

**16 ARDGLENA GROVE
 OLD ENGLISH ROAD
 DUNGANNON
 CO. TYRONE
 BT71 7TN**



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

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“ATTRACTIVE IN ARDGLENA” – AN IMMACULATE FAMILY HOME IN THIS RENOWNED DEVELOPMENT

THIS 4 BEDROOM, MASTER ENSUITE, 2 RECEPTION ROOM, DETACHED RED BRICK RESIDENCE IS IDEALLY LOCATED WITHIN WALKING DISTANCE OF DUNGANNON TOWN CENTRE; WITH LOCAL SHOPS, GOOD SCHOOLS, MAJOR EMPLOYERS, & THE PICTURESQUE BLACK LOUGH MINUTES AWAY ON FOOT, AND ALSO BENEFITS FROM GOOD ACCESS TO THE M1 INTERSECTION & THE TRANSLINK BUS DEPOT FOR COMMUTING THROUGHOUT THE PROVINCE.

PRESENTED FOR SALE BY ITS CURRENT OWNER OCCUPIERS IN IMMACULATE CONDITION THROUGHOUT THIS CONVENIENT, “MOVE-IN” READY PROPERTY IS SURE TO APPEAL TO THOSE SEEKING A SPACIOUS FAMILY HOME OR THE DISCERNING FIRST-TIME BUYER LOOKING FOR A PROPERTY TO “GROW IN TO”.

“ACCOMMODATION, LOCATION & PRESENTATION BOXES TICKED – VIEW EARLY!”



GUIDE PRICE: £224,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		

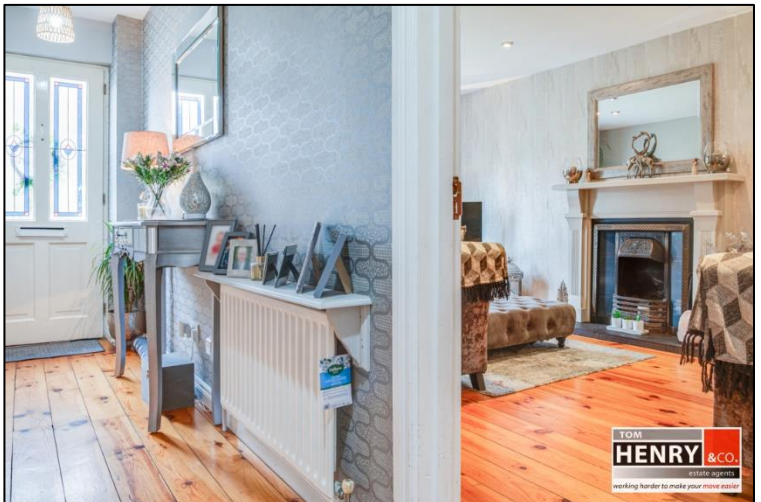
PROPERTY FEATURES...

- AN ATTRACTIVE RED BRICK DETACHED PROPERTY.
- PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.
- SUPERB LOCATION; WITHIN WALKING DISTANCE OF MANY AMENITIES.
- ONLY MINUTES TO THE M1 INTERSECTION FOR COMMUTING.
- 4 BEDROOMS, MASTER ENSUITE.
- 2 RECEPTION ROOMS, SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- PRIVATE OFF STREET PARKING.
- LOW MAINTENANCE GARDENS.
- INTEGRAL GARAGE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 4 PANEL INTERNAL DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- PERFECT AS A FIRST OR FAMILY HOME.
- SURE TO ATTRACT SIGNIFICANT INTEREST; VIEW EARLY!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:
WOODEN EXTERNAL DOOR WITH STAINED GLASS PANELS. WOODEN FLOOR.



