

**2A KINGARVE ROAD
KILLYMEAL
DUNGANNON
CO. TYRONE
BT71 6LQ**



*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 DETACHED HOME IN ONE OF DUNGANNONS MOST SOUGHT-AFTER LOCATIONS

THIS 4 BEDROOM, MASTER ENSUITE, DETACHED RESIDENCE PRESENTS AN EXCEPTIONALLY RARE OPPORTUNITY TO ACQUIRE AN AFFORDABLE FAMILY HOME IN WHAT IS UNDOUBTABLY ONE OF DUNGANNONS MOST SOUGHT-AFTER & PRESTIGIOUS RESIDENTIAL AREAS - CONVENIENT TO SHOPS, SCHOOLS AND ALL DUNGANNON TOWN AMENITIES & FACILITIES, YET ONLY MOMENTS FROM BEAUTIFUL OPEN COUNTRYSIDE.

THE PROPERTY AFFORDS VERSATILE AND WELL-PRESENTED ACCOMMODATION - INCLUDING A COSY SITTING ROOM WITH AN OPEN FIREPLACE, A BEAUTIFUL KITCHEN / LIVING / FAMILY DINING AREA (SURE TO BE THE HEART OF THIS HOME), A SEPARATE UTILITY ROOM WITH CONVENIENT GROUND FLOOR POWDER ROOM, 4 BEDROOMS, MASTER ENSUITE AND A FAMILY BATHROOM WITH A 4 PIECE SUITE.

AMPLE OFF-STREET PARKING & A GENEROUS, PRIVATE REAR GARDEN LAID TO LAWN COMPLETES THIS MOST APPEALING OFFERING.

“THIS PROPERTY WILL ATTRACT SIGNIFICANT INTEREST – VIEW EARLY TO AVOID DISAPPOINTMENT”



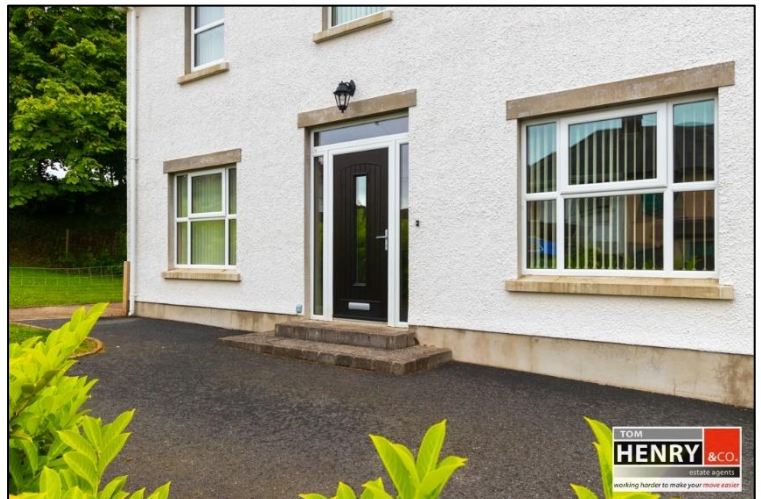
GUIDE PRICE: £209,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

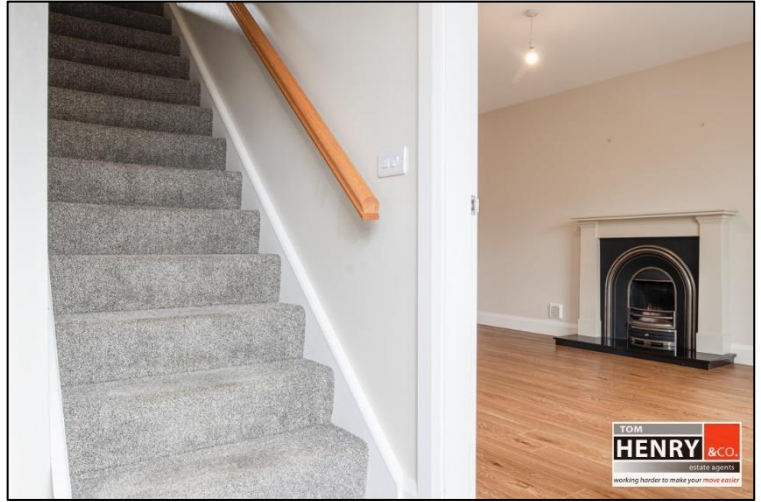
- A DETACHED PROPERTY IN THIS MOST SOUGHT-AFTER SITUATION.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES INCLUDING RENOWNED SCHOOLS.
- ONLY MOMENTS FROM BEAUTIFUL OPEN COUNTRYSIDE.
- 4 BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH OPEN FIREPLACE.
- OPEN PLAN KITCHEN / LIVING / DINING AREA WITH FEATURE GLAZING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- AMPLE OFF-STREET PARKING.
- GARDEN TO SIDE & REAR LAID TO LAWN.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- OAK FINISH INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- A RARE OPPORTUNITY TO ACQUIRE A HOME IN THIS LOCATION.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

