

**1 LAMBFIELD MEADOWS  
LURGABOY LANE  
DUNGANNON  
CO. TYRONE  
BT71 6GF**



working harder to make your *move easier*

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**“LOVELY IN LAMBFIELD MEADOWS” – PERFECT AS A CONVENIENT FIRST OR FAMILY HOME**

THIS WELL-PRESENTED 4 BEDROOM SEMI-DETACHED PROPERTY IS MOST CONVENIENTLY LOCATED IN THIS POPULAR RESIDENTIAL DEVELOPMENT, WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES INCLUDING “THE OAKS” SHOPPING CENTRE, GOOD SCHOOLS & MAJOR EMPLOYERS.

ENJOYING A PRIME END SITE AND PROVIDING DECEPTIVELY SPACIOUS, LOW MAINTENANCE ACCOMMODATION, THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & DISCERNING INVESTORS ALIKE.

**“PROPERTY WITHIN LAMBFIELDS ALWAYS ATTRACTS SIGNIFICANT INTEREST - EARLY VIEWING IS HIGHLY RECOMMENDED”**



**OFFERS OVER: £179,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**www.tomhenryandco.com**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- A WELL-PRESENTED SEMI-DETACHED PROPERTY.
- 4 BEDROOMS; 2 WITH FITTED FURNITURE.
- SITUATED ON A PRIME CORNER SITE.
- MOST CONVENIENT TO ALL DUNGANNON TOWN AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- 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.
- SOLAR PANELS (WE ARE ADVISED PROPERTY OWNED).
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- GENEROUS DRIVEWAY / PARKING TO FRONT.
- LOW MAINTENANCE GARDEN TO REAR.
- SUITABLE FOR CO-OWNERSHIP.
- PERFECT AS A FIRST OR FAMILY HOME.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANELS & SIDE PANELS. WOODEN FLOOR. FITTED STORAGE UNIT; SHELVING, CUPBOARDS & DRAWERS. UNDER STAIR STORAGE.



**POWDER ROOM:**

TOILET. WASH HAND BASIN. WOODEN FLOOR. X-FAN.



**SITTING ROOM:**

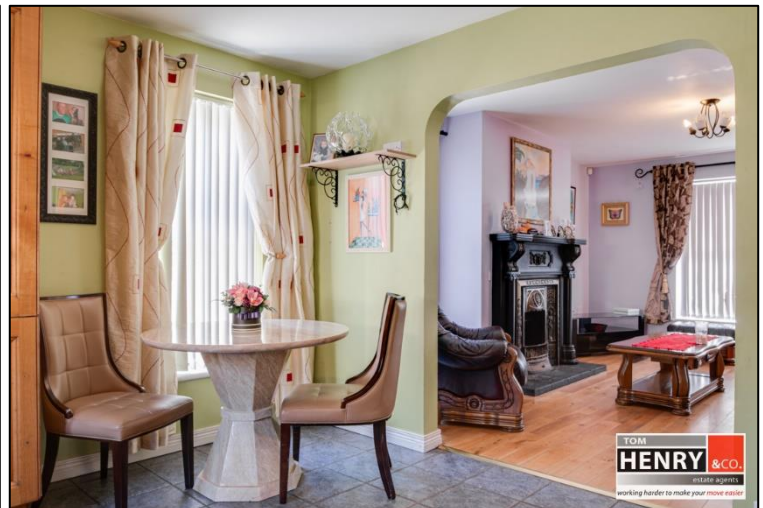
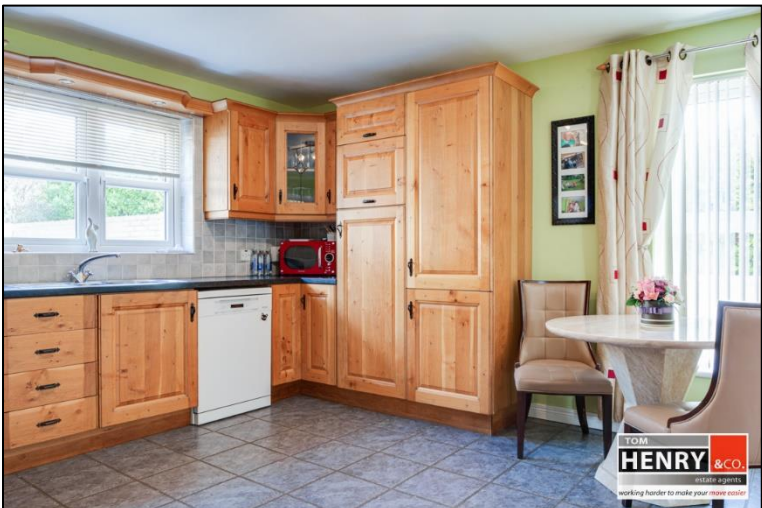
OPEN FIREPLACE WITH MANTLE & SURROUND. WOODEN FLOOR. PART OPEN TO KITCHEN / DINING AREA.





