

“AZEEM”

50 KILLYMAN ROAD

DUNGANNON

CO. TYRONE

BT71 6DE

A TRULY “ACE” PROPERTY THAT YOU ARE SURE TO “LOVE”



SUPERIOR DETACHED RESIDENCE – ENVIABLE GARDENS – TENNIS COURT – CIRCA. 1.6 ACRES

GUIDE PRICE: £449,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

“AZEEM” 50 KILLYMAN ROAD, DUNGANNON, CO. TYRONE, BT71 6DE

SITUATED ON WHAT IS ARGUABLY ONE OF THE BEST SITES IN DUNGANNON, FRONTING THE HIGHLY SOUGHT-AFTER AND MOST CONVENIENT “KILLYMAN ROAD”, THIS SUPERIOR TOWN RESIDENCE WAS DESIGNED AND CONSTRUCTED TO THE EXACTING STANDARDS OF A LOCAL PROFESSIONAL FAMILY CIRCA. 40 YEARS AGO AND BOASTS 5 BEDROOMS, MASTER ENSUITE, 3 RECEPTION ROOMS AND PRESENTS A TRULY **“ONCE IN A LIFETIME”** OPPORTUNITY.

ENJOYING A GENEROUS, EXCEPTIONALLY PRIVATE SITE, EXTENDING TO C. 1.6 ACRES OF METICULOUSLY LANDSCAPED GROUNDS WITH AN ABUNDANCE OF FEATURE SHRUB BEDS, INTERESTING GARDEN WALKS, SEATING / REFLECTION AREAS, PLUS A TENNIS COURT FOR THOSE WITH A MORE ENERGETIC SPIRIT / PHYSIQUE, THE SALE OF “AZEEM” OFFERS FANTASTIC POTENTIAL FOR THE FORTUNATE PURCHASER TO ACQUIRE A SPACIOUS & VERSATILE HOME IN A HIGHLY DESIRABLE LOCATION ON WHICH TO PUT THEIR “OWN STAMP”.

THE PROPERTY IS CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF PROVINCE-WIDE RENOWNED SCHOOLS & ALL DUNGANNON TOWN CENTRE AMENITIES, YET AFFORDS A SUPRISING AMOUNT OF PRIVACY & TRANQUILITY... ***AN OASIS WITHIN THE TOWN BOUNDARY.***

AN OPPORTUNITY TO CREATE ONE OF THE PROVINCES BEST HOMES OR MAY HAVE REDEVELOPMENT POTENTIAL S.T.P.P.

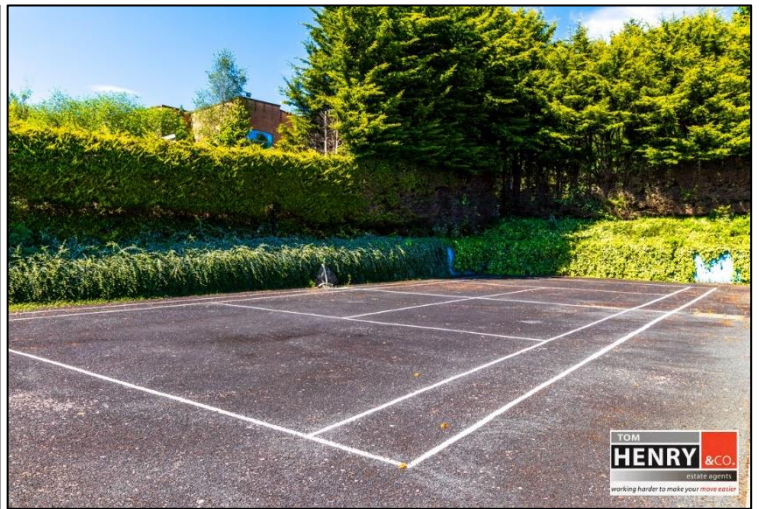


PROPERTY FEATURES:

