

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



working harder to make your *move easier*

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“DELIGHTFUL IN DONAGHMORE” - AN IMMACULATE 3 BEDROOM VILLAGE PROPERTY

PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT, THIS 3 BEDROOM MID-TERRACE VILLAGE PROPERTY IS MOST CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF ALL PICTURESQUE & POPULAR DONAGHMORE AMENITIES & FACILITIES WITH GOOD SCHOOLS, LOCAL SHOPS, A FABULOUS RESTAURANT & TAKEAWAYS LITERALLY ON YOUR DOORSTEP.

BOASTING DECEPTIVELY SPACIOUS ACCOMMODATION INCLUDING A SITTING ROOM WITH AN OPEN FIREPLACE, A RECENTLY UPDATED KITCHEN WITH SPACE FOR DINING, 3 BEDROOMS AND A WELL-APPOINTED SHOWER ROOM, PLUS A LOW MAINTENANCE FRONT GARDEN & A NEAT REAR GARDEN; THIS PROPERTY IS SURE TO ATTRACT 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: £119,950

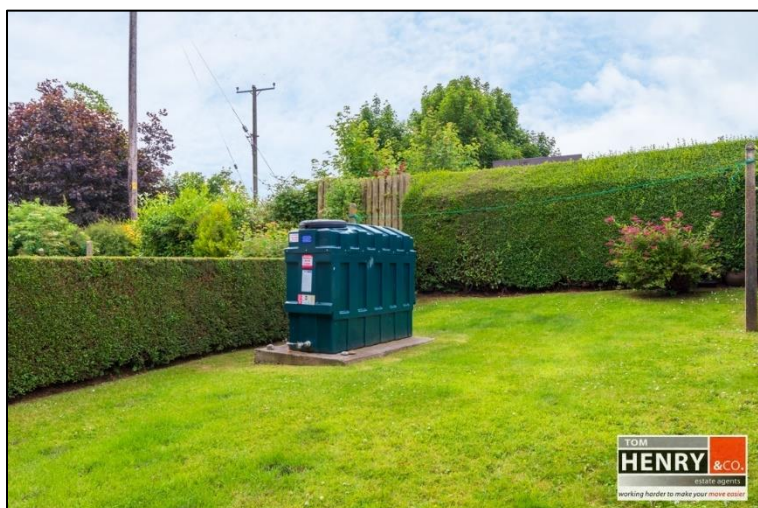
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

- AN IMMACULATE MID-TERRACE PROPERTY.
- MOST CONVENIENT & SOUGHT-AFTER VILLAGE LOCATION.
- ONLY A STROLL TO SHOPS, FANTASTIC EATERIES, LOCAL SCHOOLS, ETC.
- MINUTES BY CAR TO DUNGANNON, CASTLECAULFIELD, COOKSTOWN, ETC.
- GREAT ACCESS TO THE ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.
- 3 BEDROOMS; TWO WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- BEAUTIFUL RECENTLY UPDATED KITCHEN WITH SPACE FOR DINING.
- TIDY SHOWER ROOM TO FIRST FLOOR.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- 4 PANEL INTERNAL DOORS.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- LOW MAINTENANCE GARDEN TO FRONT.
- NEAT GARDEN TO REAR LAID TO LAWN.
- GREAT AS A FIRST HOME, BUY-TO-LET OR FOR THOSE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE.

