

**70 DERRYWINNIN HEIGHTS
BUSH ROAD
COALISLAND
DUNGANNON
CO. TYRONE
BT71 6WT**



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

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“DELIGHTFUL IN DERRYWINNIN” – A SPACIOUS & IMMACULATE SEMI-DETACHED HOME

LOCATED JUST OFF THE HIGHLY-SOUGHT AFTER & MOST CONVENIENT BUSH ROAD, ONLY MINUTES BY CAR TO BOTH DUNGANNON & COALISLAND TOWNS, THIS IMMACULATE PROPERTY IS IDEALLY SITUATED IN THIS QUIET RESIDENTIAL DEVELOPMENT.

BUILT CIRCA. 6 YEARS AGO AND OWNER OCCUPIED SINCE NEW THIS HOME IS PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.

BOASTING A GENEROUS KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING, A HANDY SEPARATE UTILITY ROOM, A COSY SITTING ROOM WITH SOLID FUEL STOVE, A CONVENIENT GROUND FLOOR W.C. AND 3 BEDROOMS (MASTER WITH WALK-IN WARDROBE) AND A FAMILY BATHROOM WITH 4 PIECE SUITE TO THE FIRST FLOOR, THIS PROPERTY WOULD MAKE A WONDERFUL FIRST OR FAMILY HOME FOR THE NEXT FORTUNATE PURCHASER.

“YOU’D BE WINNIN’ IF YOU LIVED HERE!”



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFERS AROUND: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A WELL-PRESENTED SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2018 & OWNER OCCUPIED SINCE NEW.
- POPULAR & CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND TOWNS.
- GOOD ACCESS TO THE M1 & MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; MASTER WITH WALK-IN WARDROBE.
- SITTING ROOM WITH GLASS FRONTED STOVE PART OPEN TO KITCHEN.
- GENEROUS KITCHEN WITH AMPLE SPACE FOR FAMILY DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM; A MUST FOR THE MODERN FAMILY.
- GROUND FLOOR CLOAK W.C / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- TARMAC DRIVEWAY & PARKING TO FRONT, SIDE & REAR.
- ENCLOSED, PRIVATE, LOW MAINTENANCE GARDEN TO REAR.
- SUITABLE FOR CO-OWNERSHIP.
- PERFECT AS A FIRST OR FAMILY HOME.
- JUST MOVE-IN!



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
COMPOSITE EXTERNAL DOOR WITH LEADED GLAZED PANEL. TILED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.



STORAGE / CLOAK CUPBOARD:
UNDER STAIRS. ELECTRIC LIGHT. TILED FLOOR.



POWDER ROOM / CLOAK W.C:
WHITE SUITE. TOILET. WASH BASIN WITH TILED SPLASH BACK. TILED FLOOR.



SITTING ROOM:
GLASS FRONTED SOLID FUEL STOVE WITH TILED HEARTH. PRE-FINISHED FLOOR. OPEN TO KITCHEN / FAMILY DINING AREA.





KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. GAS HOB WITH TILED SPLASH BACK & X-FAN OVER. ELECTRIC UNDER OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. DOWN LIGHTING TO CEILING. TILED FLOOR.





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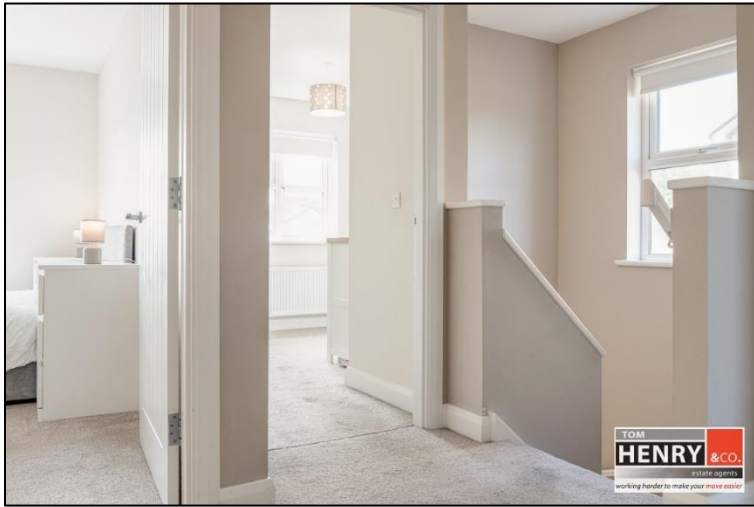
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UTILITY ROOM:
FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. TILED FLOOR. X-FAN. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.



