

**6 IVY TERRACE
DONAGHMORE
DUNGANNON
CO. TYRONE
BT70 3ET**



working harder to make your *move easier*

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A COMFORTABLE & SPACIOUS SEMI-DETACHED PROPERTY WITH A GARAGE

THIS EXTENDED, 4 BEDROOM, MASTER ENSUITE, SEMI-DETACHED PROPERTY IS MOST CONVENIENTLY LOCATED WITHIN STROLLING DISTANCE OF ALL PICTURESQUE & POPULAR DONAGHMORE VILLAGE AMENITIES & FACILITIES, INCLUDING RENOWNED SCHOOLS, LOCAL SHOPS & FANTASTIC EATERIES.

BENEFITTING FROM CONVENIENT ACCESS TO THE MAIN ROADS NETWORKS FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD THIS PROPERTY IS SURE TO APPEAL TO THOSE SEEKING TO EMBRACE VILLAGE LIVING WITH COMMUTER CONVENIENCE IF REQUIRED. BOASTING WELL-PRESENTED ACCOMMODATION INCLUDING A SITTING ROOM WITH AN OPEN FIREPLACE, FITTED KITCHEN WITH SPACE FOR CASUAL DINING, A SEPARATE UTILITY ROOM & A MASTER BEDROOM WITH ENSUITE TO THE GROUND FLOOR. 3 DOUBLE BEDROOMS ALL WITH BUILT-IN STORAGE AND A BATHROOM WITH 3 PIECE SUITE TO THE FIRST FLOOR COMPLETE THIS DECEPTIVELY SPACIOUS PROPERTY OFFERING.

WITH A GARDEN TO ITS FRONT, OFF STREET PARKING TO ITS REAR AND A GARAGE, WE ANTICIPATE SIGNIFICANT INTEREST...

“AN AFFORDABLE FIRST HOME, A “READY-TO-GO” BUY-TO-LET OR DOWNSIZE WITH VILLAGE CONVENIENCE – SURE TO APPEAL TO A MULTITUDE OF PURCHASERS”



OFFERS OVER: £154,950

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 | | 60 D |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

PROPERTY FEATURES:

- A COMFORTABLE, EXTENDED, SEMI-DETACHED PROPERTY.
- FANTASTIC POTENTIAL TO ADD “YOUR OWN TASTE”.
- MOST CONVENIENT & SOUGHT-AFTER VILLAGE LOCATION.
- ONLY A STROLL TO SHOPS, FANTASTIC EATERIES, LOCAL SCHOOLS, ETC.
- MINUTES BY CAR TO DUNGANNON TOWN CENTRE.
- GREAT ACCESS TO THE ROADS NETWORK FOR COMMUTING.
- 4 BEDROOMS; 3 WITH BUILT-IN STORAGE.
- MASTER BEDROOM WITH ENSUITE TO GROUND FLOOR.
- SITTING ROOM WITH OPEN FIREPLACE.
- FITTED KITCHEN WITH SPACE FOR DINING.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- GENEROUS GARDEN TO FRONT LAID TO LAWN.
- CONCRETE YARD / OFF STREET PARKING TO REAR.
- DETACHED GARAGE.
- A GREAT FIRST HOME ON WHICH TO PUT YOUR OWN STAMP, DOWNSIZE WITH VILLAGE CONVENIENCE OR A DISCERNING BUY-TO-LET.



ACCOMMODATION IN BRIEF...

COVERED PORCH: TILED STEP. OUTSIDE LIGHT.

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS. PRE-FINISHED FLOOR. CARPET TO STAIRS.



SITTING ROOM:

OPEN FIREPLACE WITH TILED SURROUND & HEARTH. CARPET TO FLOOR.





KITCHEN / FAMILY DINING:

FITTED LOW LEVEL UNITS. BUILT-IN STORAGE. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. SPACE FOR COOKER. PLUMBED FOR DISHWASHER. TILED FLOOR.





UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER. TILED SPLASH BACK. PLUMBED FOR A.W.M. TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL.



BEDROOM 1:

TO FRONT. CARPET TO FLOOR. FITTED STORAGE TO INCLUDE; WARDROBES, DRESSING UNIT, HATBOXES & BEDSIDE UNITS.