- ONE OF DUNGANNONS MOST REMARKABLE RESIDENCES.
- SUPERB LOCATION WITHIN EASY WALKING DISTANCE OF RENOWNED SCHOOLS & ALL DUNGANNON TOWN CENTRE AMENITIES.
- MINUTES BY CAR FROM THE M1 INTERSECTION FOR COMMUTING THROUGHOUT THE PROVINCE.
- A TRULY ENVIABLE SITE OF C. 1.6 ACRES.
- THE CONVENIENCE OF TOWN LIVING WITH PRIVACY & TRANQUILITY.
- 5 BEDROOMS, MASTER ENSUITE.
- 3 RECEPTION ROOMS; LOUNGE, FORMAL DINING & LIVING ROOM.
- KITCHEN WITH AMPLE SPACE FOR CASUAL FAMILY DINING.
- SEPARATE UTILITY AREA.
- GROUND FLOOR SHOWER ROOM.
- UNIQUE CURVED STAIRCASE WITH FEATURE WINDOW TO MINSTRELS' GALLERY.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- PANELLED INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- ALUMINIUM DOUBLE GLAZED WINDOWS.
- ALARM SYSTEM.
- WIRED FOR SURROUND SOUND & C.C.T.V.
- WALLED FRONTAGE TO KILLYMAN ROAD AFFORDING EXCEPTIONAL PRIVACY.

PROPERTY FEATURES CONTINUED:

- PILLARED ENTRANCE TO SWEEPING TARMAC DRIVEWAY.
- AWARD WINNING MATURE GARDENS SURROUND THE PROPERTY.
- FULL-SIZE, ALL WEATHER TENNIS COURT.
- ABUNDANCE OF SHRUBBERY & PLANTING; CONIFERS TO RASPBERRIES, BLACKBERRIES, MONKEY PUZZLE, WEEPING WILLOWS, PALM TREES; TO NAME BUT A FEW.
- MULTIPLE WATER FEATURES.
- DETACHED DOUBLE GARAGE BLOCK WITH CONSULTING ROOM & EXTERNAL W.C.
- A SUPERB OPPORTUNITY TO CREATE ONE OF THE PROVINCES BEST HOMES.
- MAY HAVE RE-DEVELOPMENT POTENTIAL S.T.P.P.



ACCOMMODATION IN BRIEF...

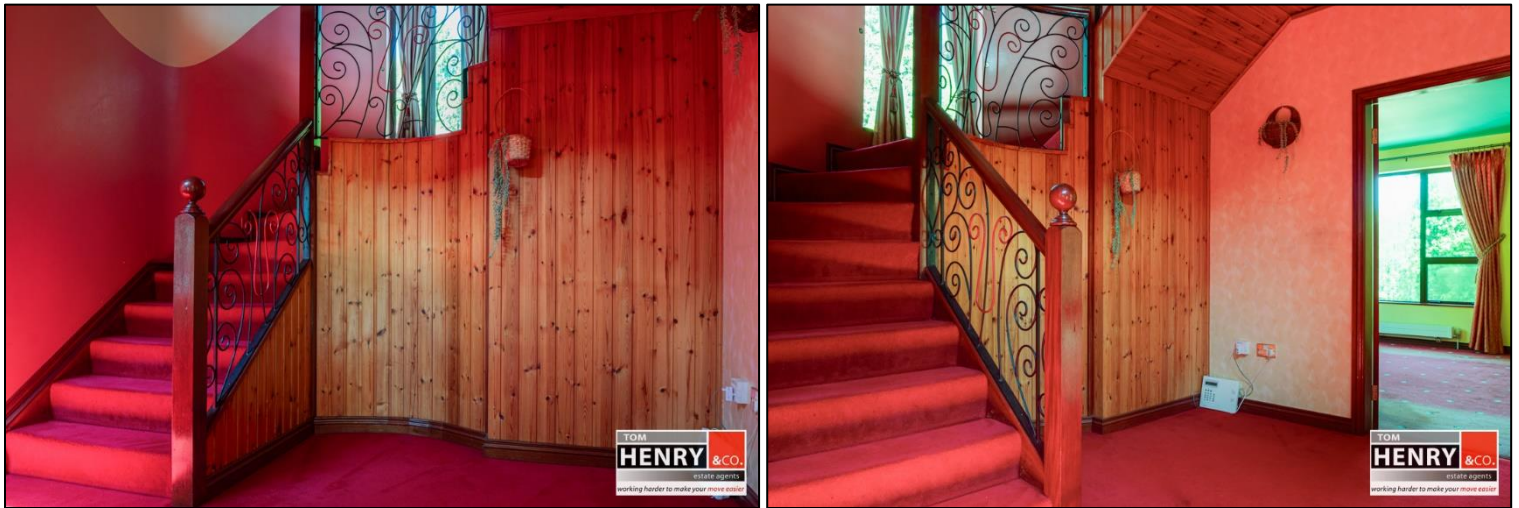
VESTIBULE:

WOODEN EXTERNAL DOOR WITH FEATURE GLAZED PANEL. TIMBER CEILING. CARPET TO FLOOR.



RECEPTION HALL:

GLAZED DOUBLE ENTRANCE DOORS WITH ETCHINGS & GLAZED SIDE PANELS. CARPET TO FLOOR. MINTRELS' GALLERY. TIMBER CEILING. STAIRS TO FIRST FLOOR WITH CARPET.



LOUNGE:
DUAL ASPECT. BAY WINDOW WITH WINDOW SEAT. SUPERB VIEWS OVER GARDEN. FIREPLACE WITH RAISED HEARTH. CORNICING & CENTRE
PIECE TO CEILING. CARPET TO FLOOR.



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier

SITTING ROOM:
BAY WINDOW TO FRONT. DUAL ASPECT WITH VIEWS TO FRONT AND SIDE GARDENS. OPEN FIREPLACE. CORNICICE & CEILING ROSE TO CEILING.
WALL AND CENTRE LIGHT POINTS. CARPET TO FLOOR.



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



FORMAL DINING ROOM:
 DOUBLE DOORS FROM RECEPTION HALL. DUAL ASPECT WITH VIEWS TO SIDE & REAR GARDEN. CARPET TO FLOOR.



KITCHEN / FAMILY DINING:
 FITTED HIGH & LOW LEVEL UNITS WITH GRANITE WORK TOP & SPLASH BACK. S.S. SINK WITH DOWN LIGHTING OVER. GAS 5 RING HOB WITH S.S. CANOPY HOUSING X-FAN OVER. INTEGRATED MICROWAVE. INTEGRATED OVEN. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. INTEGRATED DISHWASHER. BROOM CUPBOARD. TILED FLOOR. SLIDING PATIO DOOR TO SIDE PATIO.





TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



UTILITY AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK. PLUMBED FOR A.W.M. TILED SPLASH BACK. TILED FLOOR.

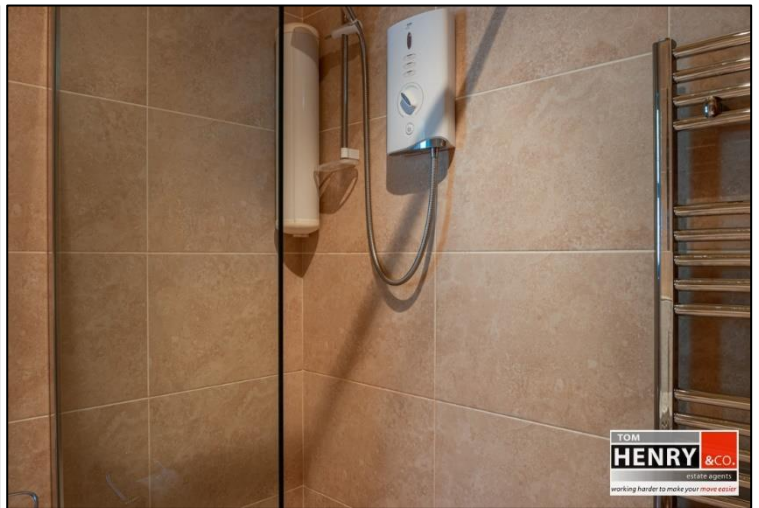


REAR LOBBY:

CLOAK / SHOE CUPBOARD WITH SHELVED & HANGING SPACE. TILED FLOOR. WOODEN EXTERNAL DOOR TO PAVED PATIO AREA.

SHOWER ROOM:

ACCESSED VIA FEATURE ARCHWAY FROM RECEPTION HALL. SINK IN VANITY UNIT WITH RECESSED MIRROR OVER. TOILET. "WET ROOM" TYPE ELECTRIC SHOWER. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. FEATURE STAINED GLASS WINDOW.



FIRST FLOOR:

STAIRS & LANDING:

FEATURE CURVED STAIRCASE WITH CURVED WINDOW. MINSTRELS' GALLERY. TIMBER CEILING. CARPET TO FLOOR. ACCESS TO EAVES STORAGE. FEATURE WINDOW AND VERANDA WITH VIEWS OVER FRONT DRIVE WAY & GARDENS.

HOTPRESS:

DOUBLE DOORS.



MASTER BEDROOM:

DUAL ASPECT TO SIDE & REAR. CARPET TO FLOOR. WALL LENGTH FITTED STORAGE UNIT WITH MIRRORED DOORS, SHELVES, DRAWERS & HANGING SPACE.





TOM
HENRY & CO.
estate agents
working harder to make your move easier

ENSUITE:
SINK IN VANITY UNIT WITH MIRRORED CABINET OVER. TOILET. TILED SHOWER. TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier

BEDROOM 2:
TO FRONT. FEATURE WINDOW (CAN OPEN TO DECKED VERANDA). CARPET TO FLOOR. BUILT-IN CUPBOARD. EAVES STORAGE.



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier

BEDROOM 3:

TO FRONT. CARPET TO FLOOR. FULL LENGTH STORAGE WITH SLIDING, PART MIRRORED DOORS. EAVES STORAGE.



BEDROOM 4:

TO SIDE. CARPET TO FLOOR. ACCESS TO ROOF SPACE VIA PULL DOWN LADDER.



BEDROOM 5:

TO REAR. CARPET TO FLOOR. FITTED STORAGE WITH MIRRORED SLIDING DOORS (SHELVES, DRAWERS & HANGING SPACE INSIDE). VELUX WINDOW WITH REMOTE BLINDS.



FAMILY BATHROOM:

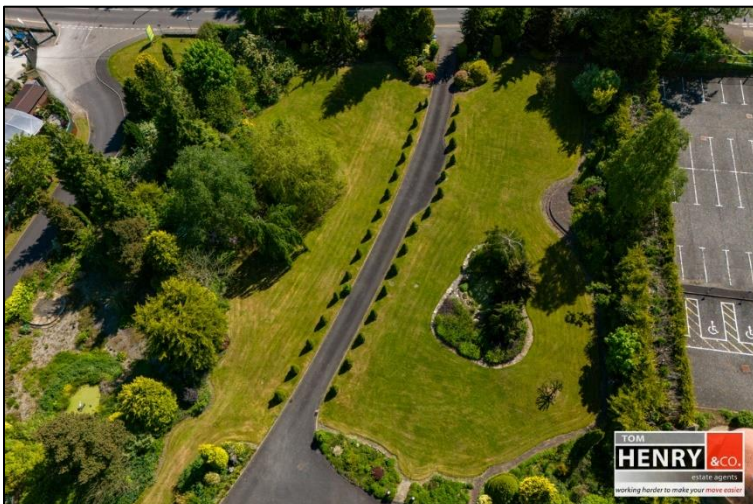
“SUN-KING” COLOURED SUITE. CORNER BATH WITH MIXER TAP & HANDHELD FITTING. TOILET. BIDET. SINK. STORAGE & VANITY UNIT. TILED WALLS. TILED FLOOR. X-FAN.





