

**83 BRACKAVILLE ROAD
COALISLAND
DUNGANNON
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*working harder to make your **move easier***

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A BEAUTIFUL DETACHED BUNGALOW IN A MOST POPULAR LOCATION

TOM HENRY & CO ARE DELIGHTED TO PRESENT TO THE MARKET THIS MOST APPEALING 3 BEDROOM, 2 RECEPTION ROOM, DETACHED BUNGALOW, CONVENIENTLY LOCATED ON THIS SOUGHT-AFTER RESIDENTIAL ROAD, CLOSE TO NEARBY COALISLAND WITH ITS MANY AMENITIES AND THE MAJOR ROAD NETWORKS FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD. REFURBISHED TO A HIGH STANDARD CIRCA. 10 YEARS AGO THE PROPERTY IS PRESENTED FOR SALE IN IMMACULATE DECORATIVE ORDER THROUGHOUT CREATING AN APPEALING “MOVE-IN” READY FAMILY HOME.

THE COUNTRY STYLE KITCHEN IS FITTED WITH QUALITY ‘IN FRAMED’ UNITS, BENEFITS FROM A RANGE, A BELFAST SINK AND A GLASS FRONTED STOVE IN A BRICK INGLENOOK TO CREATE A HOMELY SPACE. THE REMAINDER OF THE INTERNAL ACCOMMODATION OFFERS WELL PROPORTIONED ROOMS WITH VERSATILITY TO ADJUST TO THE INDIVIDUAL NEEDS OF THE PURCHASER.

“A BEAUTIFUL BUNGALOW THAT IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS”



GUIDE PRICE: £199,950

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	60 D	64 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

- AN IMMACULATE DETACHED BUNGALOW.
- CONVENIENT TO COALISLAND, DUNGANNON & THE M1 MOTORWAY.
- 3 BEDROOMS WITH POTENTIAL FOR A FOURTH IF REQUIRED.
- 2 RECEPTION ROOMS; 1 WITH OPEN FIREPLACE & 1 WITH STOVE.
- U.P.V.C DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- CLADDING TO FASCIA & SOFFITS.
- IN-FRAME FITTED KITCHEN, QUALITY UNITS & APPLIANCES.
- SEPARATE UTILITY ROOM WITH FULLY FITTED UNITS.
- POWDER ROOM.
- BATHROOM WITH 4 PIECE SUITE.
- GARDENS TO FRONT WITH HARD LANDSCAPING.
- GARDEN TO REAR LAID TO LAWNS AND PATIO AREA.
- PERFECT AS A FAMILY HOME OR FOR THOSE REQUIRING ACCOMMODATION ON ONE LEVEL.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C OUTER DOOR WITH GLAZED FANLIGHT & SIDE PANEL. WOODEN FLOOR.

LOUNGE:

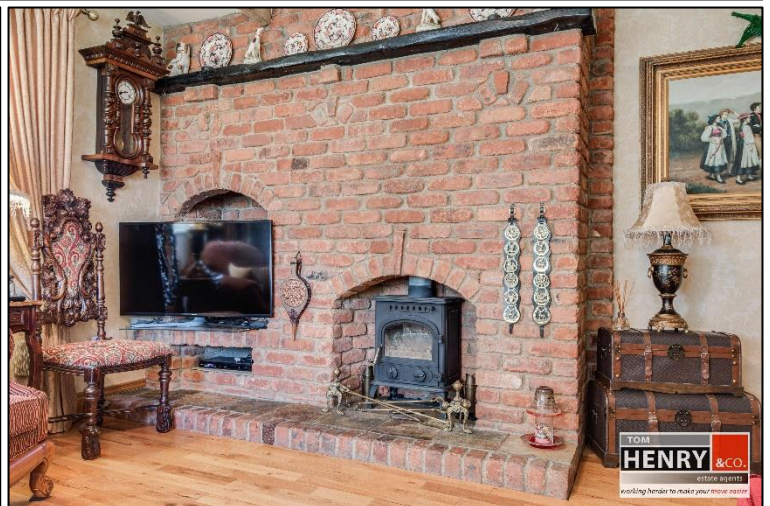
OPEN FIREPLACE. COVING TO CEILING. FEATURE RECESS & CENTRE PIECE. WOODEN FLOOR.





