONT.
- PLEASANT VIEW TO LANDMARK CASTLE.
- LOW MAINTENANCE REAR GARDEN.
- WOULD MAKE A PERFECT FIRST HOME, GREAT AS A BUY-TO-LET OR WOULD BE IDEAL FOR THOSE SEEKING TO DOWNSIZE WITH VILLAGE CONVENIENCE.



ACCOMMODATION IN BRIEF...

ENTRANCE /RECEPTION HALL:

MAHOGANY EXTERNAL DOOR WITH LEADED GLASS SIDE PANEL. COVING & CENTRE PIECE TO CEILING. TILED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.



SITTING ROOM:

DUAL ASPECT. OPEN FIREPLACE. COVING & CENTRE PIECE TO CEILING. WOODEN FLOOR.





TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier

KITCHEN / FAMILY DINING:

QUALITY FITTED HIGH & LOW LEVEL UNITS. BLACK SINK & DRAINER WITH MIXER TAP FITTING. ILLUMINATED GLASS DISPLAY UNITS. UNDER UNIT LIGHTING. INTEGRATED 5 RING HOB & UNDER OVEN WITH X-FAN OVER. GLASS SPLASH BACK. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. ILLUMINATED KICK BOARDS. WOODEN CEILING. TILED FLOOR.



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier

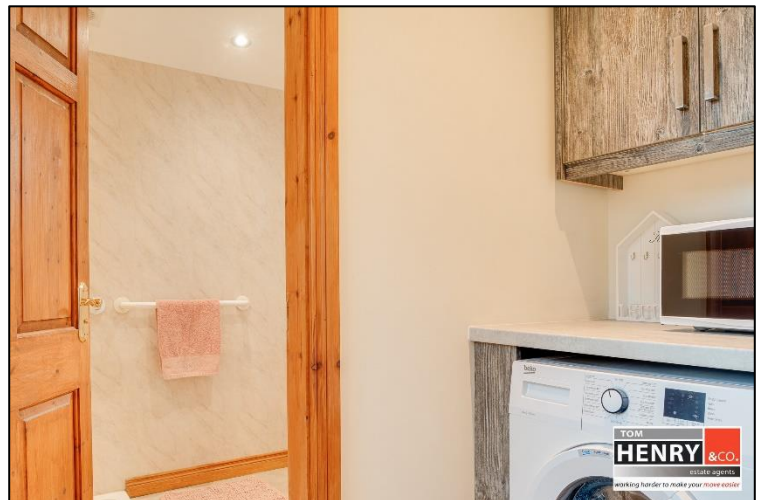


TOM
HENRY & CO.
estate agents
working harder to make your move easier

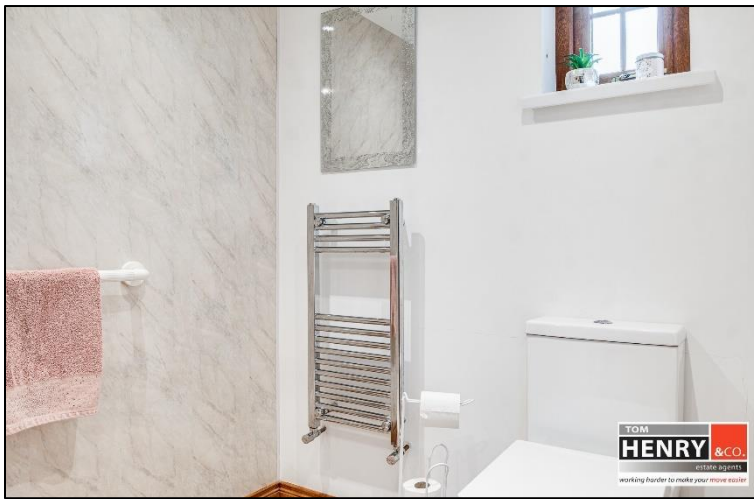
CUPBOARD UNDER STAIRS / HOTPRESS:

REAR LOBBY / HALL WAY / UTILITY AREA:
HIGH LEVEL UNITS. PLUMBED FOR A.W.M. DOWN LIGHTING TO CEILING. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.

SHOWER ROOM:
SHOWER. TOILET. WASH HAND BASIN. DOWN LIGHTING TO CEILING. X-FAN. HEATED TOWEL RAIL. TILED FLOOR.



