

**144 OLD CAULFIELD ROAD
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3NQ**



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

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“A GREAT FAMILY HOME” – VERSATILE DETACHED ACCOMMODATION IN A GREAT LOCATION

LOCATED ON THE OUTSKIRTS OF EVER-POPULAR & PICTURESQUE CASTLECAULFIELD, THIS DETACHED CHALET BUNGALOW BOASTS UP TO 5 BEDROOMS, 2 RECEPTION ROOMS & 2 BATHROOMS, AND IS SITUATED ON A SPACIOUS SITE WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES, INCLUDING PRIMARY SCHOOLS, PUBLIC HOUSE, RENOWNED BUTCHERS, ETC. AND IS ONLY MINUTES BY CAR TO DUNGANNON TOWN, DONAGHMORE VILLAGE & THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD.

PRESENTED FOR SALE IN “MOVE-IN” ORDER THROUGHOUT THIS PROPERTY IS SURE TO APPEAL TO THE MODERN FAMILY SEEKING A HOME IN A MOST DESIRABLE LOCATION OR TO THOSE REQUIRING SLEEPING / WASHING FACILITIES ON ONE LEVEL, IN A QUIET, YET CONVENIENT SITUATION.

“MUST BE VIEWED TO BE FULLY APPRECIATED”



OFFERS OVER: £239,950

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	63 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

- A WELL-PRESENTED, “MOVE-IN READY” DETACHED CHALET BUNGALOW.
- OFFERING DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION.
- SOUGHT-AFTER, QUIET, OUTER VILLAGE LOCATION.
- WITHIN WALKING DISTANCE OF SHOPS, PUBLIC HOUSE, SCHOOLS, ETC.
- CONVENIENT BY CAR TO DUNGANNON, DONAGHMORE & THE A4 BYPASS.
- UP TO 5 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS.
- 2 RECEPTION ROOMS.
- KITCHEN PART OPEN TO FAMILY DINING AREA.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY AREA.
- HANDY POWDER ROOM / CLOAK W.C.
- GROUND FLOOR BATHROOM WITH 4 PIECE WHITE SUITE.
- FIRST FLOOR SHOWER ROOM.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- MAJORITY P.V.C. DOUBLE GLAZED WINDOWS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- PANELLED INTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- PRESSURISED WATER SYSTEM.
- GARDENS TO FRONT & REAR.
- GENEROUS PARKING TO FRONT, SIDE & REAR.
- PERFECT AS A FAMILY HOME OR FOR THOSE REQUIRING SLEEPING / WASHING FACILITIES ON ONE LEVEL.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:
COVERED PORCH. TILED STEP. OUTSIDE LIGHT. SPACE FOR SEATING.

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANEL & SIDE PANELS. WOODEN FLOOR. COVING TO CEILING.

CLOAK CUPBOARD:
WITH SHELVED & HANGING SPACE.



SITTING ROOM:
DUAL ASPECT WITH VIEWS TO FRONT GARDEN & CASTLECAULFIELD VILLAGE. FEATURE ELECTRIC FIRE WITH ILLUMINATED DISPLAY SHELVING & T.V. RECESS. WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING.





KITCHEN / DINING AREA:

PART GLAZED, PART PANELLED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. DRESSER TYPE UNIT WITH ILLUMINATED DISPLAY CABINETS & DISPLAY SHELVING. WINE RACKING. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. X-FAN OVER INTEGRATED HOB & UNDER OVEN. SPACE FOR FRIDGE FREEZER (INCLUDED). SPACE FOR DISHWASHER (INCLUDED). TILED BETWEEN UNITS. DOWN LIGHTING TO CEILING. PART OPEN TO FAMILY DINING / CASUAL SEATING AREA. TILED FLOOR. P.V.C. EXTERNAL DOOR. STEP DOWN TO FAMILY ROOM / FORMER GARAGE / HOME GYM.