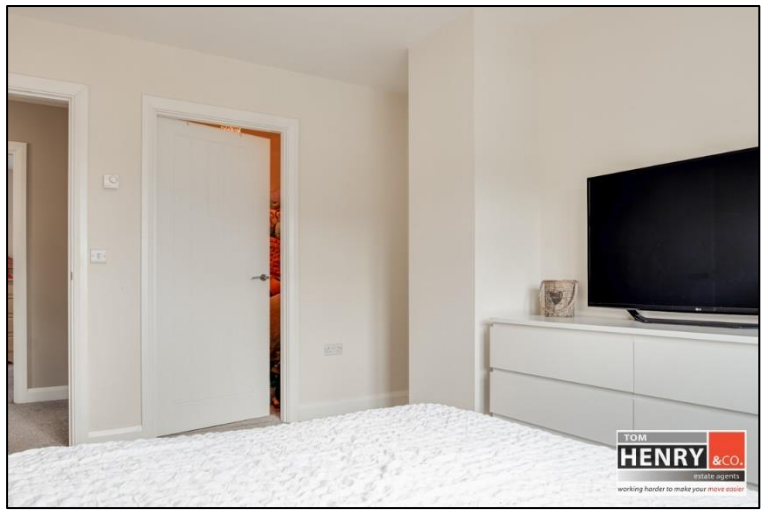
FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR. HOTPRESS WITH ELECTRIC LIGHT.



MASTER BEDROOM:
TO FRONT. CARPET TO FLOOR. WALK-IN WARDROBE WITH ELECTRIC LIGHT.





BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



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BATHROOM:
WHITE SUITE. BATH WITH TILED SPLASH BACK. TOILET. WASH BASIN WITH TILED SPLASH BACK. SHOWER. HEATED TOWEL RAIL. TILED FLOOR.
X-FAN.



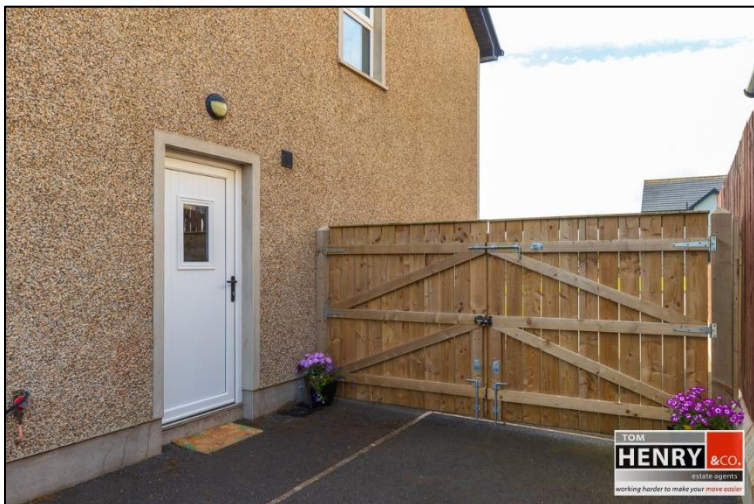
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OUTSIDE:

TARMAC DRIVE & PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWN.