ROOF SPACE:
ACCESSED VIA PULL DOWN LADDER IN BEDROOM 4. PART BOARDED FOR STORAGE WITH ELECTRIC LIGHT.

OUTSIDE:



WALLED FRONTAGE TO KILLYMAN ROAD. PILLARED ENTRANCE TO SWEEPING TARMAC DRIVEWAY BOUNDED BY MATURE CONIFERS & GENEROUS LAWNED AREAS WITH AN ABUNDANCE OF MATURE / MATURING SHRUBBERY. EXTERIOR LIGHTING (CONTROLLED FROM INSIDE HOUSE).

WATER FEATURE WITH FOUNTAIN & WATERFALL IN CENTRE SURROUNDED BY INTERESTING PLANTING. EXTENSIVE LAWNED AREAS TO EACH SIDE OF FRONT DRIVEWAY.

FULL SIZE ALL WEATHER TENNIS COURT.

COMPOST AREA WITH POTTING SHED.

GENEROUS TARMAC PARKING AREA TO REAR TO DOUBLE GARAGE BLOCK / HOME OFFICE / CONSULTING ROOM.

GARAGE BLOCK:

DOUBLE GARAGE WITH REMOTE UP & OVER DOORS. ELECTRIC LIGHTS & POWER POINTS. FOLD DOWN LADDER TO LOFT SPACE STORAGE (PART FLOORED WITH ELECTRIC LIGHT).

BOILER HOUSE / BOOT ROOM:

INTEGRAL TO GARAGE BLOCK. ELECTRIC LIGHT.

TOILET:

TOILET. WASH HAND BASIN.

HOME OFFICE / CONSULTING ROOM:

CARPET TO FLOOR. SINK. ELECTRIC LIGHT. POWER POINT.

LANDSCAPED GARDENS WITH STEPPED RAILWAY SLEEPERS & SHRUBBERY.

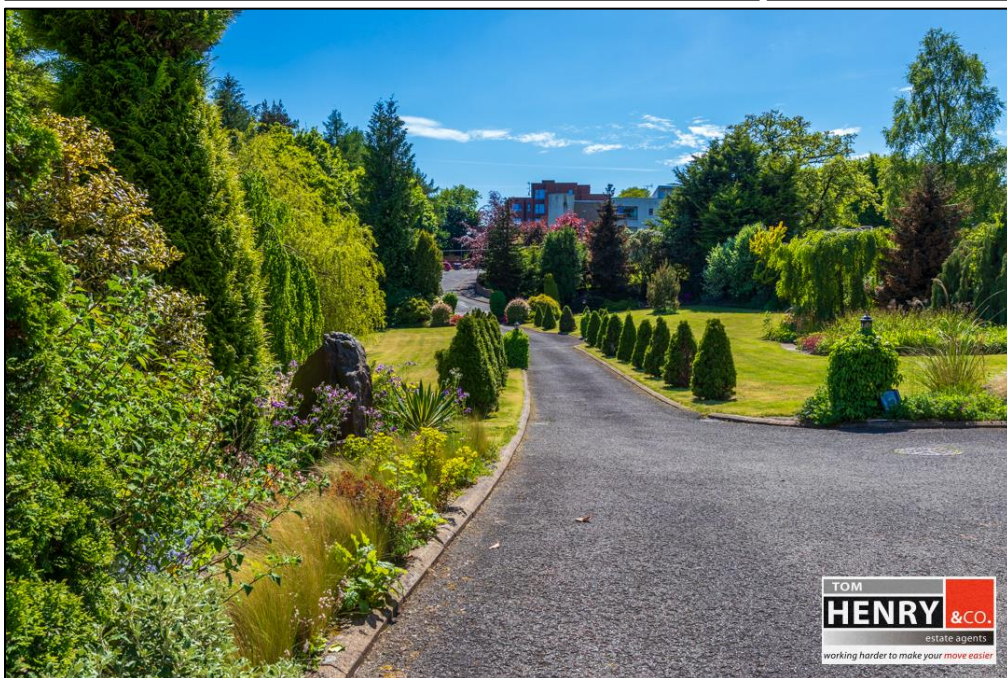
WATER FEATURE. GRAVELLED AREA. FEATURE RAISED STONE PATIO AREA.