**KITCHEN / DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED FRIDGE FREEZER. PLUMBED FOR DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR.



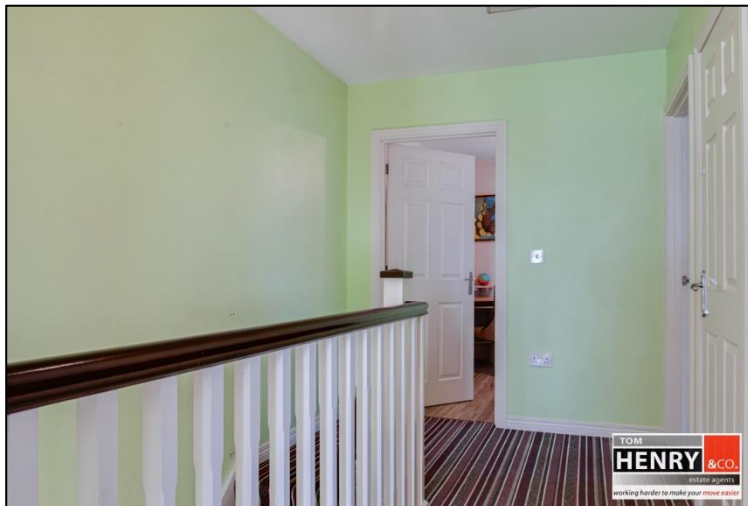
UTILITY ROOM:  
FITTED HIGH & LOW LEVEL UNITS. PLUMBED FOR A.W.M. SPACE FOR  
T.D. S.S. SINK. TILED SPLASH BACK. TILED FLOOR. X-FAN. P.V.C. REAR  
EXTERNAL DOOR WITH LEADED GLAZED PANELS.

**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET TO FLOOR.

ROOF SPACE:  
ACCESSED VIA PULL-DOWN LADDER. ELECTRIC LIGHT. PART  
FLOORED FOR STORAGE.

HOTPRESS:  
SHELVED.

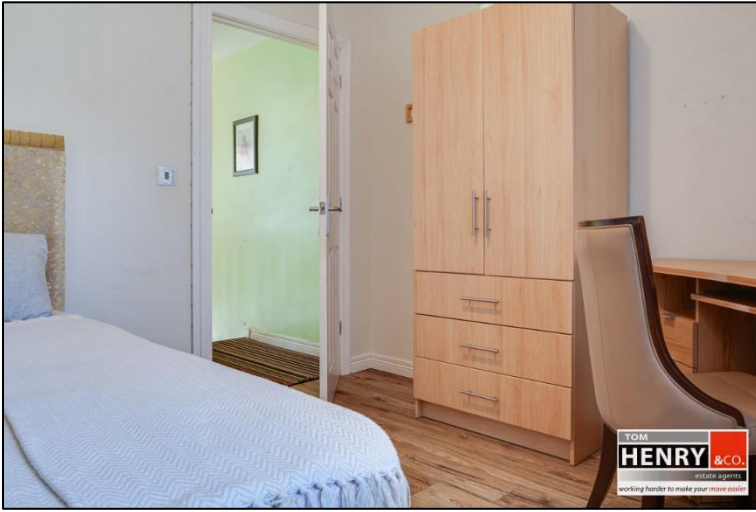


BEDROOM 1:  
TO REAR. CARPET TO FLOOR. FITTED FURNITURE; WARDROBES, DRAWERS & DRESSING UNIT.





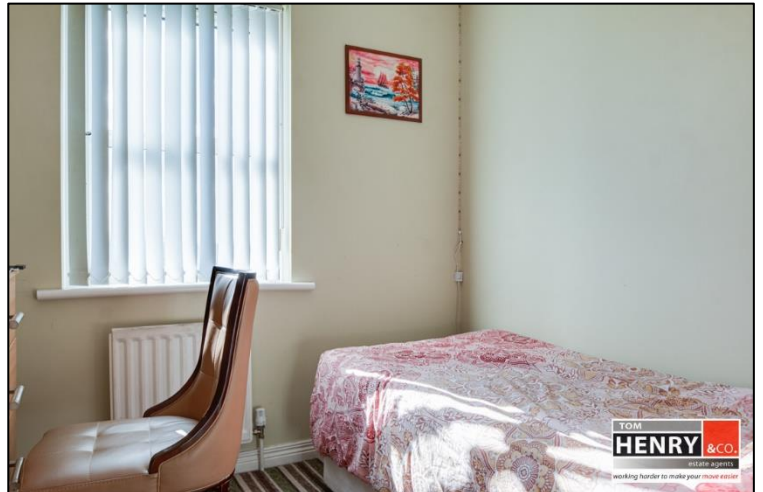
**BEDROOM 2:**  
TO REAR. PRE-FINISHED FLOOR.



