

**213 COALISLAND ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6EP**

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

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**A DETACHED BUNGALOW ON A PRIME SITE IN THIS SOUGHT AFTER LOCATION**

THIS DETACHED 2 BEDROOM, 2 RECEPTION ROOM, 2 BATHROOM BUNGALOW OFFERS THE DISCERNING PURCHASER A SUPERB OPPORTUNITY TO ACQUIRE A WELL-PRESENTED HOME, SITUATED ON A PRIME, SPACIOUS SITE (CIRCA. 0.45 ACRES) ON THE MAIN DUNGANNON TO COALISLAND ROAD, IDEALLY LOCATED ONLY MINUTES TO BOTH TOWNS, NEWMILLS, KILLYMAN AND THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

OFFERING LIFE ON ONE LEVEL, WITH FURTHER POTENTIAL (SUBJECT TO REQUIRED CONSENTS) TO UTILIZE THE FIRST FLOOR, THIS READY TO OCCUPY PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS; FROM FIRST TIME BUYERS TO THOSE WHO REQUIRE SLEEPING AND WASHING FACILITIES ON THE ONE LEVEL.

**“A BUNGALOW IN THE RIGHT LOCATION... VIEW EARLY TO AVOID DISAPPOINTMENT”**



**OFFERS OVER: £229,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

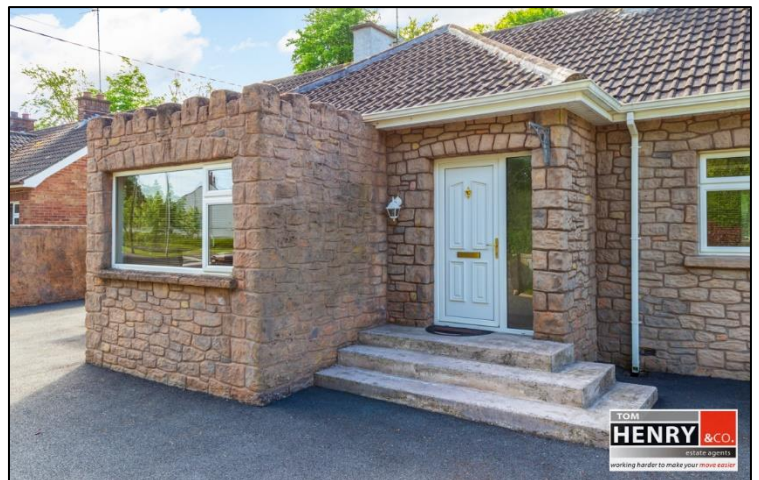
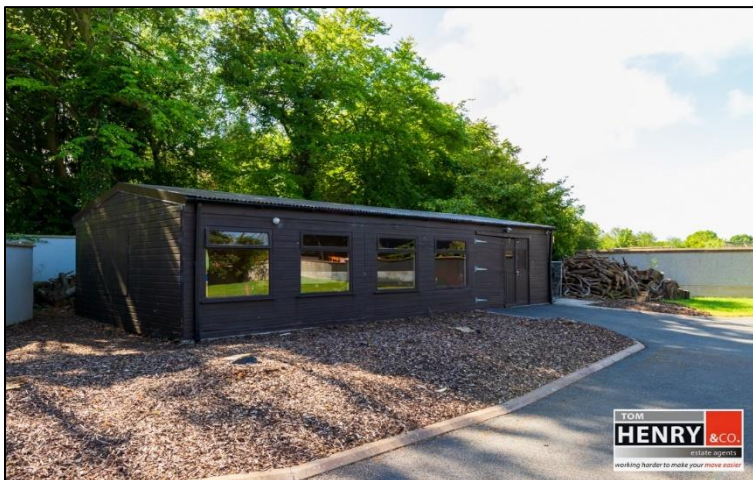
**www.tomhenryandco.com**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- A SPACIOUS DETACHED BUNGALOW WITH FURTHER POTENTIAL.
- GENEROUS SITE IN A PRIME LOCATION.
- SITE APPROX. 0.45 ACRES.
- ONLY MINUTES BY CAR TO DUNGANNON, COALISLAND, NEWMILLS, ETC.
- WITHIN WALKING DISTANCE OF RENOWNED EDENDORK PRIMARY SCHOOL.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 2 DOUBLE BEDROOMS, MASTER ENSUITE.
- 2 RECEPTION ROOMS.
- SPACIOUS LIVING ROOM WITH WOOD BURNING STOVE.
- CONSERVATORY WITH FRENCH DOORS TO PATIO AREA.
- GENEROUS KITCHEN WITH SPACE FOR DINING.
- BATHROOM WITH FREE-STANDING BATH.
- TASTEFULLY DECORATED & PRESENTED THROUGHOUT.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- FIRST FLOOR WITH POTENTIAL FOR UTILISATION (SUBJECT TO REQUIRED CONSENTS).
- CURRENTLY USED FOR STORAGE.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- SIGNIFICANT TARMAC PARKING TO FRONT & REAR.
- POTENTIAL FOR SEPARATE ACCESS TO REAR IF REQUIRED (SUBJECT TO NECESSARY CONSENTS).
- GARDENS LAID TO LAWNS.
- USEFUL LARGE SHED / STORE TO REAR WITH ELECTRIC.
- SURE TO APPEAL TO A DIVERSE RANGE OF POTENTIAL PURCHASERS.
- BUNGALOWS IN THIS LOCALITY RARELY COME TO THE MARKET – VIEW EARLY!

