

**83B KILLYMEAL ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6LG**

**TOM HENRY & CO.**  
estate agents  
*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 BUNGALOW IN A HIGHLY SOUGHT-AFTER SITUATION**

LOCATED ON THE HIGHLY-SOUGHT AFTER, PRESTIGIOUS & MOST CONVENIENT “KILLYMEAL ROAD” THIS 3 BEDROOM, 2 RECEPTION ROOM DETACHED BUNGALOW WITH GARAGE IS SITUATED ON A PRIME, SPACIOUS SITE. THE PROPERTY HAS BEEN WELL-MAINTAINED OVER THE YEARS & OFFERS A UNIQUE OPPORTUNITY FOR THE FORTUNATE PURCHASER TO ACQUIRE A HOME SUITABLE FOR FAMILIES OR DOWNSIZERS ALIKE ON WHICH TO PUT THEIR “OWN STAMP”. WITH VIEWS OF OPEN COUNTRYSIDE TO THE FRONT, YET WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS & ALL DUNGANNON TOWN CENTRE AMENITIES & FACILITIES, PROPERTY ON THIS ROAD RARELY COMES TO THE MARKET & SIGNIFICANT INTEREST IS ANTICIPATED.

**“WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT”**



**GUIDE PRICE: £234,950**

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		61 D
39-54	E	40 E	
21-38	F		
1-20	G		

## PROPERTY FEATURES...

- A DETACHED BUNGALOW WITH A GARAGE.
- IDEALLY LOCATED ON THE EVER POPULAR KILLYMEAL ROAD.
- WITHIN WALKING DISTANCE OF OPEN COUNTRYSIDE, RENOWNED SCHOOLS & DUNGANNON TOWN CENTRE.
- SITUATED ON A GENEROUS SITE.
- 3 DOUBLE BEDROOMS ALL WITH FITTED STORAGE.
- 2 RECEPTION ROOMS.
- FULLY FITTED KITCHEN WITH APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM.
- RECENTLY UPDATED SHOWER ROOM.
- P.V.C. FASCIA & SOFFITS.
- MAJORITY P.V.C. WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- ALARM SYSTEM.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- GARAGE WITH REMOTE ROLL-UP DOOR.
- ABILITY TO DRIVE AROUND PROPERTY.
- EXTERNAL ACCESS TO HANDY TOILET & WASH HAND BASIN.
- GENEROUS GARDENS WITH LAWNS & SHRUBS.
- A RARE OPPORTUNITY TO ACQUIRE A BUNGALOW IN THIS HIGHLY-SOUGHT AFTER LOCATION.
- GREAT POTENTIAL TO ADD VALUE & YOUR OWN TASTE.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE PORCH / VESTIBULE:**

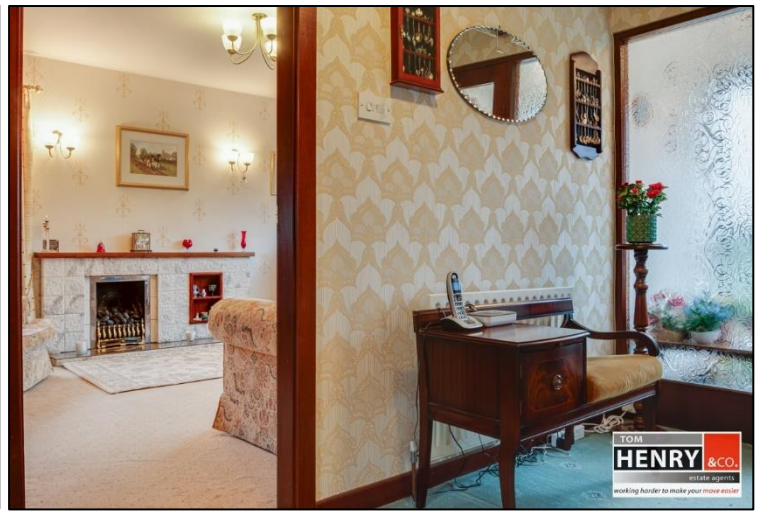
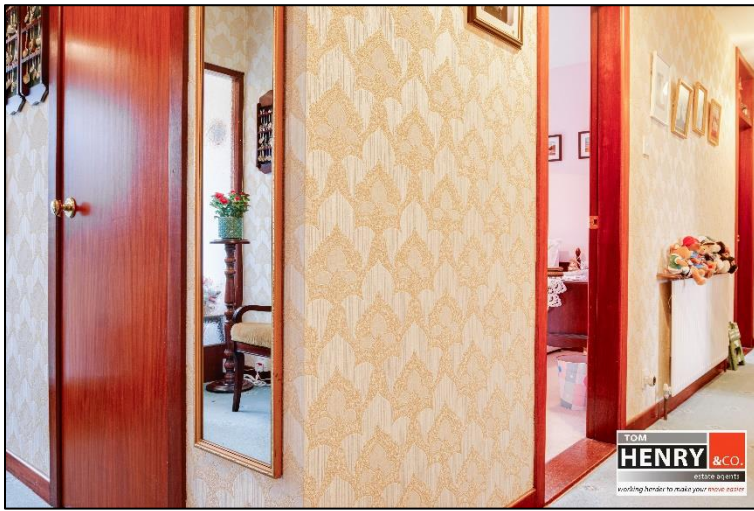
**P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANEL & LEADED GLAZED SIDE PANELS. TILED FLOOR.**



