

**29 CALENDINE WILDS
TAMNAMORE
DUNGANNON
CO. TYRONE
BT71 6FQ**



*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

“ABSOLUTELY IMMACULATE” – A 4 BEDROOM HOME WITH COMMUTER CONVENIENCE

CONSTRUCTED CIRCA. 2018, THIS SPACIOUS & VERSATILE TOWNHOUSE STYLE PROPERTY IS MOST CONVENIENTLY LOCATED ONLY MOMENTS TO JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING AND IS WITHIN WALKING DISTANCE OF LOCAL SHOPS & THE TRANSLINK PARK & RIDE FACILITY.

PRESENTED FOR SALE IN ABSOLUTELY IMMACULATE CONDITION THROUGHOUT BY ITS CURRENT OWNER OCCUPIERS, THIS ENVIABLE HOME AFFORDS SPACIOUS, WELL-APPOINTED & VERSATILE ACCOMMODATION WITH UP TO 4 BEDROOMS; INCLUDING A FANTASTIC MASTER SUITE ENSUITE, A SPACIOUS KITCHEN WITH SPACE FOR FAMILY DINING, A HANDY SEPARATE UTILITY ROOM, LIVING ROOM WITH COSY WOOD BURNING STOVE, GROUND FLOOR CLOAK W.C. AND A FIRST FLOOR MODERN FAMILY BATHROOM WITH 4 PIECE SUITE. THIS SUPERB PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS SEEKING SPACE “TO GROW INTO” OR AS A FAMILY HOME AND SIGNIFICANT INTEREST IS ANTICIPATED; MUST BE VIEWED TO BE FULLY APPRECIATED!

“AS GOOD AS NEW & READY FOR YOU – VIEW EARLY TO AVOID DISAPPOINTMENT”



GUIDE PRICE: £159,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- AN ABSOLUTELY IMMACULATE 4 BEDROOM HOME.
- CONSTRUCTED CIRCA. 2018.
- PRESENTED FOR SALE IN SUPERB CONDITION THROUGHOUT.
- MOST CONVENIENT & SOUGHT-AFTER LOCATION.
- ONLY A SHORT DRIVE TO DUNGANNON, MOY & COALISLAND.
- SUPERB ACCESS TO THE M1 MOTORWAY FOR COMMUTING.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS & TRANSLINK “PARK & RIDE”.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- QUALITY FITTED KITCHEN WITH SPACE FOR FAMILY DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- 4 BEDROOMS.
- ENVIABLE MASTER BEDROOM SUITE, ENSUITE.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- GENEROUS & PRIVATE ENCLOSED REAR GARDEN.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

COMPOSITE EXTERNAL DOOR WITH GLAZED PANEL & GLAZED FANLIGHT OVER. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET TO TREADS & FEATURE LIGHTING TO RISERS.



SITTING ROOM:

GLASS FRONTED SOLID FUEL STOVE IN TILED INGLENOOK WITH GRANITE HEARTH. PRE-FINISHED FLOOR. DOWN LIGHTING TO CEILING. UNDER STAIR STORAGE. PART OPEN TO KITCHEN / FAMILY DINING AREA.





KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. SPLASH BACK TO COMPLIMENT WORK TOP. PELMET WITH DOWN LIGHTING OVER 1 1/2 S.S. SINK WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. DOWN LIGHTING TO CEILING. FEATURE LIGHTING TO KICKBOARD. TILED FLOOR.





UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. SPLASH BACK TO COMPLIMENT WORK TOP. S.S. SINK & DRAINER. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.

POWDER ROOM / CLOAK W.C:

WHITE SUITE. TOILET. WASH HAND BASIN IN VANITY UNIT WITH ILLUMINATED MIRROR OVER. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR. FEATURE LIGHTING TO RISERS.

HOTPRESS / LINEN CUPBOARD:

SHELVED WITH ELECTRIC LIGHT.



BEDROOM 2:

TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:

TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 4:
TO REAR. CURRENTLY USED AS HOME OFFICE. PRE-FINISHED FLOOR.



BATHROOM:
4 PIECE WHITE SUITE. BATH. TOILET. TILED SHOWER. VANITY UNIT HOUSING WASH HAND BASIN WITH ILLUMINATED MIRROR OVER. SOME WALL TILING. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.





