

**22 MARLEFIELD
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6UZ**



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

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“MARVELLOUS IN MARLEFIELD” - A HIGH SPEC HOME ON A SUPERB SITE IN THIS EXCLUSIVE DEVELOPMENT

OWNER OCCUPIED SINCE CONSTRUCTION CIRCA. 2022 AND FINISHED TO A HIGH SPECIFICATION THROUGHOUT, NO. 22 MARLEFIELD IS PRESENTED FOR SALE TO AN ABSOLUTELY IMMACULATE STANDARD AND IS READY FOR THE FORTUNATE PURCHASER TO JUST MOVE-IN! BOASTING A BRIGHT & AIRY ENTRANCE HALL, A SPACIOUS SITTING ROOM WITH A GLASS FRONTED STOVE, A HANDY GROUND FLOOR POWDER ROOM, A TRULY ENVIABLE ENTERTAINMENT SIZE OPEN PLAN KITCHEN / FAMILY DINING AREA WITH ISLAND UNIT AND A MOST CONVENIENT SEPARATE UTILITY ROOM TO THE GROUND FLOOR, THE ACCOMMODATION CONTINUES UPSTAIRS WITH 3 BEDROOMS, MASTER ENSUITE, AND A FAMILY BATHROOM WITH 4 PIECE SUITE; ALL FINISHED TO A HIGH WITH TASTEFUL SPECIFICATION. EXTERNALLY THE PROPERTY IS SITUATED ON WHAT IS ARGUABLY ONE OF THE BEST SITES WITHIN THIS EXCLUSIVE RESIDENTIAL DEVELOPMENT, WITH AMPLE CAR PARKING TO ITS FRONT & GENEROUS, PRIVATE, ENCLOSED GARDENS TO ITS REAR. LOCATED WITHIN WALKING DISTANCE OF THE LOCAL SHOP & PRIMARY SCHOOLS, ONLY MINUTES BY CAR TO DUNGANNON TOWN & MOY VILLAGE, & BENEFITTING FROM SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS BEAUTIFUL HOME IS SURE TO APPEAL TO FIRST-TIME BUYERS AND AS A FAMILY HOME!

“MAY ONLY BE FULLY APPRECIATED ON INSPECTION”



OFFERS OVER: £219,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A HIGH SPECIFICATION DETACHED PROPERTY.
- SITUATED ON A GENEROUS CORNER SITE.
- WITHIN THIS EXCLUSIVE DEVELOPMENT OF ONLY 28 HOMES.
- ONLY A STROLL FROM THE VILLAGE SHOP & PRIMARY SCHOOLS.
- ONLY MINUTES BY CAR TO DUNGANNON, MOY & THE M1 INTERSECTION.
- CONSTRUCTED 2022.
- 3 BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- ENVIABLE KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- KITCHEN WITH ISLAND UNIT, INSTANT HOT WATER TAP, AMERICAN STYLE FRIDGE FREEZER & GRANITE WORKTOPS.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- OAK FINISH INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- BRUSHED CHROME LIGHT SWITCHES & SOCKETS.
- ALARM SYSTEM.
- CURTAINS & BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.

PROPERTY FEATURES CONTINUED...

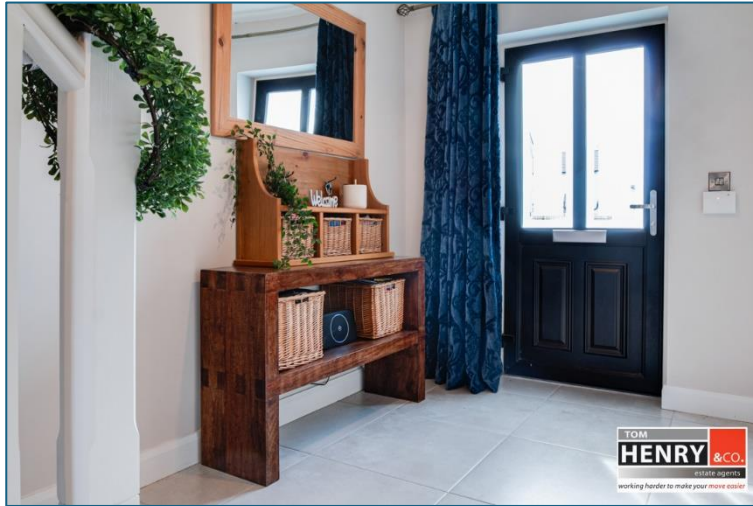
- GENEROUS OFF STREET PARKING TO FRONT.
- ELECTRIC VEHICLE CHARGING POINT.
- GENEROUS, PRIVATE ENCLOSED REAR GARDEN.
- PAVIA PATIO AREA.
- EXTERNAL POWER POINTS.
- UTILITY STORE WITH ELECTRIC LIGHT & POWER POINTS.
- PERFECT AS A FIRST OR FAMILY HOME.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLASS PANELS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.



SITTING ROOM:

GLASS FRONTED STOVE WITH GRANITE SURROUND & HEARTH. TILED FLOOR. GLAZED DOUBLE DOORS TO KITCHEN / FAMILY DINING AREA.





