

**46 LISNAMONAGHAN ROAD
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3NH**



working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

A DECEPTIVELY SPACIOUS BUNGALOW WITH A FANTASTIC REAR GARDEN & USEFUL UTILITY BLOCK

THIS LOVELY SEMI-DETACHED BUNGALOW IS IDEALLY SET ON THE MOST TRANQUIL OF MATURE GARDENS / GENEROUS SITE ON THE OUTSKIRTS OF THE EVER-POPULAR VILLAGE OF CASTLECAULFIELD AND WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES INCLUDING PRIMARY SCHOOLS, VILLAGE CHIPPY, SHOP AND LOCAL PUB.

BENEFITTING FROM GOOD ACCESS BY CAR TO THE MAIN ROADS NETWORK & THE M1 MOTORWAY, CIRCA. 2 MILES FROM DONAGHMORE & CIRCA. 3 MILES FROM DUNGANNON TOWN, THIS DECEPTIVELY SPACIOUS 3 BEDROOM PROPERTY BOASTS ACCOMMODATION INCLUDING A FANTASTIC DETACHED UTILITY BLOCK WITH MANY POTENTIAL USES SUCH AS A HOME OFFICE / GAMES ROOM. PRESENTED FOR SALE BY ITS CURRENT OWNERS TO A GOOD STANDARD THROUGHOUT THIS PROPERTY IS SURE TO APPEAL AS A FIRST HOME & TO THOSE SEEKING TO DOWN-SIZE WITH VILLAGE CONVENIENCE ALIKE.

“AN IMMACULATE BUNGALOW THAT MAY ONLY BE FULLY APPRECIATED ON INTERNAL INSPECTION”



OFFERS AROUND: £154,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- AN IMMACULATE SEMI-DETACHED BUNGALOW.
- SITUATED ON A GENEROUS ELEVATED SITE.
- WITHIN WALKING DISTANCE OF ALL PICTURESQUE CASTLECAULFIELD AMENITIES.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO DUNGANNON, DONAGHMORE, COOKSTOWN OR FURTHER AFIELD.
- 3 BEDROOMS; 2 WITH FITTED STORAGE.
- BRIGHT & AIRY ENTRANCE HALL.
- SITTING ROOM WITH OPEN FIREPLACE WITH H.O.B.B.
- KITCHEN WITH SPACE FOR DINING.
- TIDY BATHROOM WITH 3 PIECE SUITE.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. CLADDING TO FASCIA & SOFFITS
- 6 PANEL INTERNAL DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- DETACHED UTILITY BLOCK WITH LOFT ACCESS.
- GREAT POTENTIAL FOR USE AS A HOME OFFICE / GAMES ROOM / CONSULTING ROOM.
- ENVIABLE MATURE GARDENS WITH PATIO AREA TO REAR.
- GOOD PROVISION OF OFF-STREET PARKING TO FRONT / SIDE.
- SURE TO APPEAL TO FIRST-TIME BUYERS & DOWNSIZERS ALIKE.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
PAVIA STEPS. OUTSIDE LIGHT.

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL & LEADED GLASS SIDE PANEL. PRE-FINISHED FLOOR. DOWNLIGHTING TO CEILING.

CLOAK CUPBOARD:

HOTPRESS.



SITTING ROOM:
OPEN FIREPLACE WITH H.O.B.B. CARPET TO FLOOR. VIEWS TO COUNTRYSIDE TO FRONT.