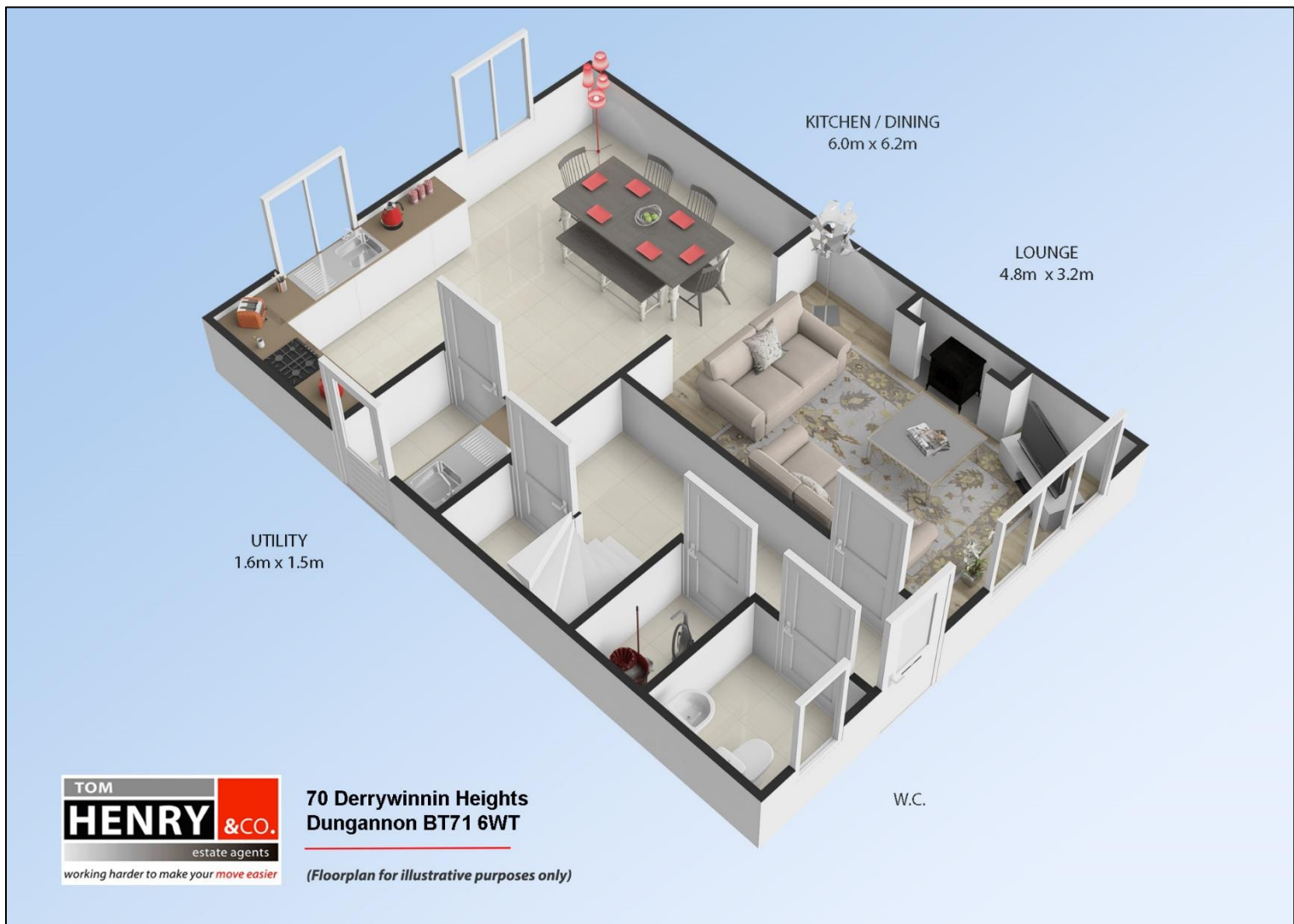
GATES TO SIDE TO AFFORD VEHICULAR ACCESS. TARMAC AREA TO REAR WITH RAISED GRAVELLED SHRUB BED.





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FLOORPLANS FOR I.D. PURPOSES ONLY.



KITCHEN / DINING
 6.0m x 6.2m

LOUNGE
 4.8m x 3.2m

UTILITY
 1.6m x 1.5m

W.C.

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**70 Derrywinnin Heights
 Dungannon BT71 6WT**

(Floorplan for illustrative purposes only)



70 Derrywinnin Heights
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(Floorplan for illustrative purposes only)

Thinking of selling or renting your home?



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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.