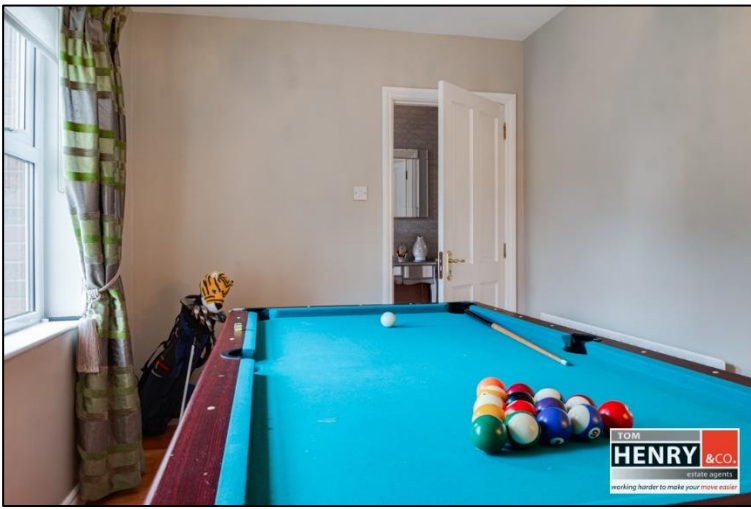
POWDER ROOM:
WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK.
TILED FLOOR. RADIATOR COVER. X-FAN.



SITTING ROOM:
OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND, OVER CAST IRON INSET WITH TILED HEARTH. DOWN LIGHTING TO CEILING. WOODEN FLOOR.



LIVING ROOM / STUDY / CONSULTING ROOM:
WOODEN FLOOR.



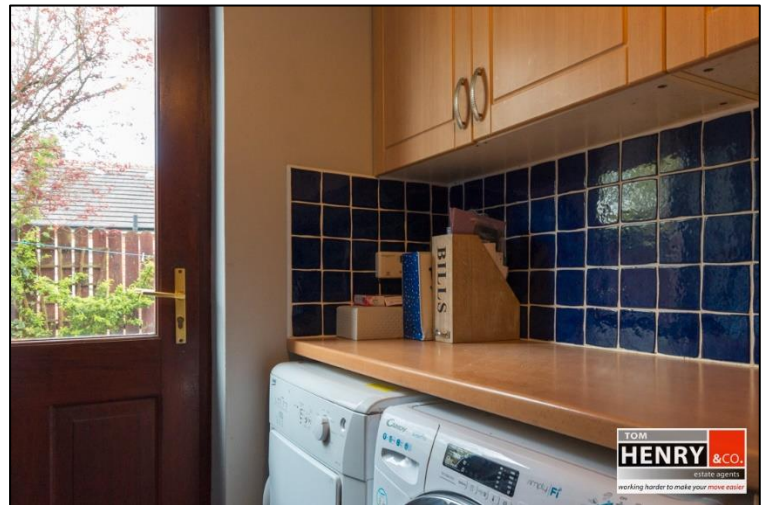
KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR DISHWASHER (INCLUDED). S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. TILED FLOOR. FRENCH DOORS TO REAR GARDEN.





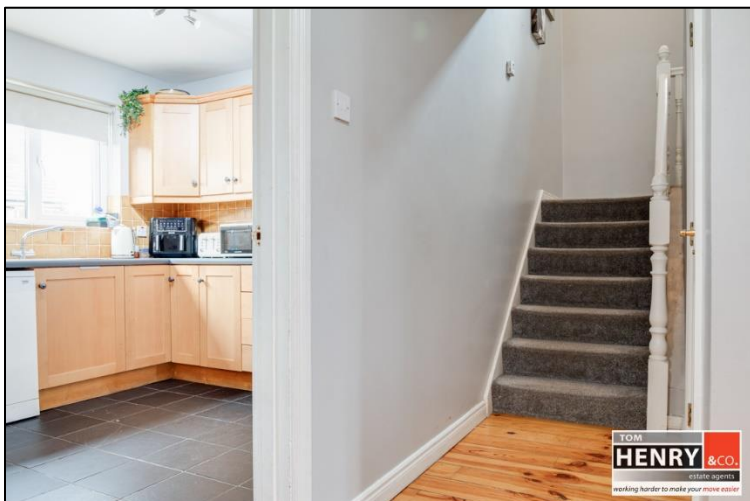
UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS TO COMPLIMENT KITCHEN. TILED BETWEEN UNITS. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FRIDGE FREEZER (INCLUDED). TILED FLOOR. WOODEN REAR EXTERNAL DOOR WITH GLAZED PANEL. DOOR TO INTEGRAL GARAGE.



GARAGE:
 DOOR FROM UTILITY ROOM. ROLLER DOOR TO FRONT. ELECTRIC LIGHT & POWER POINT.

FIRST FLOOR:

STAIRS & LANDING:
 CARPET TO FLOOR.