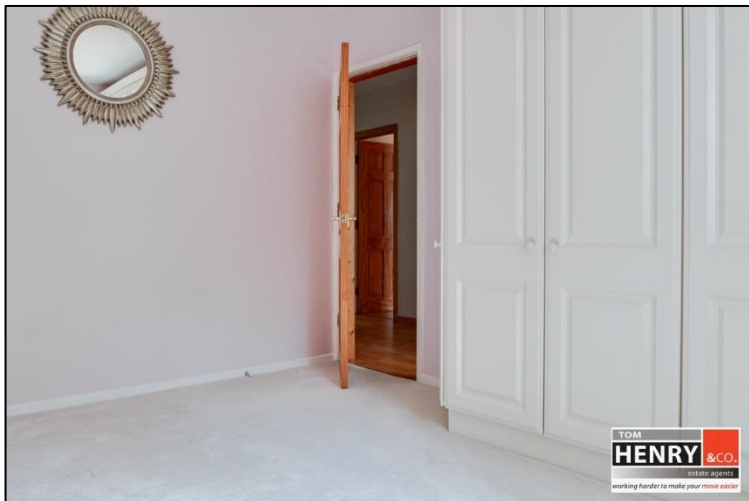
KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. DISPLAY SHELVING. SPICE DRAWERS. INTEGRATED HOB & OVEN WITH X-FAN OVER IN WOODEN CANOPY. UNDERCOUNTER FRIDGE & FREEZER (INCLUDED), PLUMBED FOR DISHWASHER. PLUMBED A.M.W. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. WOODEN FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



BEDROOM 1:

TO REAR. CARPET TO FLOOR. FITTED STORAGE TO INCLUDE; WARDROBES, DRAWERS & SHELVING.





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

BEDROOM 2:
TO SIDE. CARPET TO FLOOR. WALL LENGTH FITTED STORAGE TO INCLUDE; WARDROBES, DRAWERS & SHELVING.



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

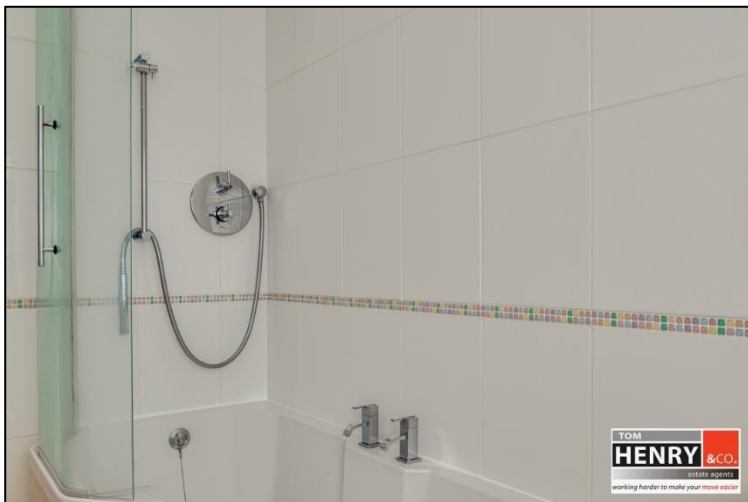


BEDROOM 3:
TO FRONT. WOODEN FLOOR.



BATHROOM:

WHITE SUITE. BATH WITH RAINWATER SHOWER HEAD OVER. TOILET. WASH HAND BASIN. TILED WALLS. TILED FLOOR. DOWNLIGHTING TO CEILING.



OUTSIDE:

LOCATED ON THE RESIDENTIAL LISNAMONAGHAN ROAD ON A HEARTSOME, SLIGHTLY ELEVATED SITE WITH GENEROUS TARMAC FORECOURT PARKING TO THE FRONT & SIDE. GRAVELLED SHRUB BEDS AFFORD SENSITIVE SCREENING & PRIVACY.

PAVIA PATIO AREA TO REAR. MATURE TRANQUIL GARDEN LAID TO LAWNS WITH CORNER PAVIA PATIO AREA. ENCLOSED BY MATURE TREES & HEDGING. CENTRAL HEATING BOILER HOUSE. OUTSIDE WATER TAP. OUTSIDE LIGHTS. GARDEN SHED.

DETACHED UTILITY BLOCK / HOME OFFICE:

P.V.C EXTERNAL DOOR WITH GLAZED PANEL. S.S. SINK & DRAINER. ELECTRIC LIGHTING. POWER POINTS. RADIATORS. LOFT ACCESSED VIA LOFT LADDER. VELUX WINDOW.