FAMILY ROOM / FORMER GARAGE / HOME GYM:

GLAZED FRENCH DOORS WITH GLAZED SIDE PANELS OUT TO ENCLOSED HARDCORE AREA (IDEAL FOR CHILDRENS PLAY AREA). WOODEN CEILING. ACCESS TO REAR LOBBY / UTILITY AREA.



REAR LOBBY / UTILITY AREA:

FITTED HIGH LEVEL UNITS. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. P.V.C. EXTERNAL DOOR. LINO TO FLOOR.

POWDER ROOM:

TOILET. WASH HAND BASIN. LINO TO FLOOR.

STORE AREA:

BEDROOM 3:

TO FRONT. CARPET TO FLOOR.





BEDROOM 4:
TO REAR. PRE-FINISHED FLOOR. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE.



BEDROOM 5:
TO REAR. CURRENTLY USED AS A DRESSING ROOM. WOULD BE IDEAL AS A HOME OFFICE. PRE-FINISHED FLOOR.

BATHROOM:
WHITE SUITE. SINK IN VANITY UNIT WITH ILLUMINATED MIRROR OVER. FREE-STANDING BATH WITH MIXER TAP & HAND HELD SHOWER FITTINGS. TOILET. SHOWER WITH RAINWATER & HANDHELD SHOWER FITTINGS. COVING TO CEILING. HEATED TOWEL RAIL. TILED WALLS & FLOOR. X-FAN.



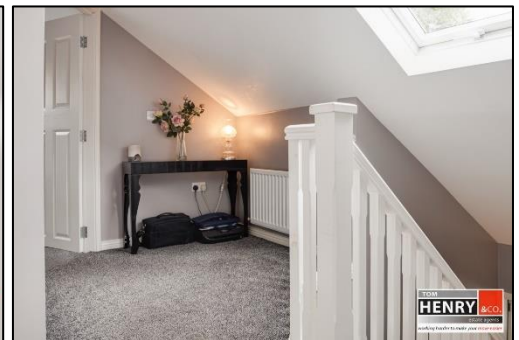
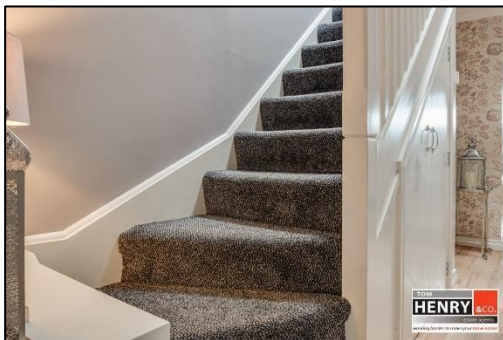


UNDER STAIR STORAGE / HOTPRESS:

FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR. SEMI MINSTRELS' GALLERY. FEATURE VELUX WINDOW AFFORDING NATURAL LIGHT & VIEWS OF COUNTRYSIDE.



BEDROOM 1:

CARPET TO FLOOR. EAVES STORAGE. VELUX & GABLE WINDOW.





BEDROOM 2:
CARPET TO FLOOR. VELUX & GABLE WINDOW WITH VIEWS TO VILLAGE & CASTLE.





SHOWER ROOM:

SHOWER. TOILET. SINK IN VANITY UNIT. P.V.C. TO WALLS. LINO TO FLOOR. VELUX WINDOW. X-FAN.



OUTSIDE:

GENEROUS TARMAC PARKING TO FRONT FOR MULTIPLE CARS. GARDENS LAID TO LAWNS & SRHUBS.

GATED ENCLOSED TARMAC AREA TO SIDE. TARMAC PATH TO REAR GARDEN. STORAGE AREA TO OTHER SIDE OF DWELLING.

GARDEN TO REAR LAID TO LAWN. CONCRETE PATIO AREA. GARDEN SHED. OUTSIDE WATER TAP. BOUNDED BY MATURE HEDGING.

FLOORPLANS FOR I.D. PURPOSES ONLY.







144 Old Caulfield Road
Castlecaulfield, BT70 3NQ

(Floorplan for illustrative purposes only)



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(Floorplan for illustrative purposes only)

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- > **Competitive sales & rental rates.**
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- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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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.