COMPOSITE EXTERNAL DOOR WITH GLASS PANEL, SIDE PANELS & TOP PANEL. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

PRE-FINISHED FLOOR. OPEN FIREPLACE WITH STONE MANTLE & SURROUND OVER GRANITE HEARTH.



KITCHEN / FAMILY DINING / LIVING AREA:

OPEN PLAN. DUAL ASPECT. FITTED HIGH & LOW LEVEL UNITS IN HIGH GLOSS FINISH. INTEGRATED FRIDGEFREEZER. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DOUBLE OVEN. BREAKFAST BAR & ISLAND UNIT WITH S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR DISHWASHER. RECESSED LIGHTING TO CEILING. TILED FLOOR. OPEN TO LIVING / DINING AREA WITH FEATURE GLAZING TO REAR GARDEN & PATIO DOORS TO SIDE GARDEN. UNDER STAIR STORAGE.





UTILITY ROOM:

FITTED LOW LEVEL UNITS. SPACE FOR A.W.M. SPACE FOR T.D. TILED FLOOR. X-FAN. P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.



POWDER ROOM:
WHITE SUITE. TOILET. WASH HAND BASIN IN VANITY UNIT WITH TILED
SPLASH BACK. TILED FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:
CARPET.

HOTPRESS:
SHELVED.



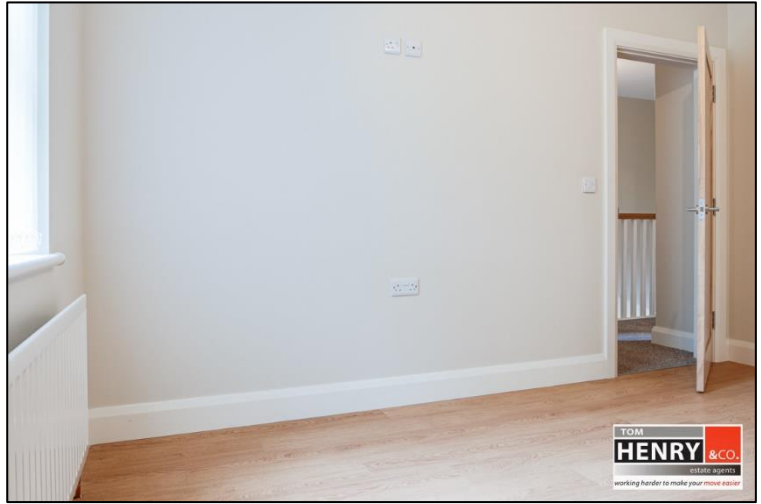
MASTER BEDROOM:
TO FRONT. PRE-FINISHED FLOOR.

ENSUITE:
WHITE SUITE. WASH HAND BASIN WITH MIXER TAP FITTING WITH TILED SPLASH BACK. TOILET. FULLY TILED SHOWER. TILED FLOOR.





BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. VIEWS TO DISTANT LANDSCAPE.



BEDROOM 4:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
4 PIECE WHITE SUITE. WASH HAND BASIN WITH MIXER TAP FITTING WITH TILED SPLASH BACK. BATH WITH MIXER TAP FITTING. TOILET. FULLY
TILED SHOWER. SOME WALL TILING. TILED FLOOR.