FOR I.D. PURPOSES ONLY



**ACCOMMODATION IN BRIEF...**

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANEL. PRE-FINISHED FLOOR TO DOOR WAY. COVING & CEILING ROSE TO CEILING. CARPET TO FLOOR TO HALL.



LIVING ROOM:  
GLAZED DOOR FROM ENTRANCE HALL. WOOD BURNING STOVE ON TILED HEARTH WITH WOODEN MANTLE & SURROUND. COVING & CENTRE PIECE TO CEILING. WOODEN FLOOR.





KITCHEN / FAMILY DINING:  
FITTED HIGH & LOW LEVEL UNITS. DISPLAY SHELVING. LEADED GLAZED UNITS. "SMEG" INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. PLUMBED FOR A.W.M. TILED BETWEEN UNITS. COVING TO CEILING. FEATURE CORNER WINDOW TO DINING AREA. TILED FLOOR. DOUBLE DOORS TO CONSERVATORY WITH GLAZED FAN LIGHT. P.V.C. EXTERNAL DOOR TO REAR GARDEN.





CONSERVATORY:  
GLAZED PANELS. FRENCH DOORS TO PAVED PATIO AREA. TILED FLOOR.



MASTER BEDROOM:  
TO REAR. COVING & CENTRE PIECE TO CEILING. PRE-FINISHED FLOOR.



ENSUITE:  
TOILET. WASH HAND BASIN WITH SPLASH BACK. TILED SHOWER. HEATED TOWEL RAIL. FITTED DRESSING TABLE UNIT WITH MIRROR & PLUG SOCKET TO SIDE. TILED FLOOR. X-FAN.



BEDROOM 2:  
TO FRONT. COVING & CENTRE PIECE TO CEILING. PRE-FINISHED FLOOR.



**BATHROOM:**

FREE-STANDING BATH. WASH HAND BASIN. TILED DOUBLE SHOWER. TOILET. TILED WALLS WITH RECESSED MIRROR. TILED FLOOR. X-FAN.



**HOTPRESS:**

SHELVED.

**FIRST FLOOR:**

CURRENTLY USED FOR STORAGE. MAY HAVE POTENTIAL FOR USE AS FURTHER ACCOMMODATION SUBJECT TO REQUIRED CONSENTS.

**LANDING:**

CARPET TO FLOOR. VELUX WINDOW.

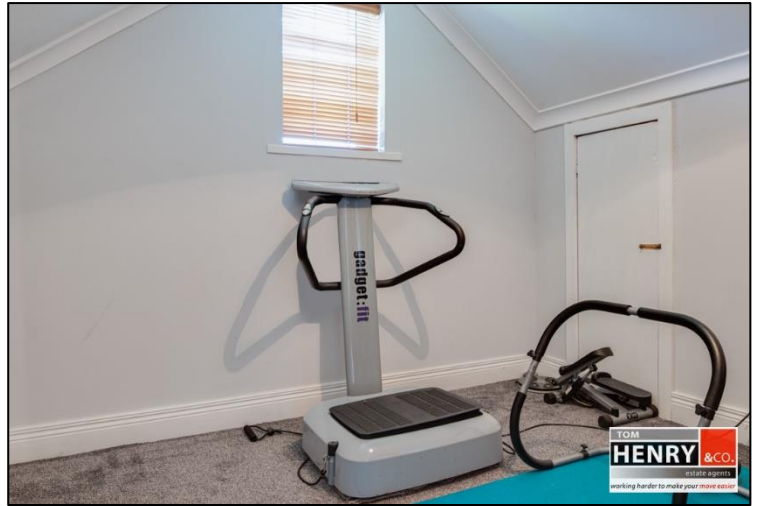
**ROOM 1:**

CARPET TO FLOOR. VELUX WINDOW.