FLOORPLANS FOR I.D. PURPOSES ONLY.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	50 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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.

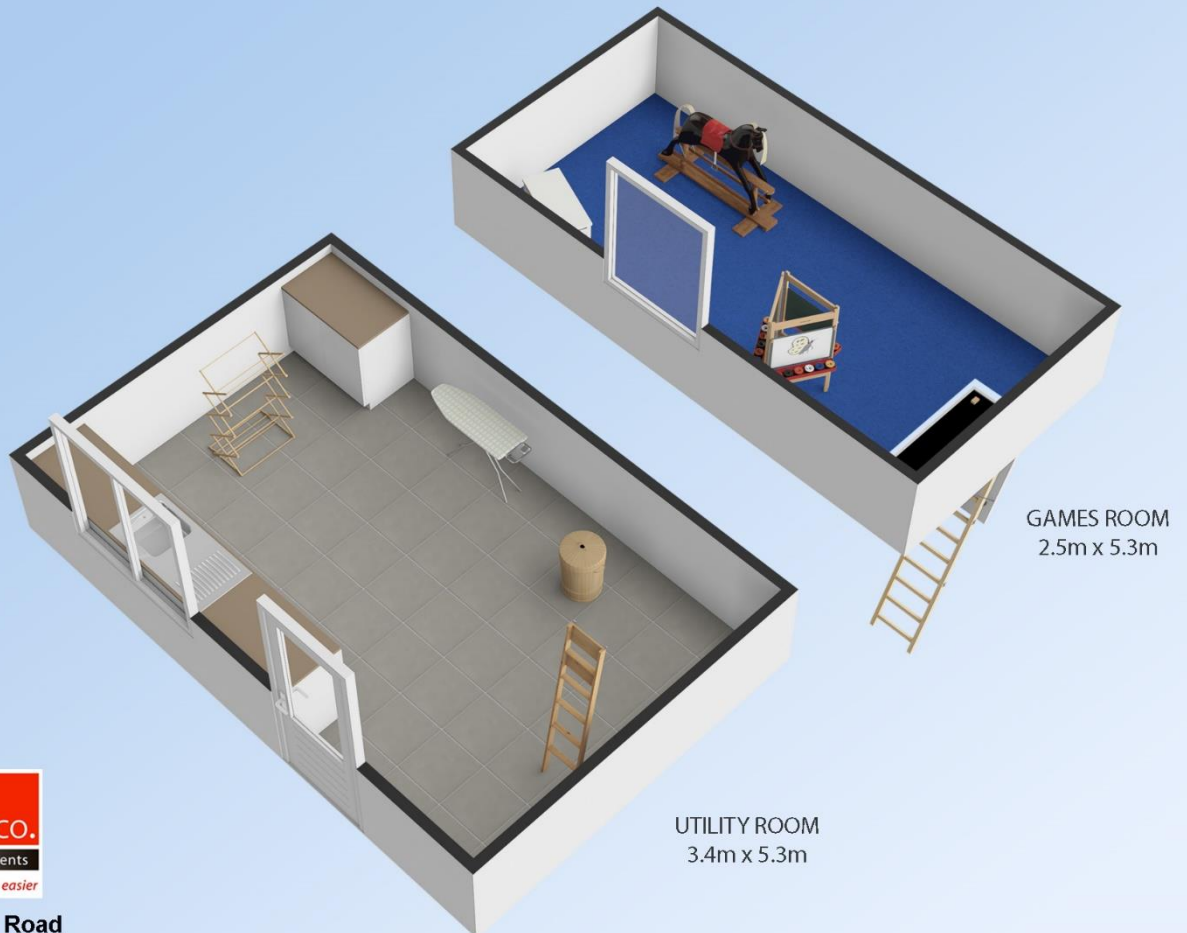
SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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



**46 Lisnamonaghan Road
Castlecaulfield BT70 3NQ**

(Floorplan for illustrative purposes only)



**46 Lisnamonaghan Road
Castlecaulfield BT70 3NQ**

(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.