**ENTRANCE HALL:**

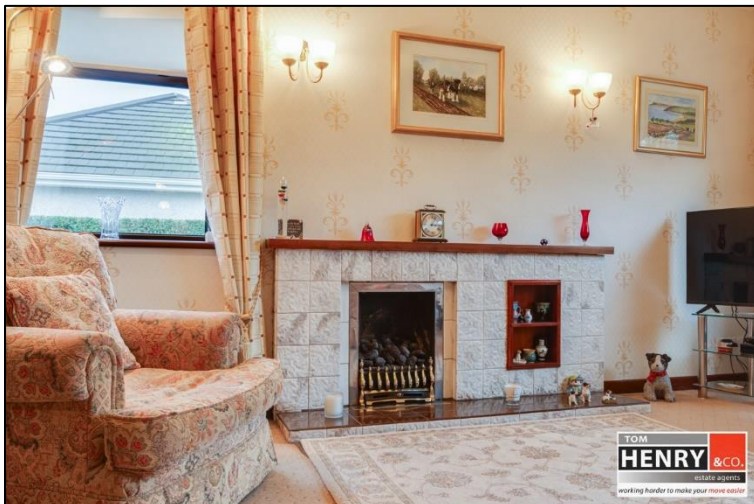
**TIMBER INNER DOOR WITH ETCHED GLASS PANEL & SIDE PANEL. CARPET TO FLOOR. ARCHWAY TO BEDROOM AREA.**





**CLOAK CUPBOARD:**  
WALK-IN. ELECTRIC LIGHT. SHELVED & HANGING SPACE. CARPET TO FLOOR.

**SITTING ROOM:**  
DUAL ASPECT. OPEN FIREPLACE WITH GAS INSET WITH WOODEN MANTLE & TILED SURROUND & HEARTH. DISPLAY NICHE. CARPET TO FLOOR.  
FEATURE CATHEDRAL STYLE DOUBLE DOORS WITH GLAZED PANELS TO DINING ROOM. WALL & CENTRE LIGHT POINTS.



**DINING ROOM:**

FEATURE CATHEDRAL STYLE DOUBLE DOORS WITH GLAZED PANELS FROM SITTING ROOM. CARPET TO FLOOR.



**KITCHEN / FAMILY DINING:**

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED OVEN. SPACE FOR MICROWAVE (INCLUDED). PLUMBED FOR DISHWASHER (INCLUDED). SPACE FOR FRIDGE (INCLUDED). TILED BETWEEN UNITS. TILED FLOOR. WOODEN DOOR WITH GLAZED TOP PANEL TO REAR LOBBY.





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

**REAR LOBBY:**  
TILED FLOOR. P.V.C. EXTERNAL REAR DOOR WITH GLAZED PANELS & SIDE PANELS. CUPBOARD.

**UTILITY ROOM:**  
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SOME WALL TILING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FRIDGE OR FREEZER. TILED FLOOR.