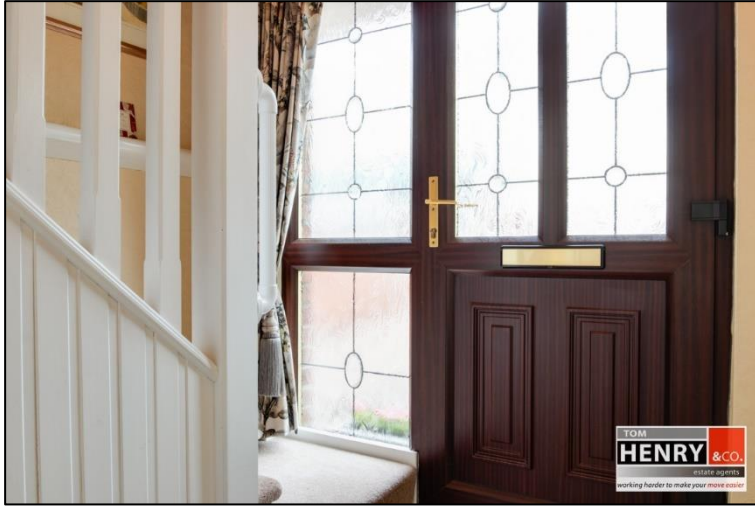


ACCOMMODATION IN BRIEF...

COVERED PORCH:

ENTRANCE HALL:

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



SITTING ROOM:

OPEN FIREPLACE. COVING & CENTRE PIECE TO CEILING. CARPET TO FLOOR. HEARTSOME VIEW TO DONAGHMORE MAIN STREET.

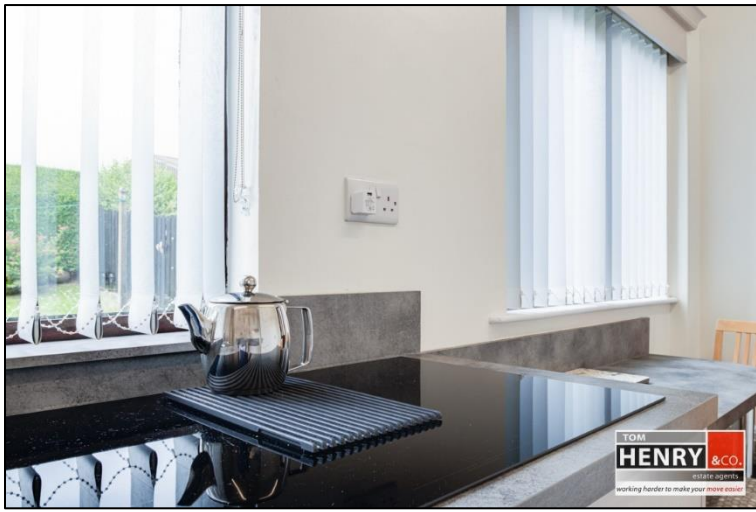




KITCHEN / CASUAL DINING AREA:

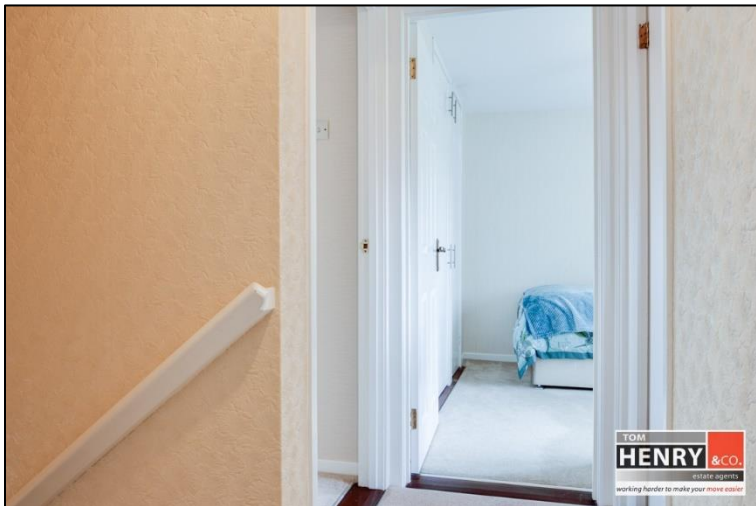
RECENTLY UPDATED. FITTED HIGH & LOW LEVEL UNITS WITH SOFT CLOSE DOORS. INTEGRATED FRIDGE WITH FREEZER COMPARTMENT. INTEGRATED INDUCTION HOB WITH X-FAN. INTEGRATED OVEN. PLUMBED FOR A.W.M. S.S. SINK & DRAINER WITH MIXER TAP FITTING. BREAKFAST BAR WITH SPACE FOR CASUAL DINING. PRE-FINISHED FLOOR. WALK-IN STORAGE UNDER STAIRS WITH SHELVED AND HANGING SPACE. P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANELS.