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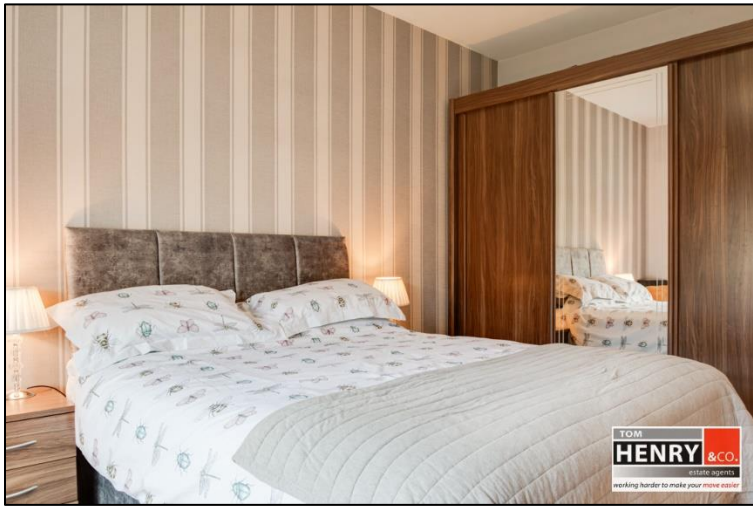
HOTPRESS:
WALK-IN. SHELVED.

ATTIC:
ACCESSED VIA PULL-DOWN LADDER. ELECTRIC LIGHT. FLOORED IN MIDDLE FOR STORAGE.

MASTER BEDROOM:
TO FRONT. WOODEN FLOOR.



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ENSUITE:
TILED ELECTRIC SHOWER. WASH HAND BASIN. TOILET. PART TILED WALLS. TILED FLOOR. FEATURE PORT HOLE WINDOW.



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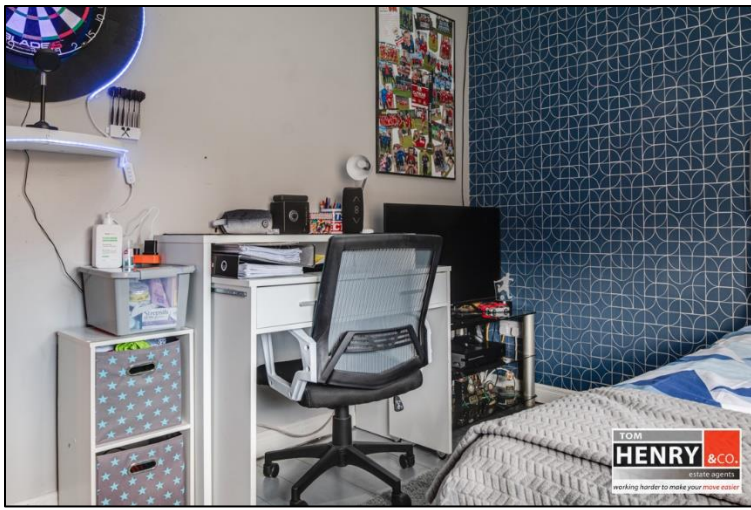


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BEDROOM 2:
TO FRONT. WOODEN FLOOR.



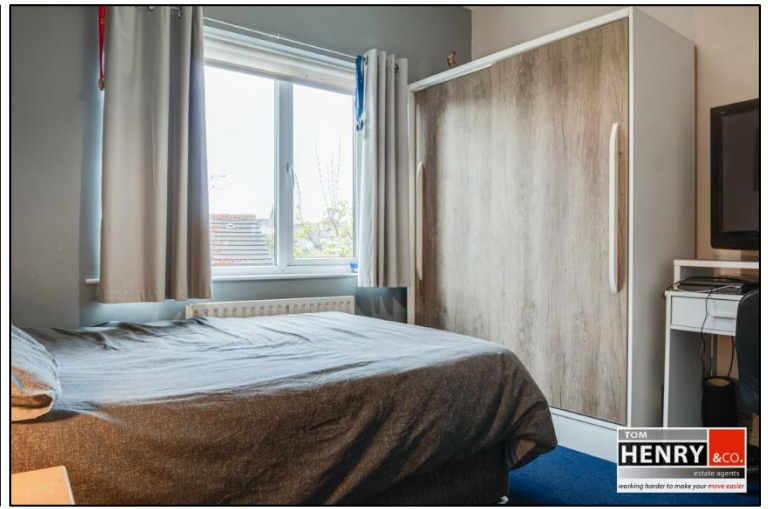
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BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BEDROOM 4:
TO REAR. CARPET TO FLOOR.