ENSUITE:
ELECTRIC SHOWER. TOILET. WASH HAND BASIN. TILED WALLS. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
CARPET.



HOTPRESS:
SHELVED.

BATHROOM:
GREY 3 PIECE SUITE. BATH. TOILET. WASH HAND BASIN. WOODEN
CEILING WITH EYEBALL LIGHTING. TILED WALLS. TILED FLOOR.



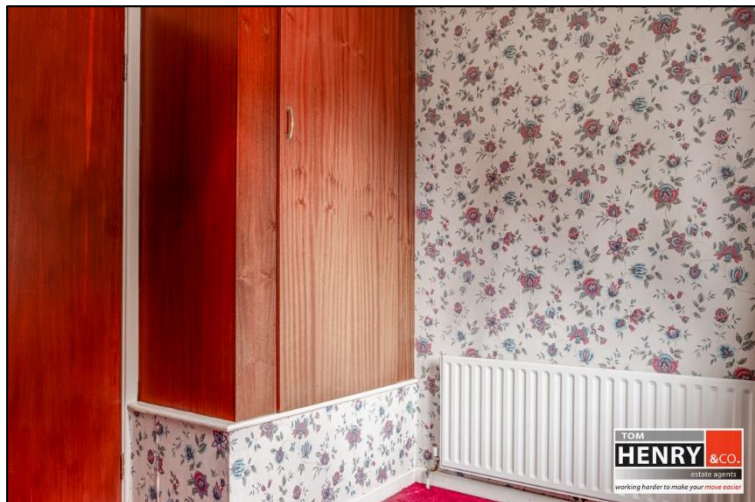
BEDROOM 2:
TO FRONT. CARPET TO FLOOR. BUILT-IN WARDROBE.



BEDROOM 3:
TO REAR. CARPET TO FLOOR. BUILT IN WARDROBE. VIEWS TO OPEN COUNTRYSIDE.



BEDROOM 4:
TO FRONT. CARPET TO FLOOR. BUILT-IN WARDROBE.



OUTSIDE:

GENEROUS GARDENS TO FRONT LAID TO LAWNS WITH HEDGING.