**ROOM 2:**

CARPET TO FLOOR. ACCESS TO EAVES STORAGE. GABLE WINDOW.





**OUTSIDE:**

PILLARED & GATED ENTRANCE. TARMAC DRIVEWAY & PARKING TO FRONT, SIDE AND REAR.

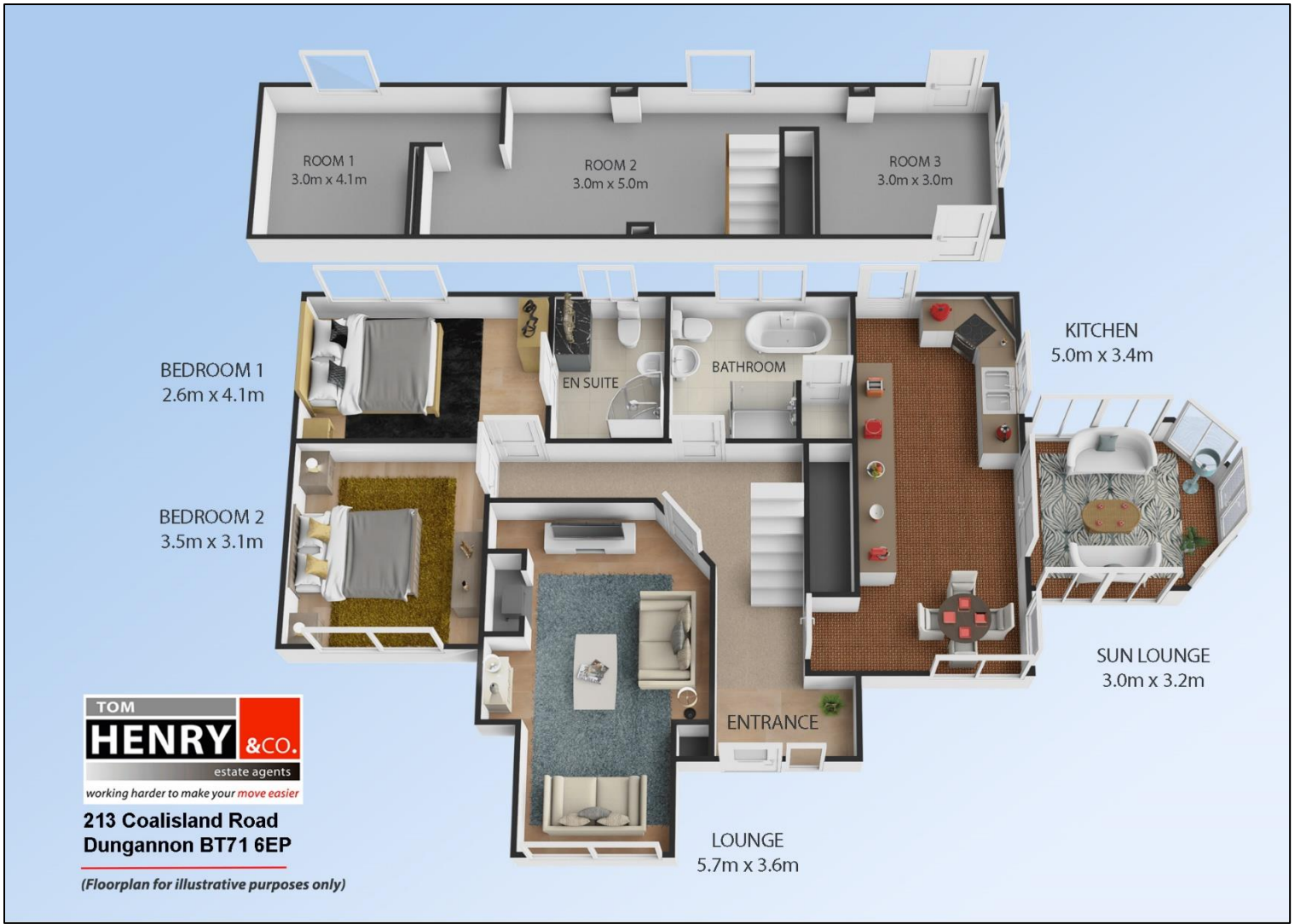


GENEROUS LAWNED AREA TO SIDE. PAVED PATIO AREA. WATER TAP. BARKED BEDS TO REAR.

OIL BURNER HOUSE.

GARDEN SHED / UTILITY STORE:  
DOUBLE DOORS. CONCRETE FLOOR. ELECTRIC LIGHT & POWER POINTS.





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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
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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.**