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BATHROOM:

TOILET. WASH HAND BASIN. TILED ELECTRIC SHOWER. BATH WITH HANDHELD SHOWER & MIXER TAP FITTING. PART TILED WALLS. WOODEN FLOOR. X-FAN.



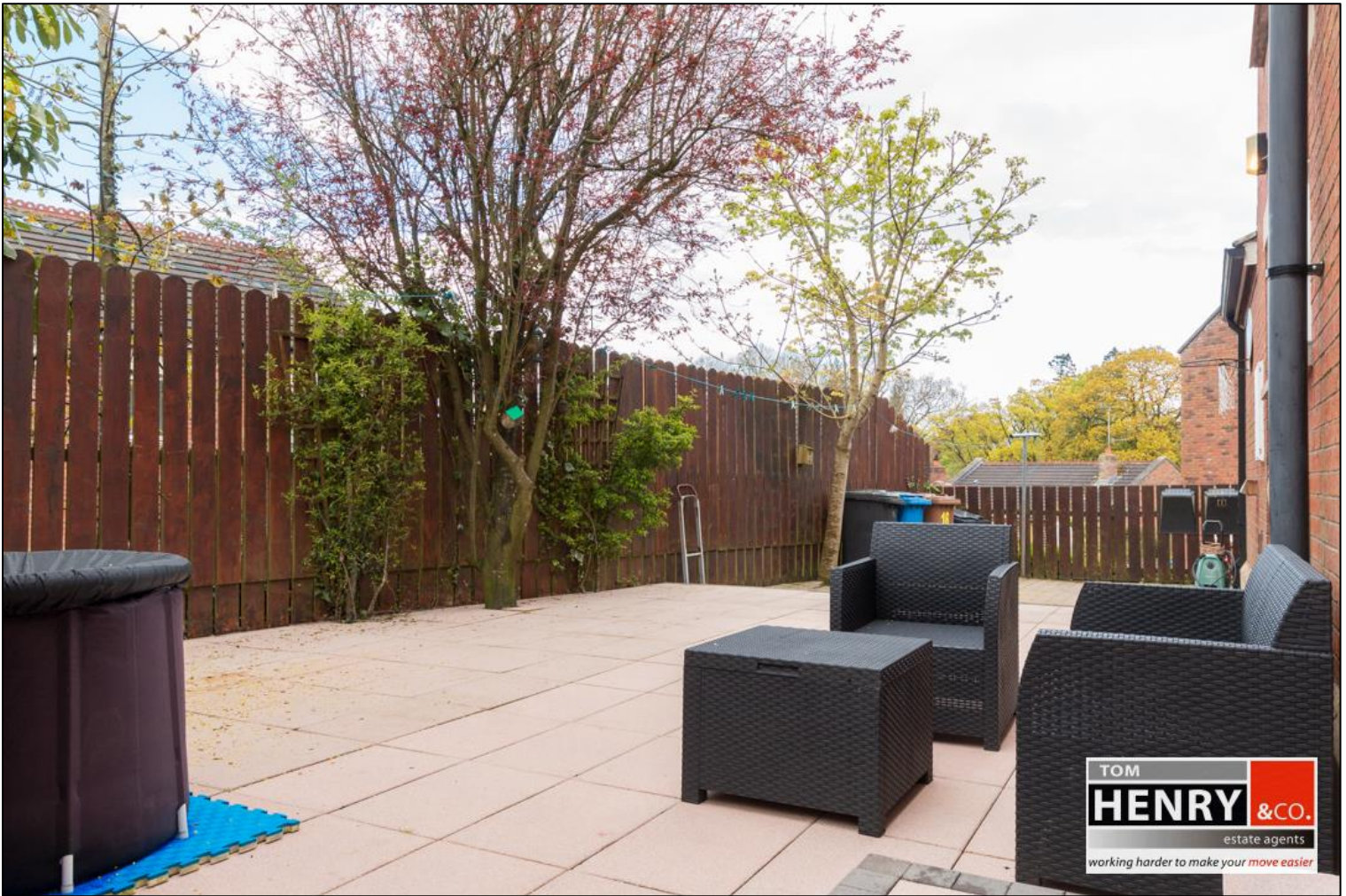
OUTSIDE:

TARMAC DRIVEWAY & PARKING FOR NUMBER OF VEHICLES TO GARAGE. GARDEN TO FRONT LAID TO LAWN WITH MATURING SHRUBS / TREES.