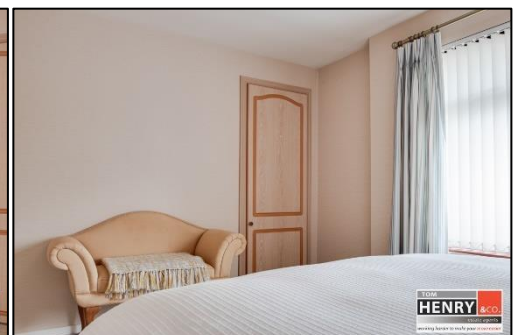
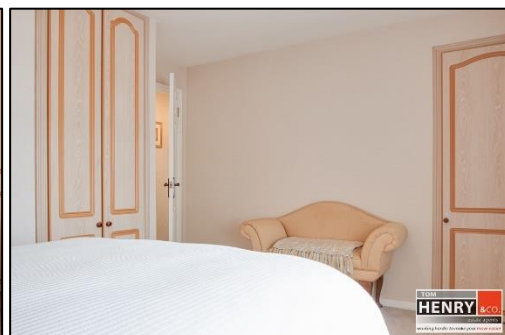
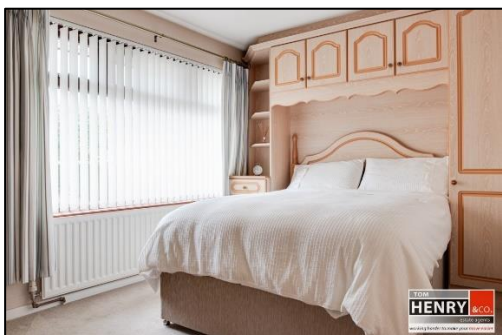
FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR.



BEDROOM 1:

TO FRONT. CARPET TO FLOOR. 2 x BUILT-IN CUPBOARDS. FITTED FURNITURE TO INCLUDE; SHELVING, DRAWERS, HAT BOXES & WARDROBES.



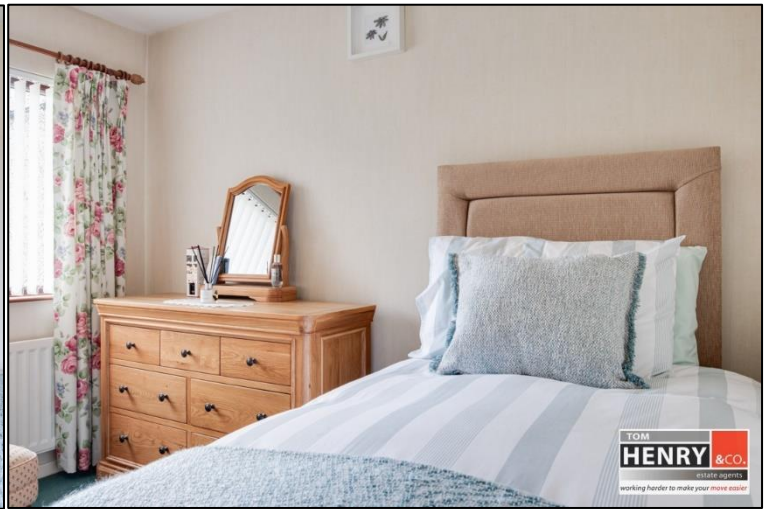


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BEDROOM 2:
TO REAR. CARPET TO FLOOR. BUILT-IN CUPBOARD. HOTPRESS.