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

SECOND FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR. FEATURE LIGHTING TO RISERS.

MASTER SUITE / BEDROOM 1:
CARPET TO FLOOR.



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



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



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



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



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

ENSUITE:
TILED SHOWER. TOILET. VANITY UNIT HOUSING WASH HAND BASIN WITH ILLUMINATED MIRROR OVER. TILED FLOOR. X-FAN.



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

OUTSIDE:

PARKING TO FRONT. PAVED WALKWAY. GRAVELLED BED. HEDGE TO FRONT. GENEROUS ENCLOSED GARDEN TO REAR LAID TO LAWN. PAVIA PATIO AREA. SHRUB BED. OUTSIDE WATER TAP.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



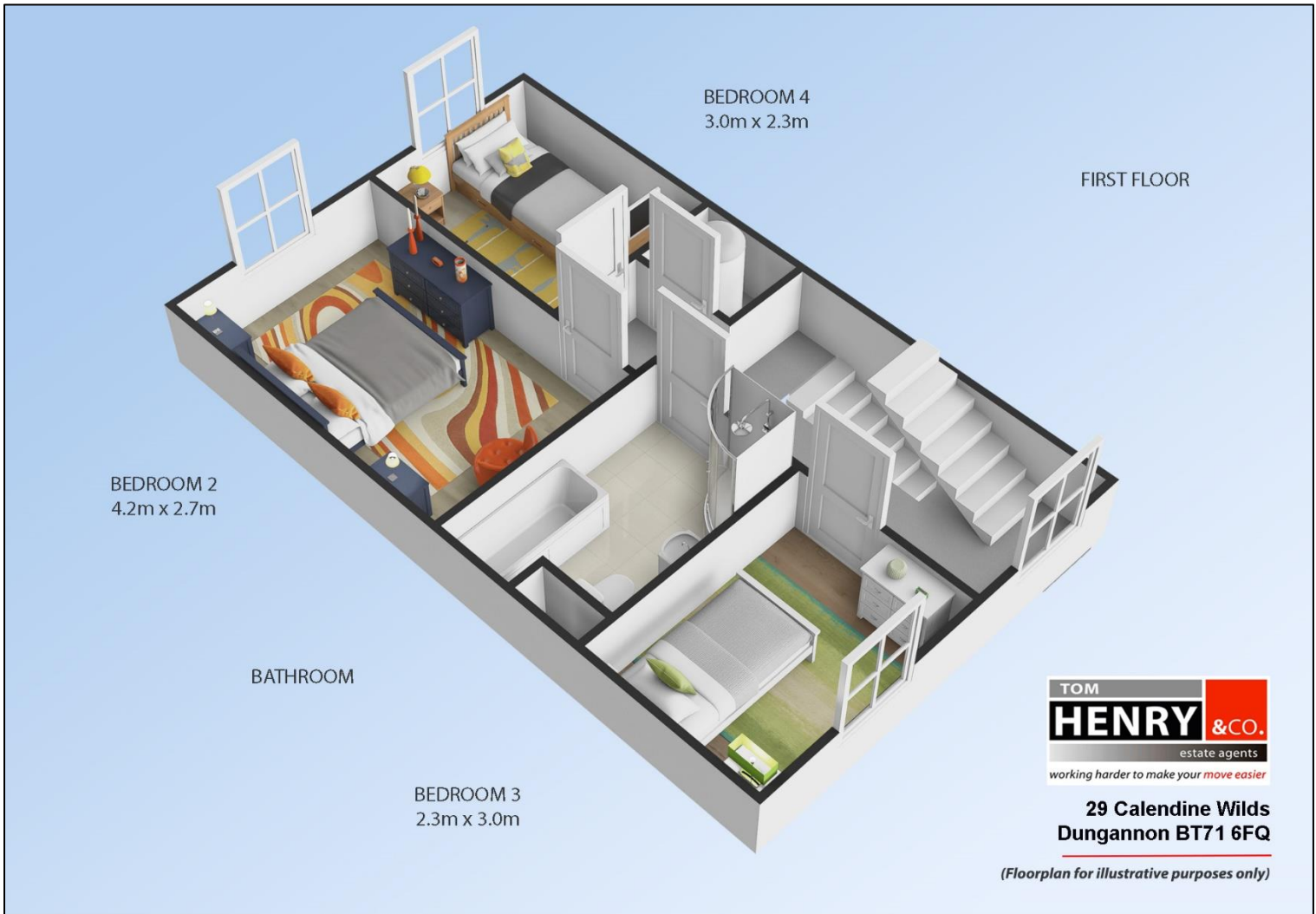
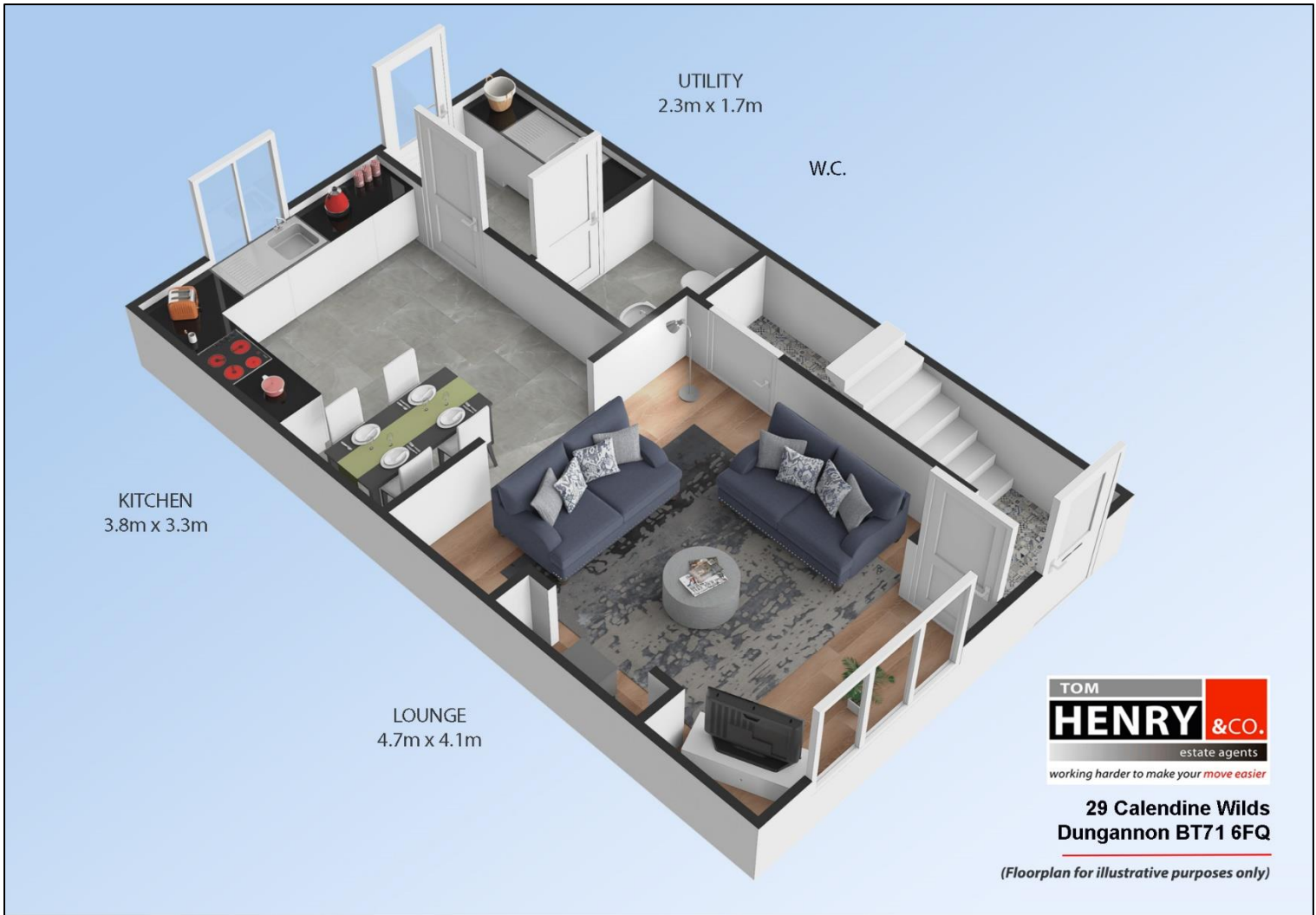
est. 1979