OUTSIDE:

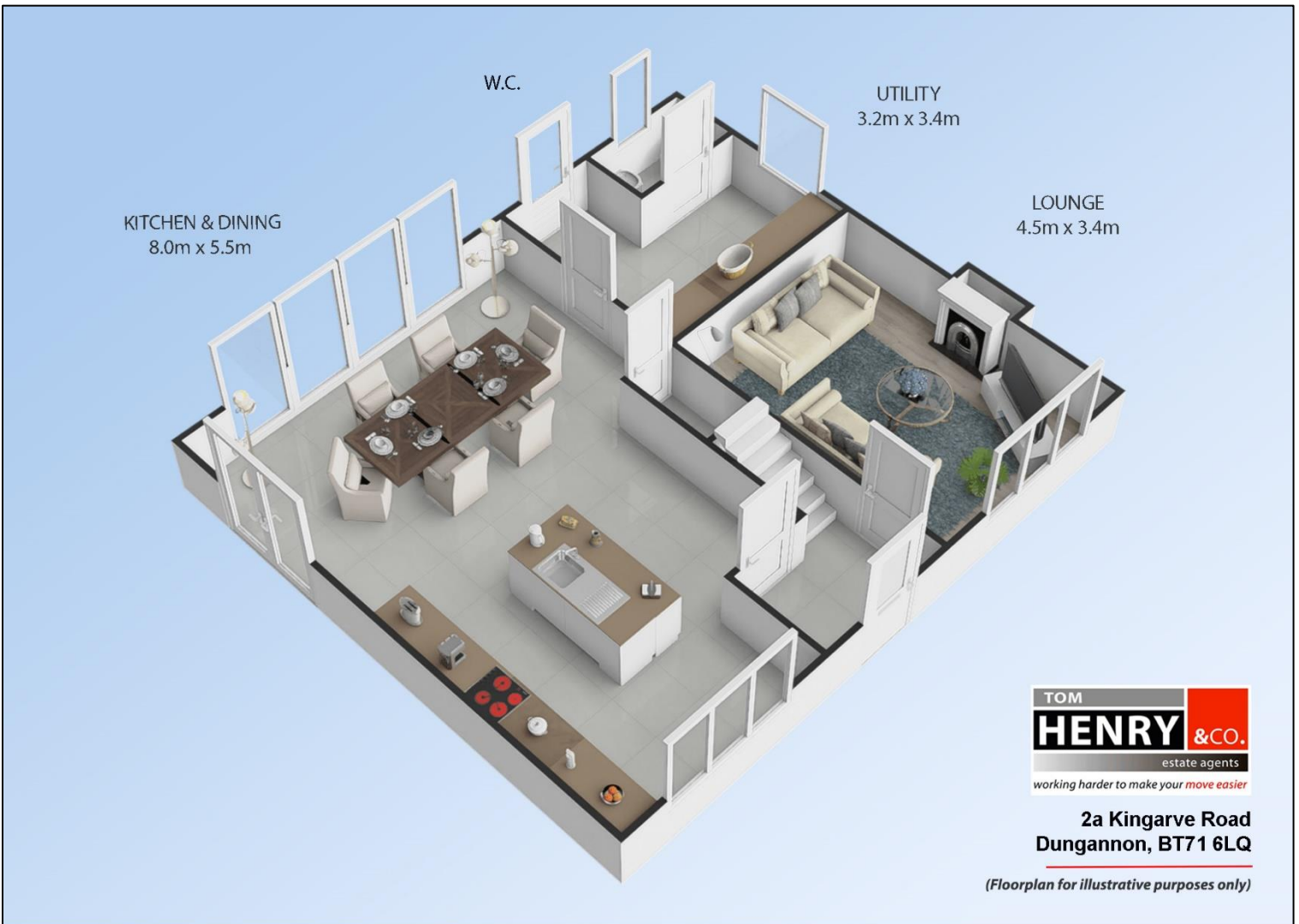
TARMAC DRIVE & PARKING TO FRONT & SIDE. CONCRETE PATIO AREA TO SIDE & REAR. GARDEN TO SIDE & REAR LAID TO LAWN.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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



KITCHEN & DINING
8.0m x 5.5m

W.C.