TOM
HENRY & CO.
estate agents
working harder to make your move easier

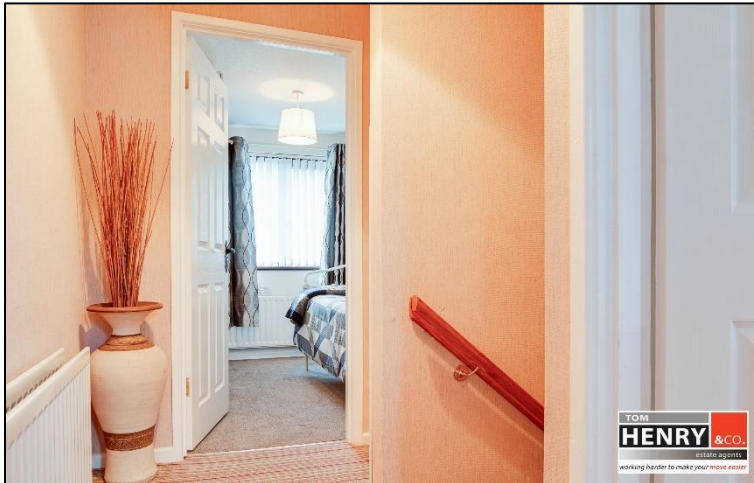


HOME OFFICE / STUDY / BEDROOM 4:
CARPET TO FLOOR.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR. ACCESS TO FLOORED ATTIC (FOR STORAGE) VIA PULL DOWN LADDER.

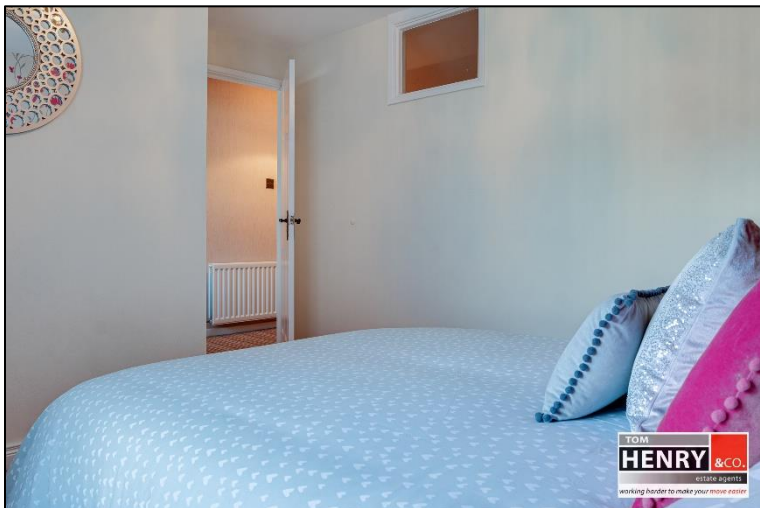


BEDROOM 1:
TO FRONT. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE;
WARDROBES, BED HEAD, DISPLAY SHELVING, HAT BOXES & DRESSER
UNIT.