SITTING ROOM:

FEATURE BRICK BUILT CHIMNEY BREAST HOUSING GLASS FRONTED STOVE. WOODEN FLOOR. BAY WINDOW. T.V. REST. BEAMED CEILING.



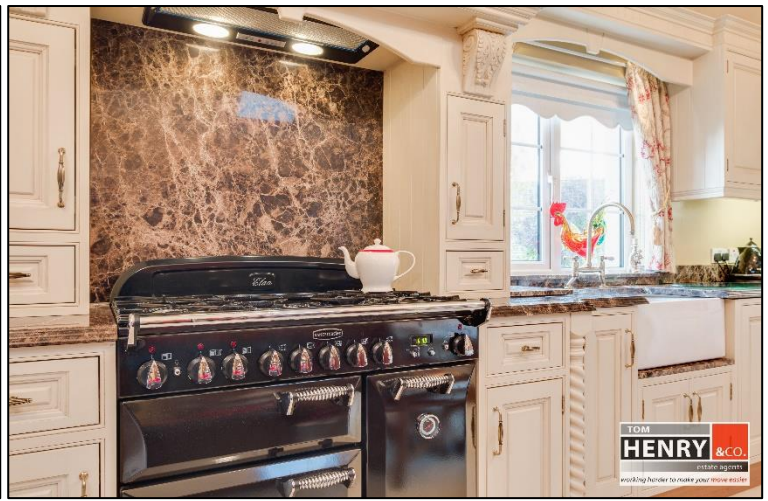
KITCHEN / FAMILY DINING:

SEMI-VAULTED CEILING. QUALITY FITTED HIGH & LOW LEVEL UNITS ("IN FRAME"). RANGE IN INGLENOOK WITH X-FAN OVER. GLASS FRONTED STOVE IN BRICK INGLENOOK (HEATS RADIATORS & HOT WATER). ILLUMINATED GLASS DISPLAY UNITS. UNDER UNIT LIGHTING. BELFAST STYLE SINK. TILED FLOOR. DISHWASHER. AMERICAN STYLE FRIDGE FREEZER WITH ICE & WATER DISPENSER.





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REAR HALL:
 TILED FLOOR. U.P.V.C. OUTER DOOR WITH GLAZED TOP PANEL.

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



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UTILITY ROOM:
 FULLY FITTED OAK HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR A.W.M. SPACE FOR T.D. HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR MICROWAVE. TILED FLOOR.



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AIRING CUPBOARD:

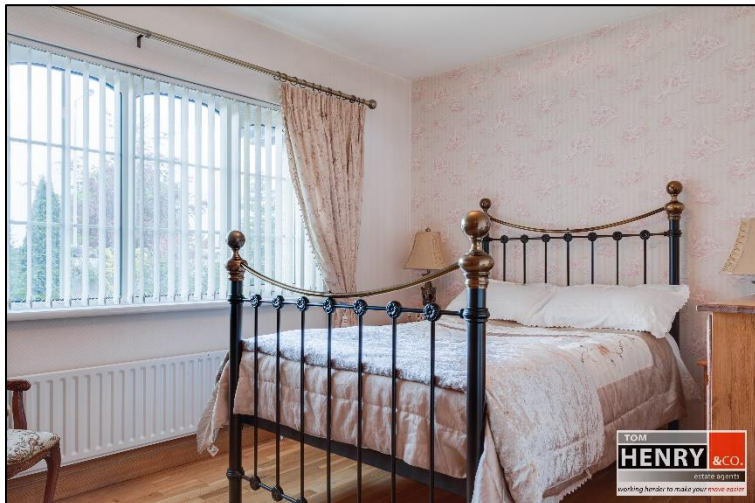
BEDROOM 1:

TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 2:

TO FRONT. WOODEN FLOOR.



BEDROOM 3:

TO REAR. ACCESSED FROM BEDROOM 1. LEFT FOR DOOR FROM HALL. WOODEN FLOOR.



OUTSIDE:

PILLARED & GATED ENTRANCE TO FRONT. PAVIA PARKING AREA. SHRUB BEDS.

IMPORTANT NOTE: SEPARATE ACCESS TO A SHARED RIGHT OF WAY EXISTS TO THE SIDE OF THE DWELLING TO DOUBLE GATES TO THE REAR GARDEN / PARKING.

