

**9 CALENDINE WILDS
TAMNAMORE
DUNGANNON
CO. TYRONE
BT71 6FQ**



working harder to make your move easier

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

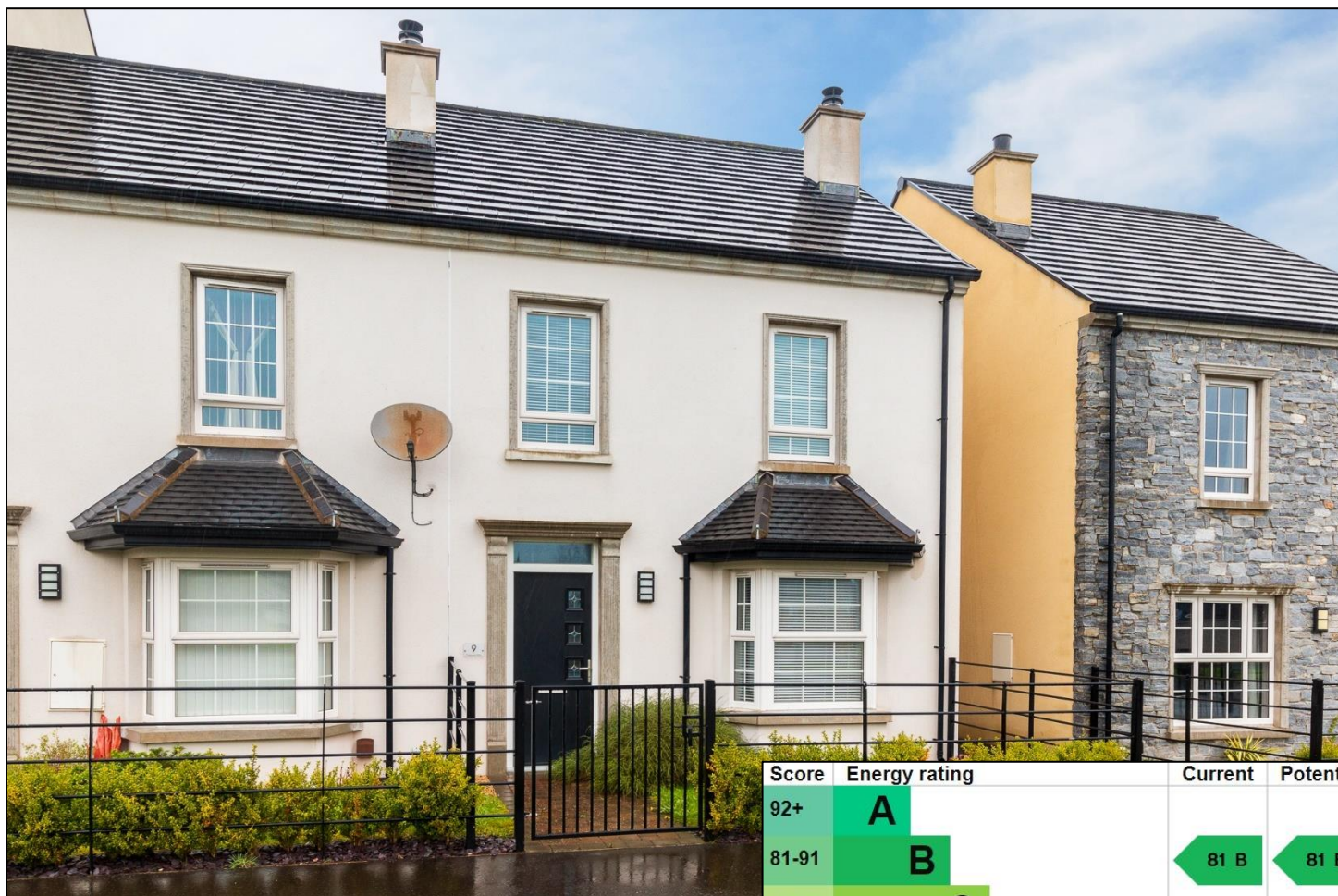
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“SIMPLY CLASS IN CALENDINE WILDS” A TRULY IMMACULATE HOME – JUST MOVE IN!

TOM HENRY & CO ARE PLEASED TO BRING TO THE MARKET THIS “ABSOLUTELY IMMACULATE” 3 BEDROOM END-OF-TERRACE HOME, MOST CONVENIENTLY LOCATED CLOSE TO JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING & WITHIN WALKING DISTANCE OF LOCAL SHOPS & THE TRANSLINK PARK & RIDE FACILITY.

PRESENTED FOR SALE TO A “BETTER THAN NEW” STANDARD THROUGHOUT BY ITS CURRENT OWNER OCCUPIERS, THIS PROPERTY AFFORDS SPACIOUS, WELL-APPOINTED & VERSATILE ACCOMMODATION WITH THE BENEFIT OF A PRIVATE & GENEROUS REAR GARDEN. THIS SUPERB PROPERTY WOULD BE IDEAL AS A FIRST HOME OR FOR THOSE SEEKING TO DOWNSIZE AND SIGNIFICANT INTEREST IS ANTICIPATED; MUST BE VIEWED TO BE FULLY APPRECIATED...

“AS GOOD AS NEW & READY FOR YOU!”



