

**30 MULLENKILL PARK  
TAMNAMORE  
DUNGANNON  
CO. TYRONE  
BT71 6PG**



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

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## **A COMFORTABLE & AFFORDABLE SEMI-DETACHED PROPERTY**

TOM HENRY & COMPANY ARE PLEASED TO PRESENT TO THE MARKET THIS COMFORTABLE 3 BEDROOM SEMI-DETACHED PROPERTY CONVENIENTLY LOCATED IN MULLENKILL PARK ONLY A FEW MINUTES BY CAR FROM THE M1 INTERSECTION FOR COMMUTING TO DUNGANNON, PORTADOWN OR FURTHER AFIELD.

INTERNALLY THE PROPERTY BOASTS 3 BEDROOMS, ALL WITH BUILT-IN / FITTED STORAGE, A BATHROOM WITH 3 PIECE SUITE, LIVING ROOM WITH A COSY GLASS FRONTED STOVE WITH BACK BOILER AND A WELL FITTED KITCHEN WITH AMPLE SPACE FOR DINING.

EXTERNALLY THE PROPERTY ENJOYS A PRIVATE SITE WITH LOW MAINTENANCE GARDENS AND NO DEVELOPMENT TO ITS FRONT. THIS PROPERTY WOULD BE IDEAL FOR FIRST-TIME BUYERS SEEKING AN AFFORDABLE HOME ON WHICH TO "PUT THEIR OWN STAMP" OR IS SURE TO APPEAL AS A "READY TO GO" BUY-TO-LET.

**"EARLY VIEWING OF THIS KEENLY PRICED PROPERTY IS STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT"**



**OFFERS OVER: £84,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# PROPERTY FEATURES...

- A COMFORTABLE & AFFORDABLE SEMI-DETACHED PROPERTY.
- SITUATED ON A PRIVATE SITE WITH NO DEVELOPMENT TO ITS FRONT.
- CONVENIENT LOCATION CLOSE TO THE M1 INTERSECTION FOR COMMUTING.
- WITHIN WALKING DISTANCE OF LOCAL SHOP.
- 3 BEDROOMS; ALL WITH FITTED / BUILT-IN STORAGE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- GLASS FRONTED STOVE WITH SOLID FUEL LINK-UP.
- KITCHEN WITH SPACE FOR DINING.
- BATHROOM WITH 3 PIECE WHITE SUITE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- WINDOW COVERINGS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- LOW MAINTENANCE GARDENS.
- WOULD BE IDEAL AS AN AFFORDABLE HOME ON WHICH TO PUT YOUR OWN STAMP.
- SURE TO ALSO APPEAL TO THE DISCERNING INVESTOR.



## ACCOMMODATION IN BRIEF...

### ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLASS PANELS & SIDE PANELS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR. UNDER STAIR STORAGE.



### SITTING ROOM:

PRE-FINISHED FLOOR. SOLID FUEL GLASS FRONTED STOVE WITH H.O.B.B. & TILED HEARTH. WALL LIGHTS.



### KITCHEN / FAMILY DINING:

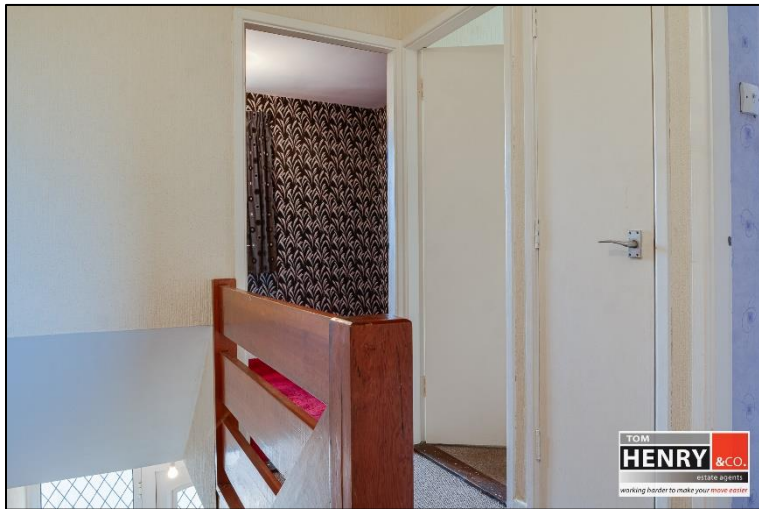
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. DISPLAY SHELVING. INTEGRATED DOUBLE OVEN. INTEGRATED HOB WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. SPACE FOR A.W.M. & TUMBLE DRYER. TILED BETWEEN UNITS. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLASS PANEL.





**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET. HOTPRESS: SHELVED.



**BEDROOM 1:**

TO FRONT. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE HANGING SPACE, HAT BOXES & DRESSING UNIT.





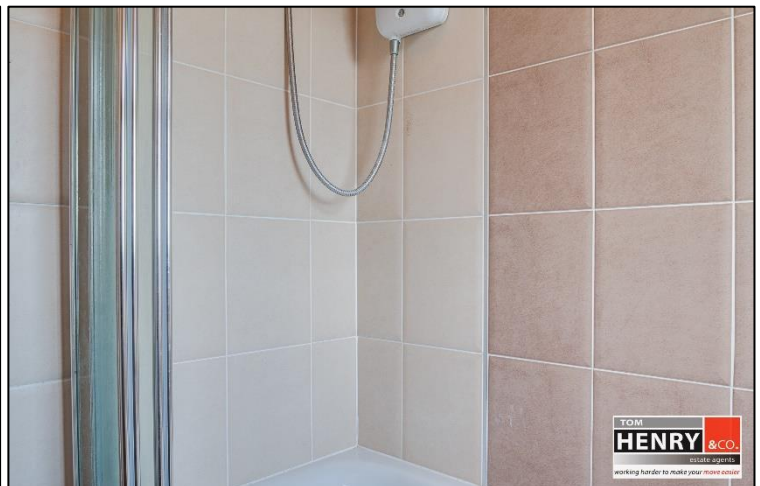
**BEDROOM 2:**  
TO REAR. CARPET TO FLOOR. BUILT-IN CUPBOARD WITH HANGING SPACE.



**BEDROOM 3:**  
TO FRONT. CARPET TO FLOOR. BUILT-IN CUPBOARD WITH HANGING SPACE.



**BATHROOM:**  
WHITE SUITE. TOILET. WASH HAND BASIN. BATH WITH ELECTRIC SHOWER OVER. TILED WALLS & FLOOR. X-FAN.



**OUTSIDE:**

GRAVELLED & PAVED AREA TO FRONT. LOW MAINTENANCE PAVIA YARD TO REAR. UTILITY STORE.



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

**Thinking of selling or renting your home?**



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- > Professional & efficient service.
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KITCHEN / DINING  
3.0m x 6.0m

SITTING ROOM  
3.5m x 4.1m

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estate agents  
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**30 Mullenakill Park  
Derrylee, Dungannon, BT71 6PG**

*(Floorplan for illustrative purposes only)*



BEDROOM 2  
2.6m x 4.1m

BATHROOM

BEDROOM 3  
2.4m x 3.0m

BEDROOM 1  
3.8m x 4.1m

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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.**