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

**BEDROOM 1:**  
TO FRONT. CARPET TO FLOOR. BUILT-IN STORAGE WITH HANGING SPACE & HAT BOXES OVER.



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

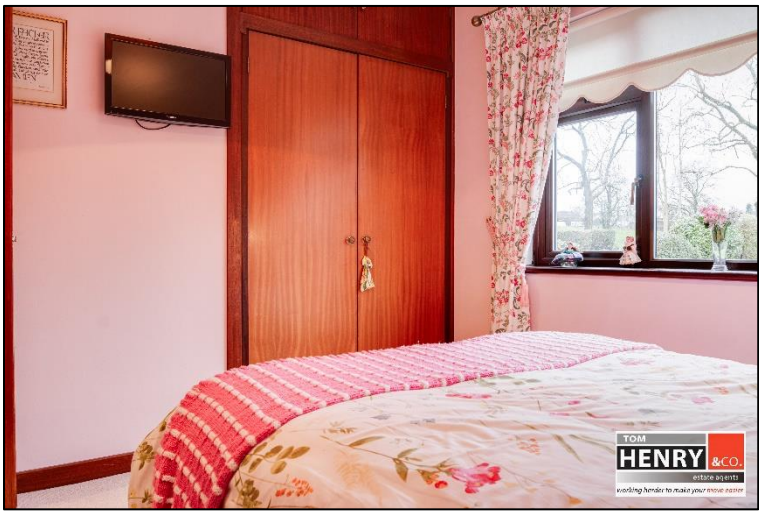


TOM  
**HENRY & CO.**  
estate agents  
working harder to make your move easier



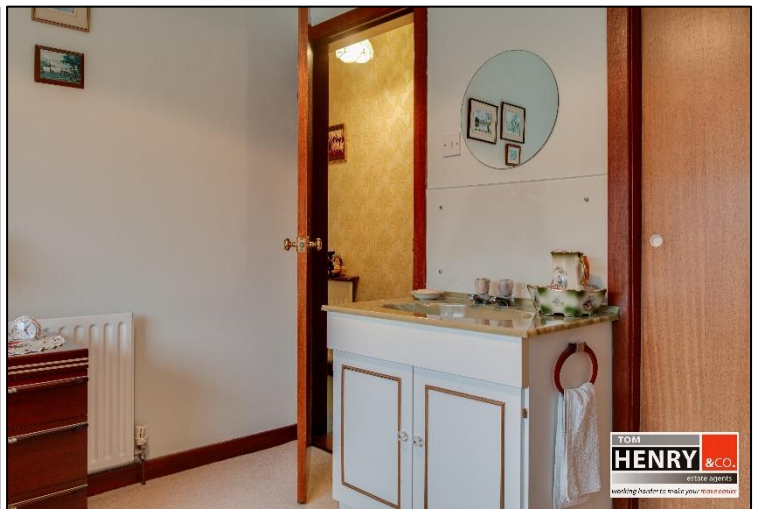
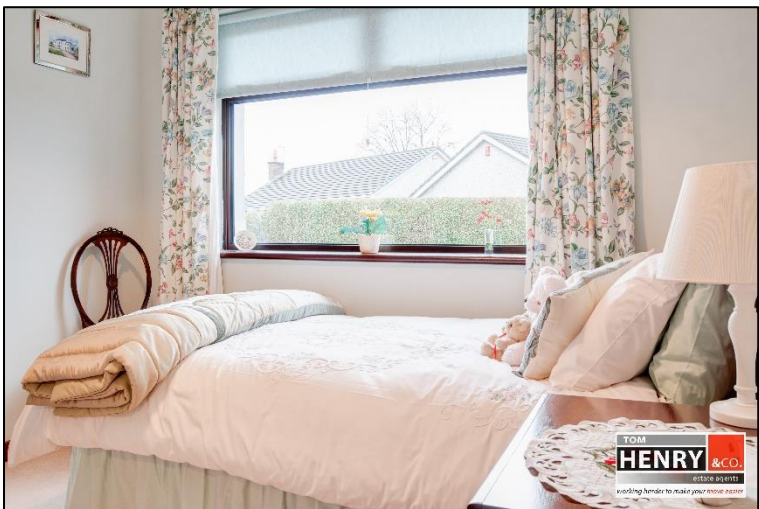
BEDROOM 2:  
TO FRONT. CARPET TO FLOOR. BUILT-IN STORAGE WITH DRAWERED, HANGING SPACE & HAT BOXES OVER.





**BEDROOM 3:**

TO REAR. CARPET TO FLOOR. BUILT-IN STORAGE WITH SHELVED, HANGING SPACE & HAT BOXES OVER. SINK IN VANITY UNIT.





**SHOWER ROOM:**

TOILET. SINK IN VANITY UNIT WITH MIRROR OVER. SHAVER SOCKET. ELECTRIC SHOWER. HEATED TOWEL RAIL. P.V.C. PANELLED CEILING & WALLS. TILED FLOOR.



**HOTPRESS:  
SHELVED.**

**ROOF SPACE:  
PULL-DOWN LADDER. ELECTRIC LIGHT. PART BOARDED TO CENTRE FOR STORAGE. MAY BE SUITABLE FOR CONVERSION (S.T.P.P.)**

**OUTSIDE:**

**PILLARED & GATED ENTRANCE TO FRONT TO TARMAC DRIVEWAY & PARKING. GARDEN TO FRONT LAID TO LAWN WITH MATURE SHRUBS / TREES.**



GARAGE:  
REMOTE ROLLER DOOR. ELECTRIC LIGHT. POWER POINTS. BOILER HOUSE.

TARMAC & PAVED PATIO AREA TO REAR.

OUTSIDE TOILET: TOILET. SINK IN VANITY UNIT. LINO TO FLOOR.



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

**83B Killymeal Road  
Dungannon BT71 6LG**

*(Floorplan for illustrative purposes only)*

**Thinking of selling or renting your home?**

**TOM HENRY & CO.**  
estate agents 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](http://www.tomhenryandco.com) / [www.tomhenryrentals.com](http://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 be taken to the nearest 0.5m. 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.**