KITCHEN / FAMILY DINING AREA:

GLAZED DOUBLE DOORS FROM SITTING ROOM. FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. UNDER UNIT LIGHTING. ILLUMINATED KICKBOARD. BELFAST STYLE SINK WITH INSTANT HOT WATER TAP. INTEGRATED HOB & UNDER OVER WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. INTEGRATED DISHWASHER. ISLAND UNIT WITH DRAWER & BIN STORAGE. "POP UP" SOCKET. PANTRY UNIT. GRANITE WORKTOPS & SPLASH BACK. RECESSED LIGHTING. TILED FLOOR.



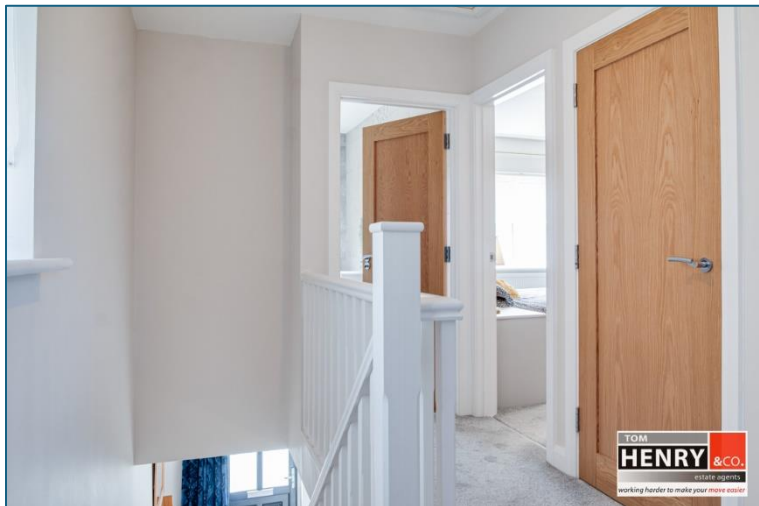


UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS TO COMPLIMENT KITCHEN. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. & TUMBLE DRYER. INTEGRATED MICROWAVE. TILED FLOOR. X-FAN. P.V.C. EXTERNAL DOOR WITH GLASS PANEL.

FIRST FLOOR:

STAIRS & LANDING:
 CARPET. ACCESS TO ATTIC VIA FOLD DOWN LADDER. ATTIC PART FLOORED FOR STORAGE.

HOTPRESS:
 SHELVED.



MASTER BEDROOM:
 TO FRONT. CARPET TO FLOOR.

ENSUITE:
SINK WITH MIXER TAP FITTING, WIRED FOR ILLUMINATED MIRROR OVER. TOILET. P.V.C. CLAD SHOWER WITH DUAL HEAD FITTING. TILED WALLS.
TILED FLOOR. RECESSED LIGHTING. X-FAN.

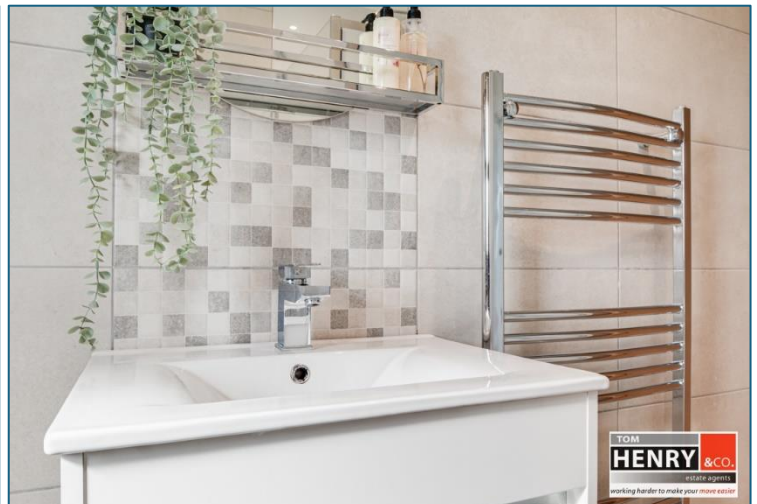
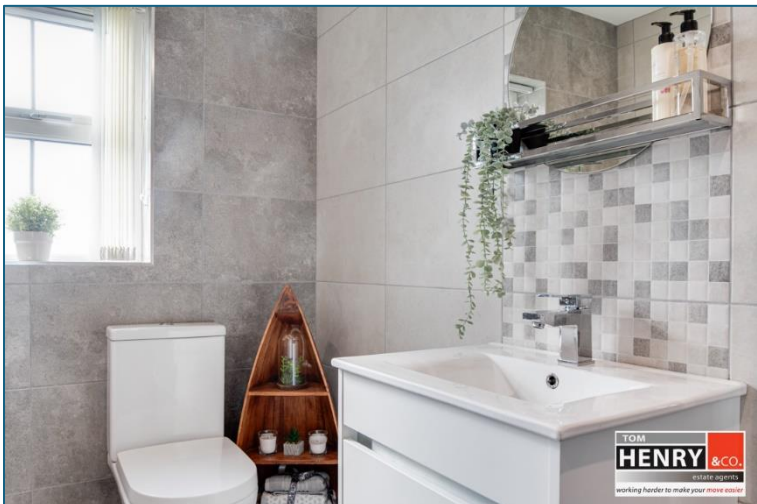


BEDROOM 2:
TO REAR. CARPET.