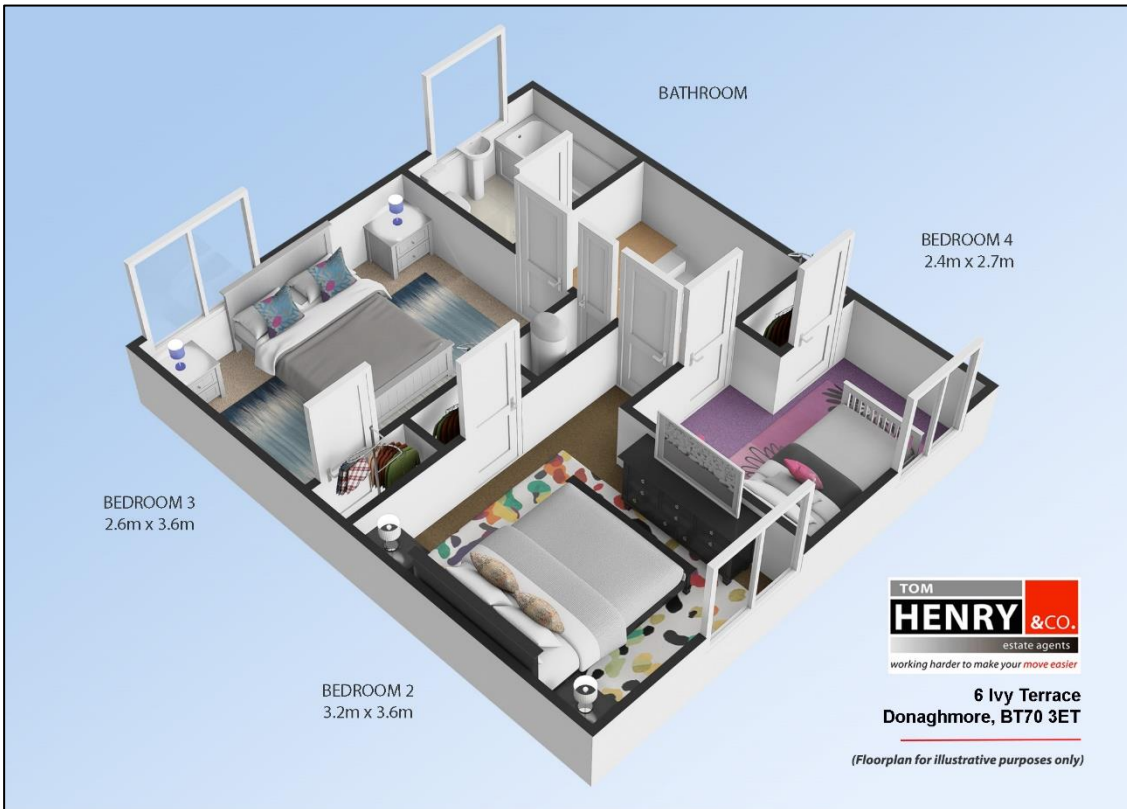
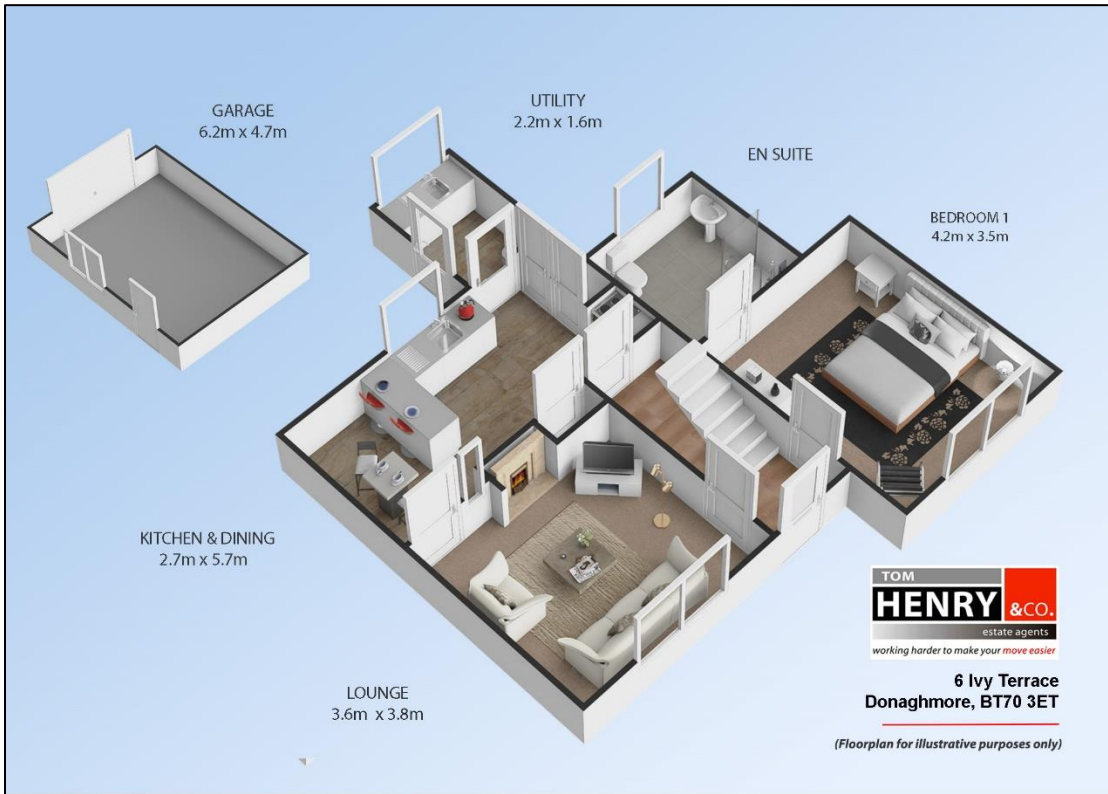
CONCRETE YARD / OFF STREET PARKING TO REAR. OUTSIDE WATER
TAP. PATIO AREA.

GARAGE:
UP & OVER DOOR. CENTRAL HEATING BURNER. ELECTRIC LIGHT /
POWER POINTS.





FLOORPLANS FOR I.D. PURPOSES ONLY.



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

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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.