GUIDE PRICE: £149,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

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

PROPERTY FEATURES...

- AN ABSOLUTELY IMMACULATE END-OF-TERRACE PROPERTY.
- 3 BEDROOMS.
- MOST CONVENIENT & SOUGHT-AFTER LOCATION.
- ONLY A SHORT DRIVE FROM DUNGANNON, MOY & COALISLAND.
- SUPERB ACCESS TO THE M1 MOTORWAY FOR COMMUTING.
- WITHIN WALKING DISTANCE OF “PARK & RIDE” & LOCAL RETAIL COMPLEX.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- OAK FINISH INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- OFF-STREET PARKING.
- GARDEN TO REAR LAID TO LAWN WITH PAVIA PATIO AREA.
- SUITABLE FOR CO-OWNERSHIP.
- A FANTASTIC HOME – JUST MOVE IN!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANELS. TILED FLOOR. CARPET TO STAIRS.



SITTING ROOM:

SOLID FUEL GLASS FRONTED STOVE IN INGLENOOK. DOWN LIGHTING & CENTRE LIGHTING TO CEILING. PRE-FINISHED FLOOR. PART OPEN TO KITCHEN.





KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. KICKBOARD LIGHTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. DOWNLIGHTING TO CEILING. SOLID WORK SURFACE.





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UTILITY ROOM:
FITTED UNITS. S.S. SINK & DRAINER WITH MXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN.
U.P.V.C EXTERNAL DOOR.

POWDER ROOM:
WHITE SUITE. TOILET. WASH HAND BASIN. TILED FLOOR. X-FAN.



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FIRST FLOOR:

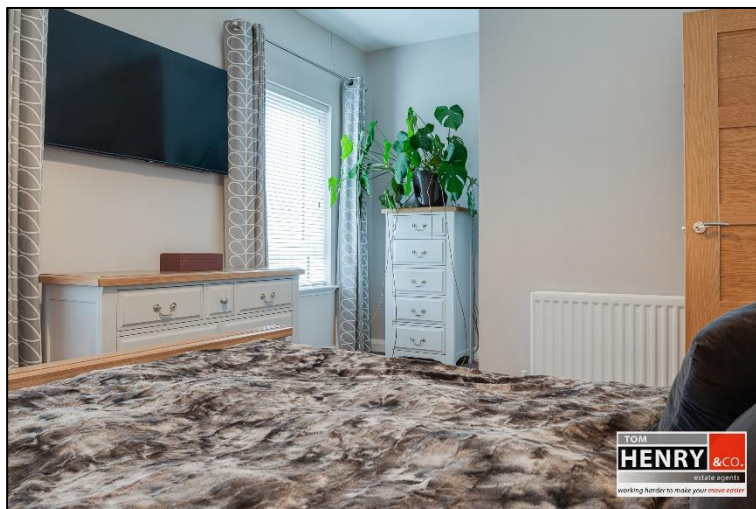
STAIRS & LANDING:
CARPET.

HOTPRESS:
SHELVED. ELECTRIC LIGHT.



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BEDROOM 1:
TO FRONT. CARPET TO FLOOR.



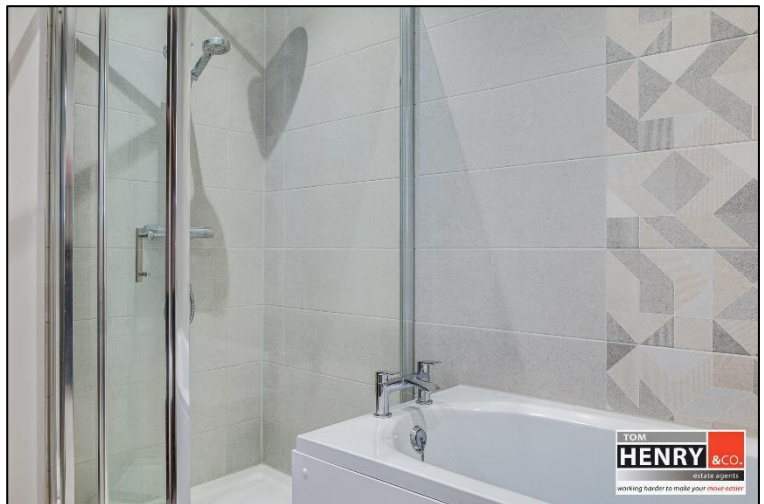
BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR. CURRENTLY USED AS A HOME
OFFICE.



BATHROOM:
4 PIECE WHITE SUITE. WASH HAND BASIN IN VANITY UNIT. TOILET. SHOWER WITH DUAL RAINWATER HEAD. BATH. HEATED TOWEL RAIL.
ILLUMINATED MIRROR. DOWNLIGHTING. TILED FLOOR. SOME WALL TILING. X-FAN.



OUTSIDE:

GARDEN TO FRONT LAID TO LAWN. GARDEN TO REAR LAID TO LAWN WITH PAVIA PATIO AREA. OUTSIDE WATER TAP.



Thinking of selling or renting your home?



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- > **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.

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**9 Calendine Wilds
Dungannon, BT71 6FQ**

(Floorplan for illustrative purposes only)



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(Floorplan for illustrative purposes only)

FLOORPLANS FOR I.D. 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.