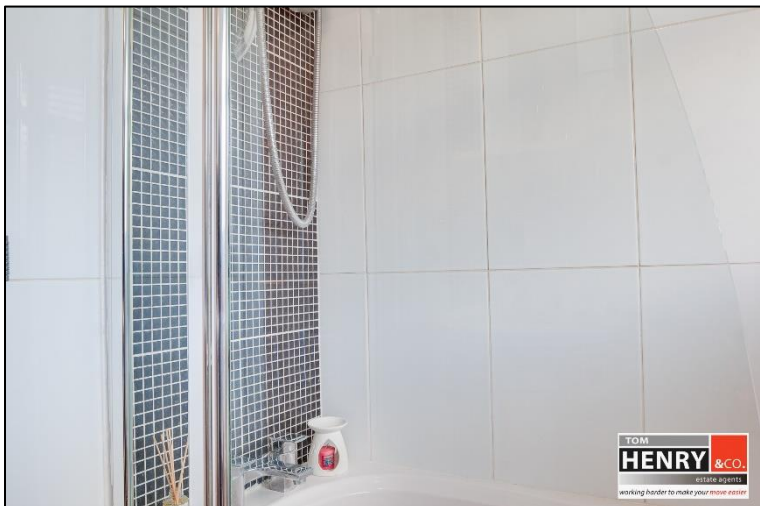
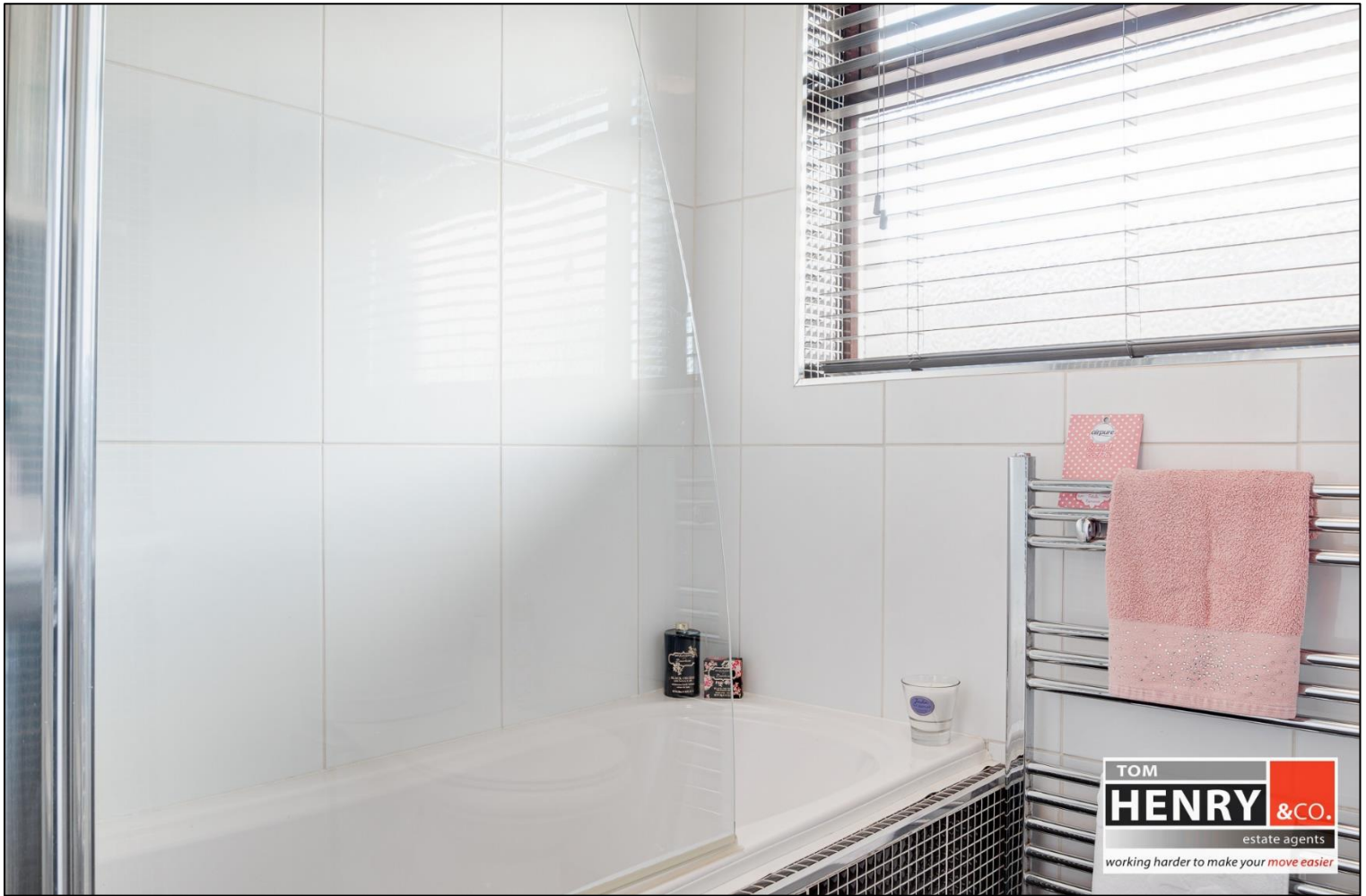
BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR. FITTED STORAGE.



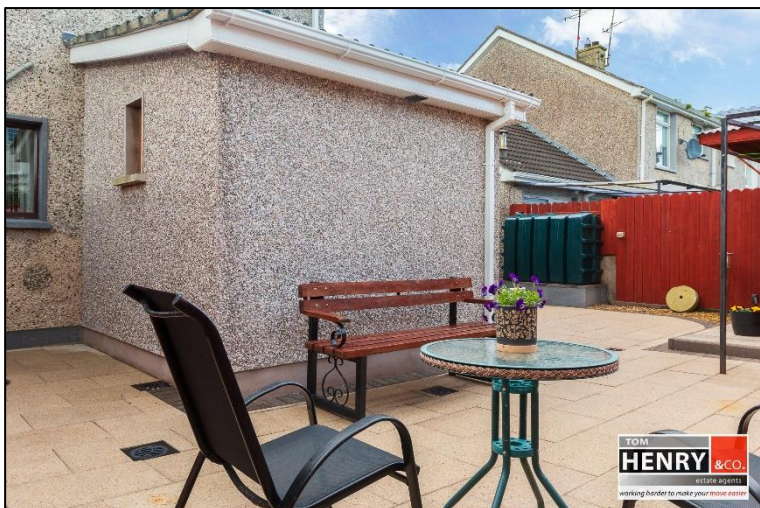
BATHROOM:
WHITE SUITE. BATH WITH ELECTRIC SHOWER OVER. TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. TILED WALLS & FLOOR.