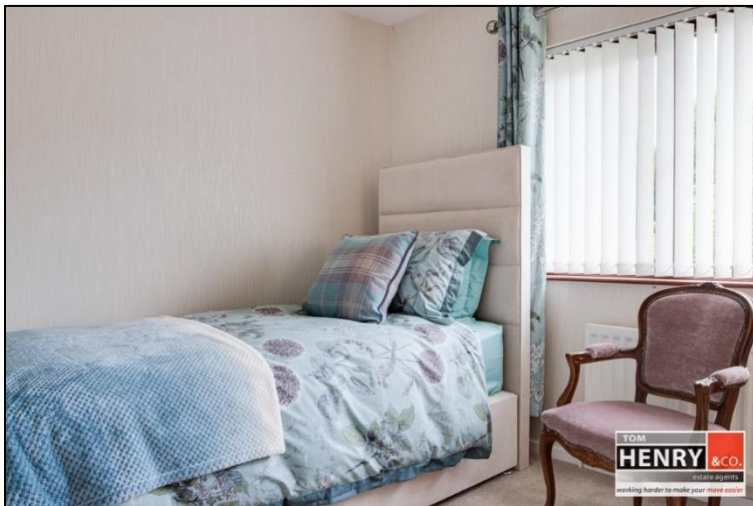


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BEDROOM 3:
TO REAR. CARPET TO FLOOR.



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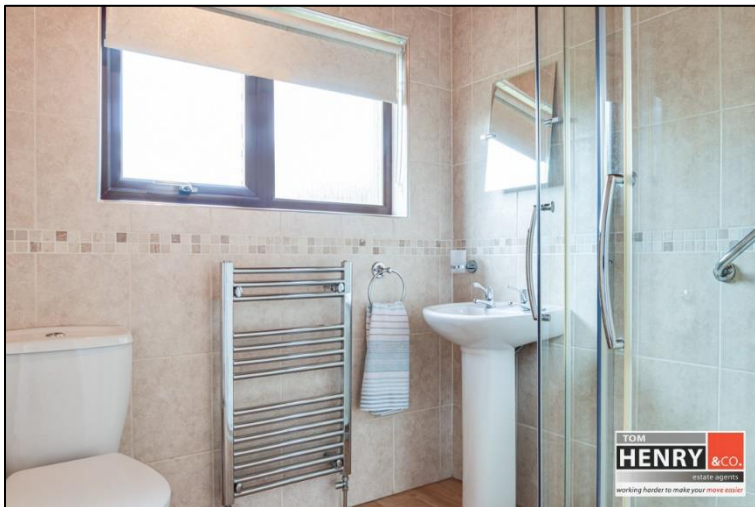
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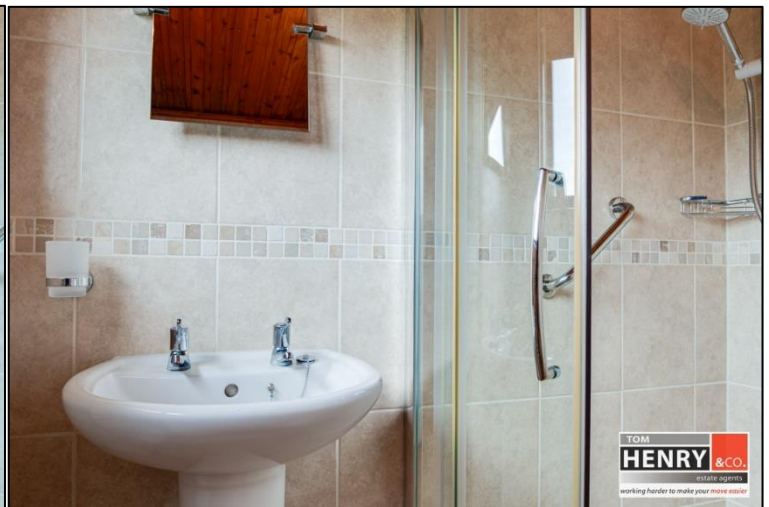
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SHOWER ROOM:

FULLY TILED ELECTRIC SHOWER. SINK. TOILET. HEATED TOWEL RAIL. TILED WALLS. VINYL TO FLOOR. WOODEN CEILING. X-FAN.