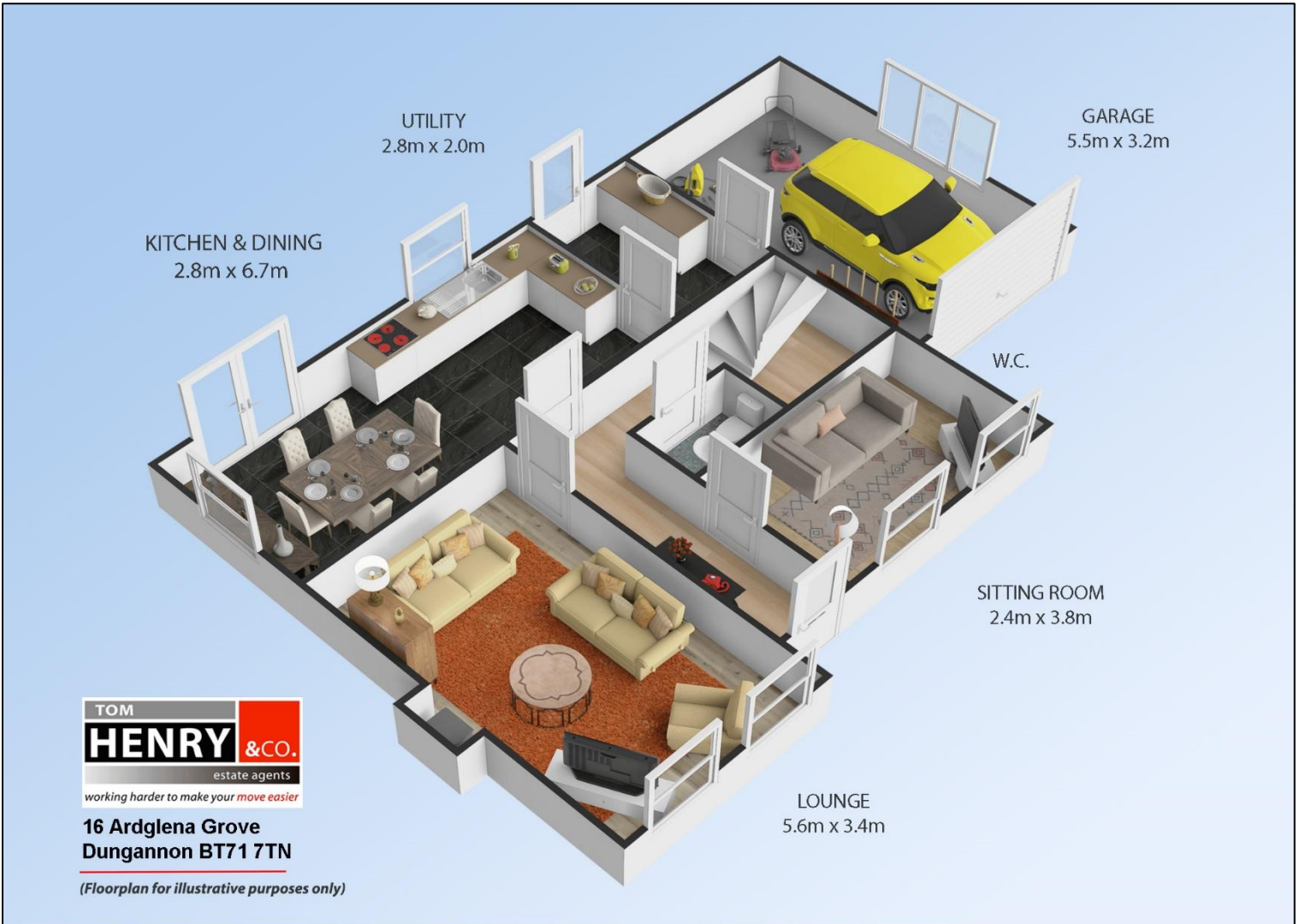
INTEGRAL GARAGE: ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

GENEROUS PAVED AREA TO SIDE. ENCLOSED GARDEN TO REAR, PAVED. GARDEN SHED. OUTSIDE WATER TAP.





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(Floorplan for illustrative 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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.