OUTSIDE:

PILLARED ENTRANCE TO FRONT. ENCLOSED TARMAC PARKING FOR 2+ VEHICLES.

ENCLOSED AREA TO REAR WITH SLABBED PATIO AREA WITH GRAVELLED BORDER. OUTSIDE WATER TAP. WOODEN GARDEN SHED. A REAL "SUN TRAP" (WHEN WE GET SOME).

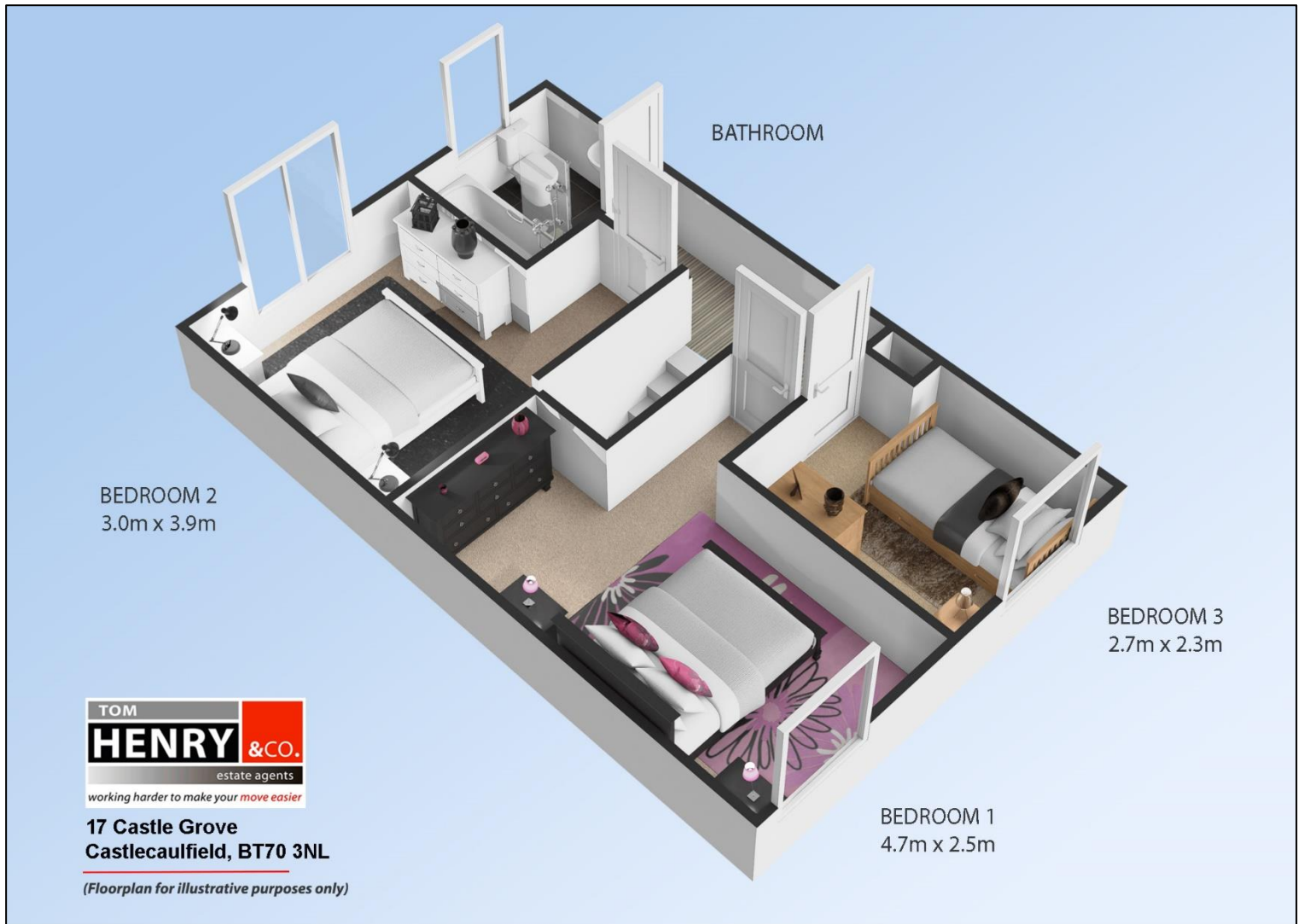




TOM
HENRY & CO.
 estate agents
 working harder to make your move easier

FLOOR PLANS FOR I.D. PURPOSES ONLY.





**17 Castle Grove
Castlecaulfield, BT70 3NL**

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	45 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

RICS www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions may be taken to the nearest 0.5m. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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.