INTERESTING GARDEN WALKS WITH PEBBLE & STONE WALKWAYS WITH BEDS & MATURE SHRUBS.

TOTAL: CIRCA. 1. 6 ACRES









TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	44 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?

TOM
HENRY & CO.
estate agents est. 1979

Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992



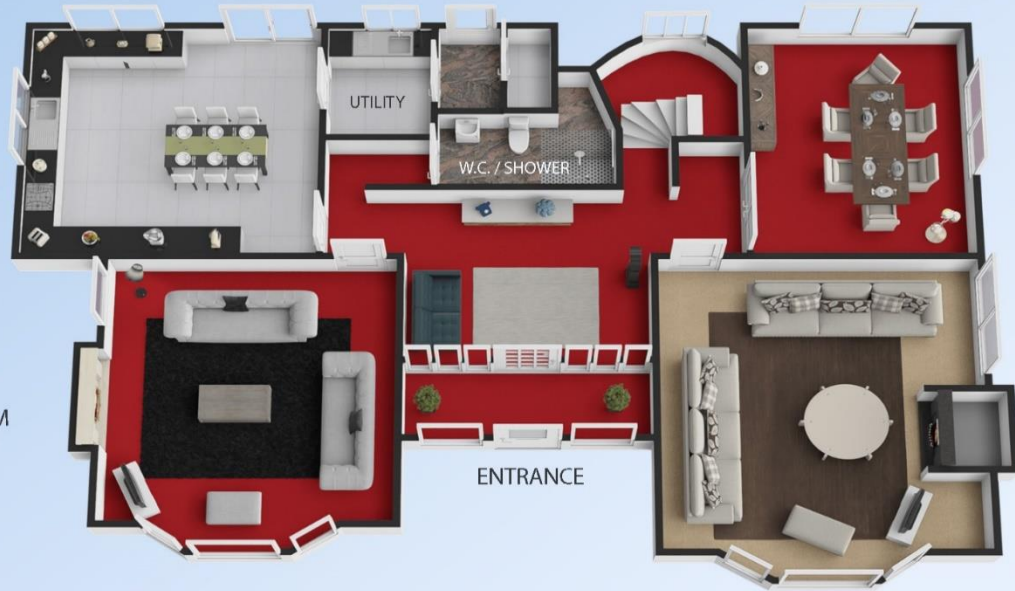
50 Killyman Road
Dungannon BT71 6DE

(Floorplan for illustrative purposes only)



DOUBLE GARAGE
6.2m x 7.1m

OFFICE
2.8m x 4.1m



KITCHEN
5.0m x 5.6m

UTILITY

W.C. / SHOWER

DINING ROOM
5.1m x 4.3m

SITTING ROOM
6.0m x 5.4m

ENTRANCE

LOUNGE
6.6m x 6.0m



BEDROOM 1
5.5m x 4.3m

EN SUITE

BATHROOM

BEDROOM 5
3.7m x 3.6m

BEDROOM 4
3.5m x 4.2m

BEDROOM 2
4.8m x 4.3m

BEDROOM 3
3.1m x 4.0m



50 Killyman Road
Dungannon BT71 6DE

(Floorplan for illustrative purposes only)

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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.