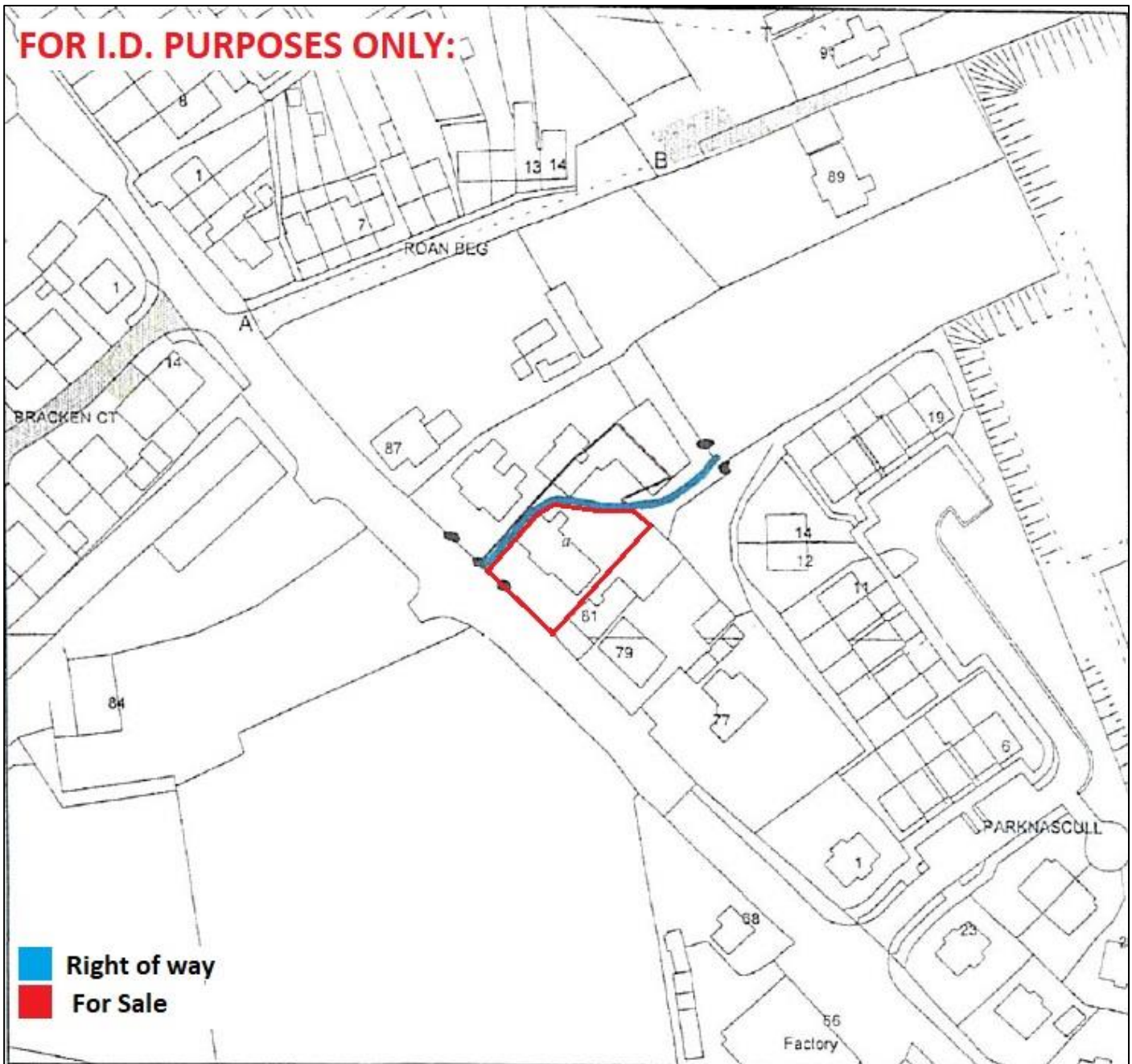
ENCLOSED REAR GARDEN WITH TARMAC PARKING AREA. PAVIA PATIO. GARDEN LAID TO LAWN WITH SHRUB BEDS.





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FLOORPLANS FOR I.D. PURPOSES ONLY

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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.