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OUTSIDE:

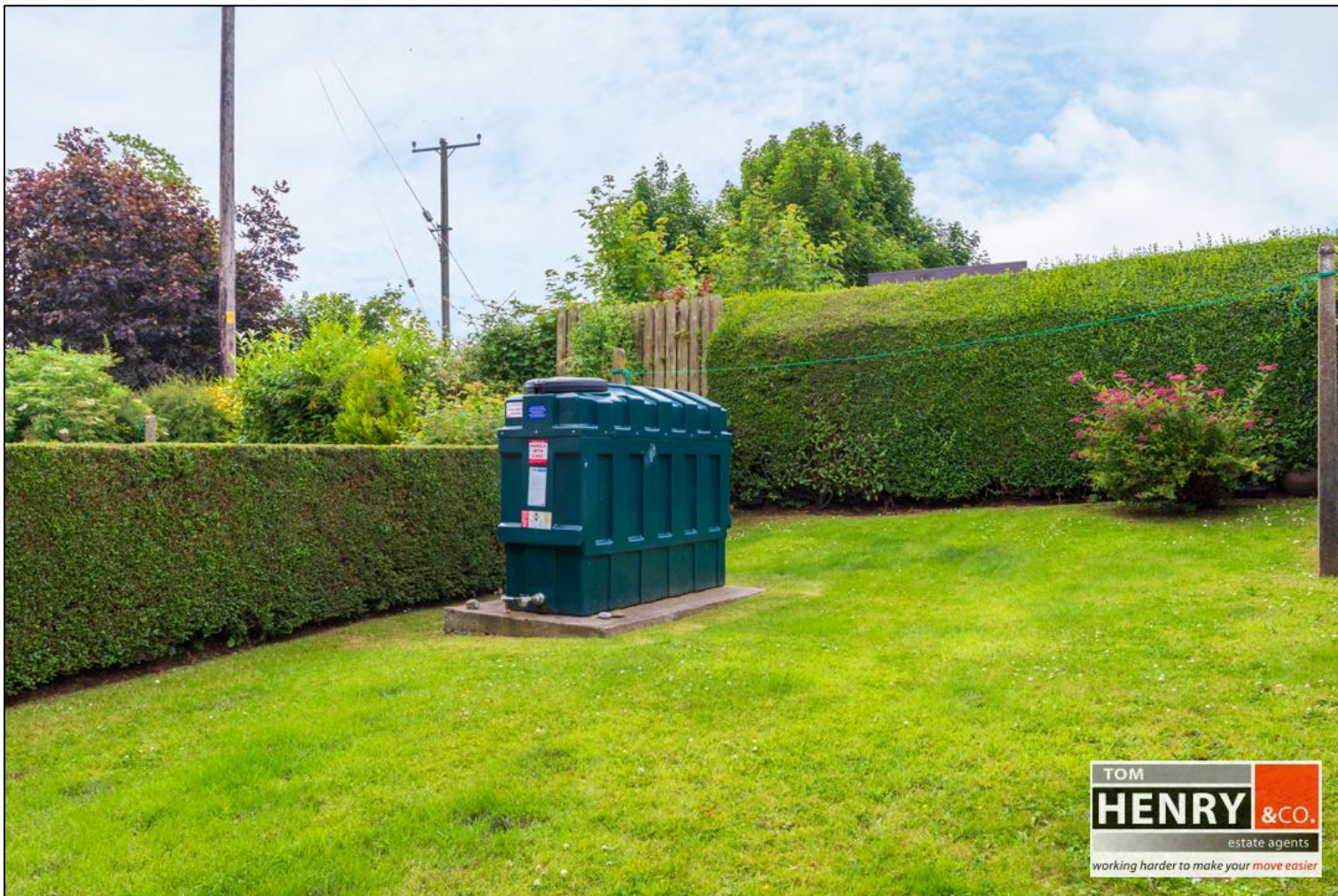
ENCLOSED AREA TO FRONT WITH GRAVEL BED. GARDEN STORE IN ALLEYWAY. NEAT GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.