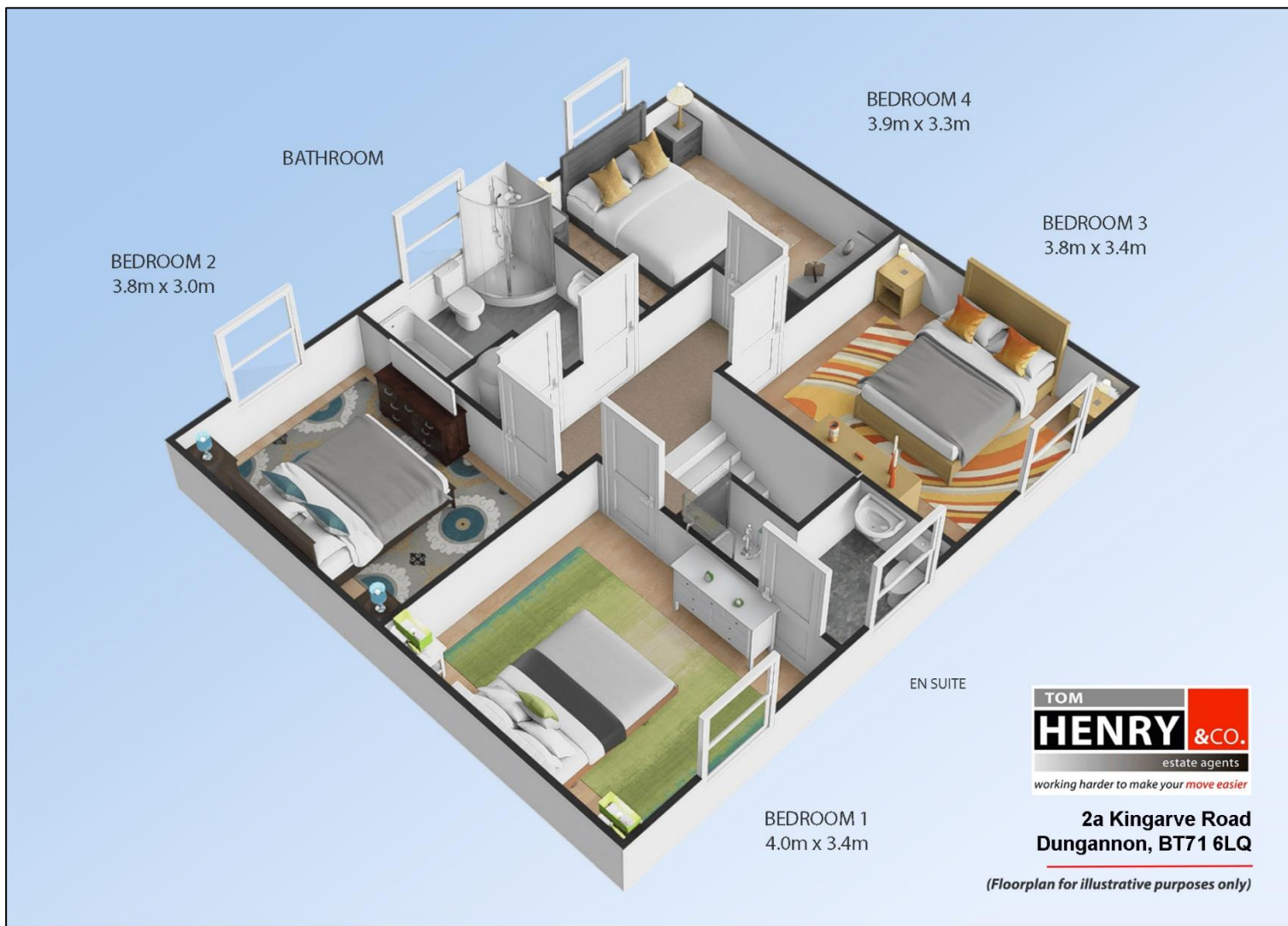
UTILITY
3.2m x 3.4m

LOUNGE
4.5m x 3.4m

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2a Kingarve Road
Dungannon, BT71 6LQ

(Floorplan for illustrative purposes only)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



Want to know what your property is worth?

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