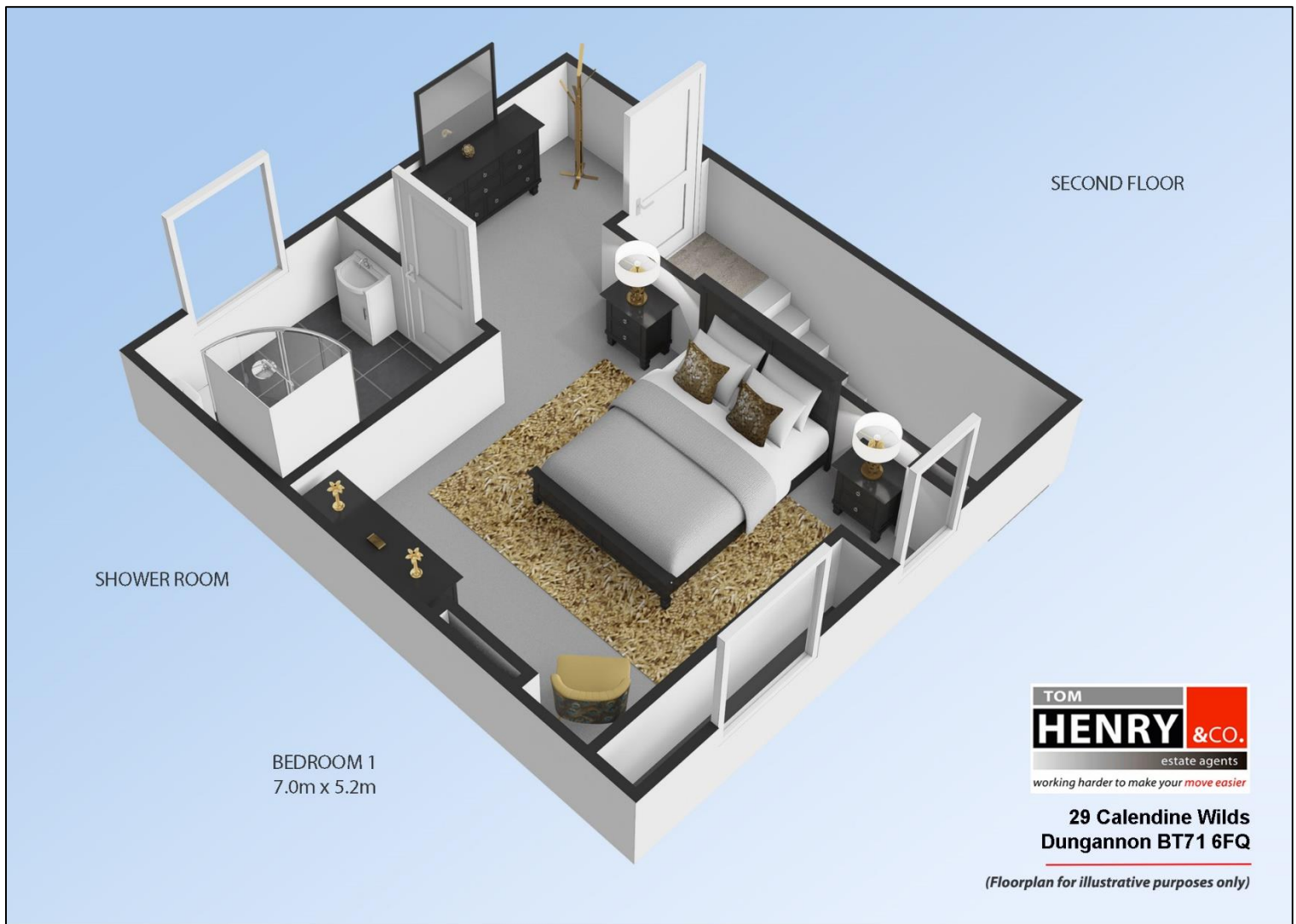
Want to know what your property is worth?

- > **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

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





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.