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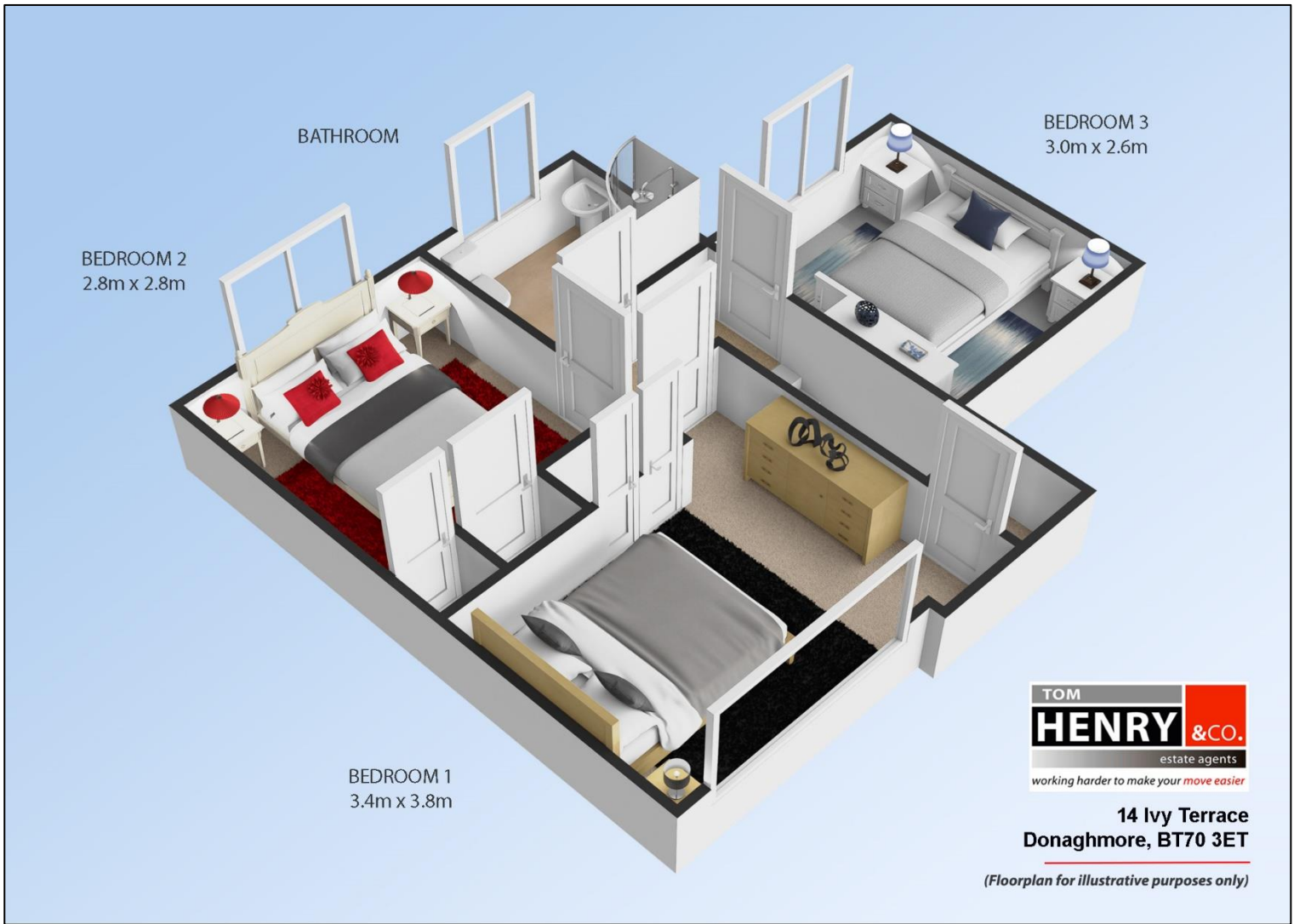
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FLOORPLANS FOR I.D. PURPOSES ONLY.





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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.