BEDROOM 3:
TO REAR. CURRENTLY UTILIZED AS A HOME OFFICE / DRESSING ROOM. CARPET.

BATHROOM:
SINK IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. P.V.C. CLAD SHOWER WITH DUAL HEAD FITTING. FREESTANDING BATH WITH MIXER TAP SHOWER HEAD FITTING. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR.





OUTSIDE:

SITUATED ON A CORNER SITE. GENEROUS TARMAC PARKING TO FRONT. ELECTRIC VEHICLE CHARGING POINT.

ENCLOSED GARDENS TO REAR. AREA LAID TO TARMAC. GARDEN LAID TO LAWN WITH PAVED PATIO AREA. EXTERNAL POWER POINTS.

UTILITY STORE:

ELECTRIC LIGHT & POWER POINTS.





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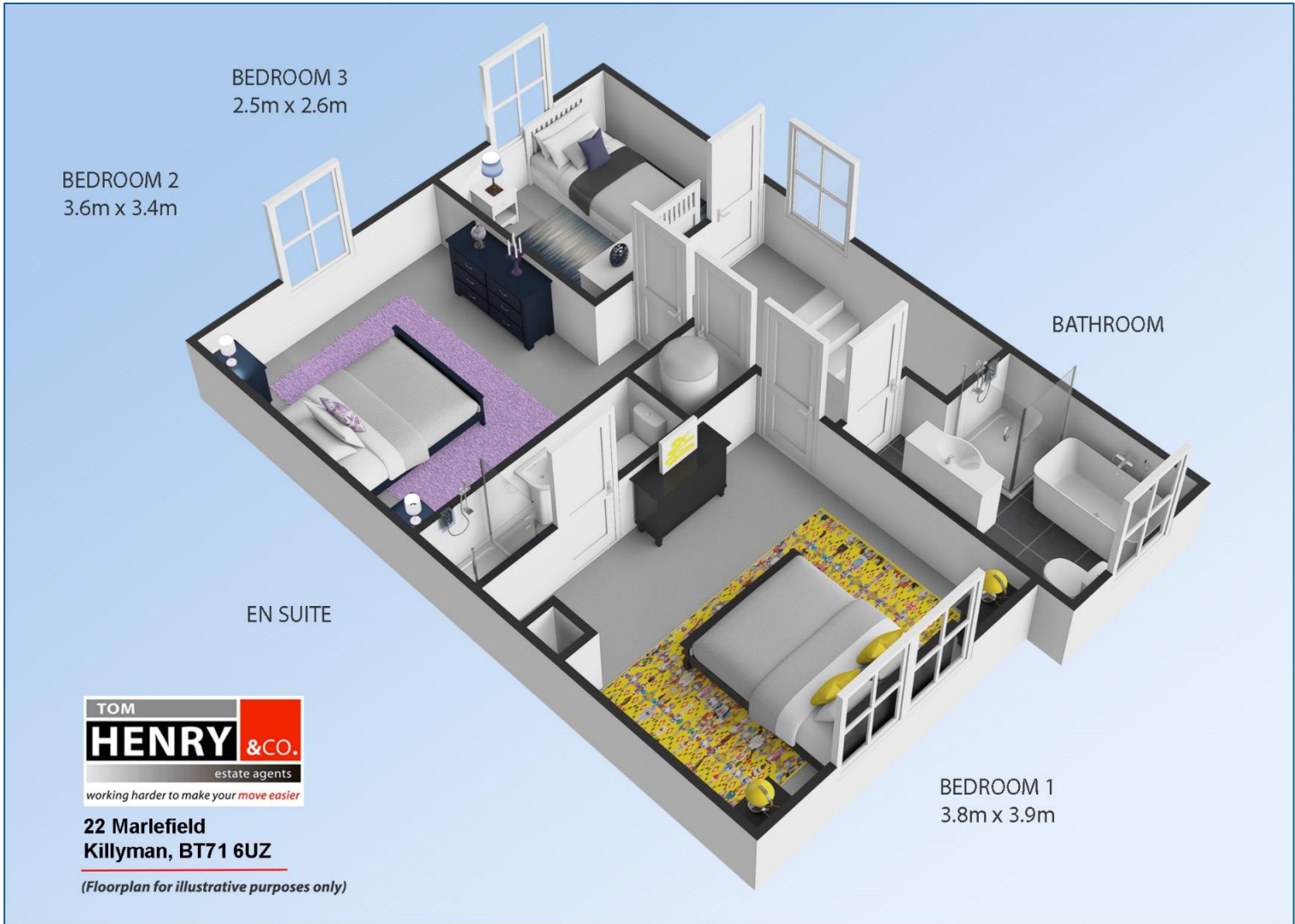
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

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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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.