**BEDROOM 3:**  
TO FRONT. CARPET TO FLOOR. FITTED FURNITURE; WARDROBES, DRAWERS & DESK.



**BEDROOM 4:**  
TO FRONT. CARPET TO FLOOR.



**BATHROOM:**

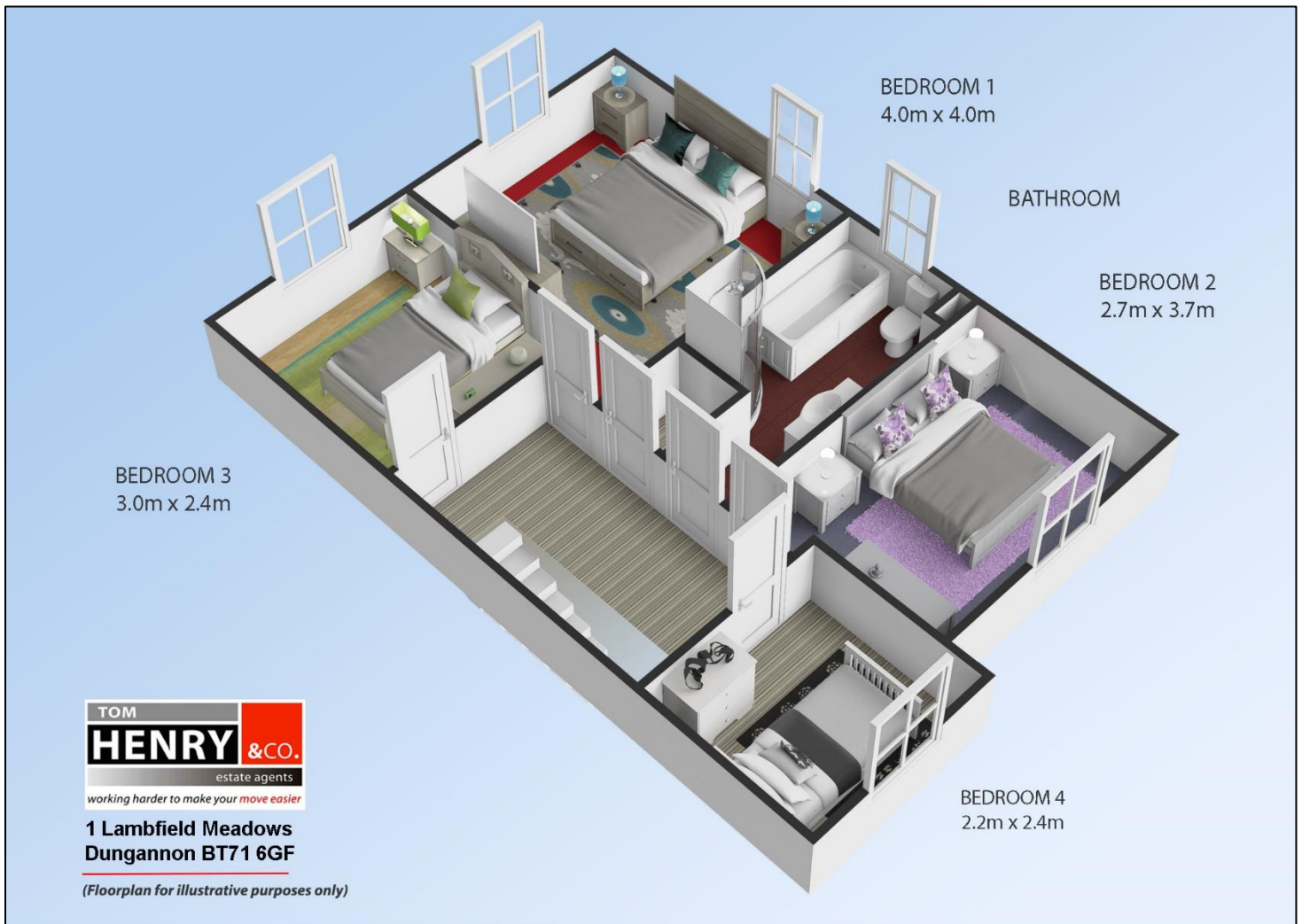
BATH. SHOWER. TOILET. SINK IN VANITY UNIT. HEATED TOWEL RAIL. PART TILED WALLS. TILED FLOOR. X-FAN.



**OUTSIDE:**

CONCRETE PARKING & DRIVEWAY TO FRONT & SIDE. PAVING TO FRONT WITH LAWNED AREA, SHRUBBERY & HEDGING. PAVED PATIO AREA TO REAR. OUTSIDE WATER TAP. CONCRETE AREA.







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**FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**