

**2 KILLYNEILL COURT  
GORTMERRON LINK ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6BN**



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

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**A GREAT FIRST HOME, A READY-TO-GO BUY TO LET OR “RIGHT SIZE” WITH CONVENIENCE?**

THIS 3 BEDROOM, MID-TERRACE, TOWN PROPERTY BOASTS LOW MAINTENANCE OUTSIDE SPACE & COMFORTABLE INTERNAL ACCOMMODATION AND IS IMMACULATEDLY PRESENTED TO THE MARKET BY ITS CURRENT OWNER OCCUPIERS.

CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF PICTURESQUE DUNGANNON PARK, MAJOR EMPLOYERS, GOOD SCHOOLS, LOCAL SHOPS AND MINUTES BY CAR TO ALL DUNGANNON TOWN CENTRE AMENITIES AND THE M1 INTERSECTION FOR COMMUTING, THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS SEEKING AN AFFORDABLE FIRST-HOME, DISCERNING INVESTORS & THOSE SEEKING TO DOWNSIZE WITH CONVENIENCE ALIKE.

**“A GREAT PROPERTY IN A MOST POPULAR AREA; SURE TO ATTRACT GOOD INTEREST...”**



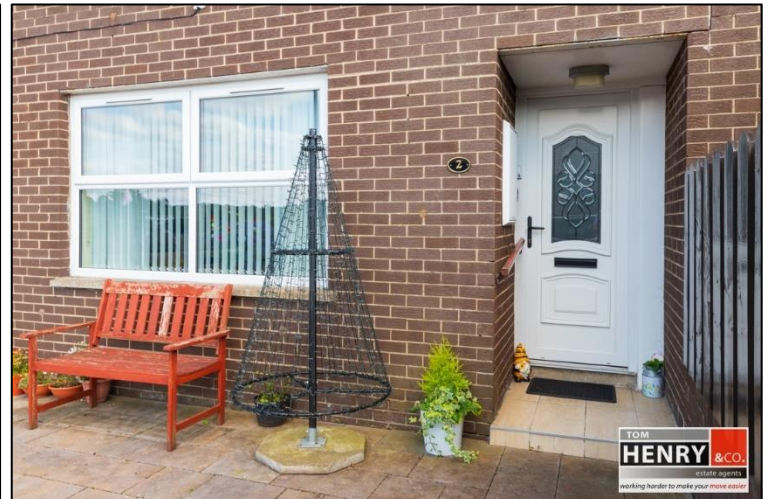
**GUIDE PRICE: £97,500**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- AN IMMACULATE MID-TERRACE PROPERTY.
- A STROLL TO SHOPS, MAJOR EMPLOYERS, RENOWNED SCHOOLS, ETC.
- MINUTES BY CAR TO DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS; 1 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- GROUND FLOOR CLOAK W.C / POWDER ROOM.
- FIRST FLOOR SHOWER ROOM.
- LOW MAINTENANCE OUTSIDE SPACE.
- OIL FIRED CENTRAL HEATING.
- MAJORITY U.P.V.C. DOUBLE GLAZED WINDOWS.
- WOULD MAKE A SUPERB, AFFORDABLE FIRST-HOME.
- IDEAL AS A DISCERNING BUY-TO LET.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



**ACCOMMODATION IN BRIEF...**

COVERED PORCH:  
TILED STEP. OUTSIDE LIGHT.

ENTRANCE HALL:  
U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL. VINYL TO FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:  
GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. COVING & CENTRE PIECE TO CEILING. PRE-FINISHED FLOOR. OPEN FIREPLACE WITH ELECTRIC INSET.





**KITCHEN / FAMILY DINING ROOM:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. ILLUMINATED GLASS DISPLAY UNIT. TILED BETWEEN UNITS. SPACE FOR COOKER (INCLUDED) WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER (INCLUDED). PLUMBED FOR A.W.M. WOOD EFFECT VINYL TO FLOOR.





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CLOAK CUPBOARD:  
WALK-IN. ELECTRIC LIGHT.

REAR LOBBY:  
GEORGIAN GLAZED DOOR FROM KITCHEN. MAHOGANY EXTERNAL  
DOOR WITH GLASS PANEL.

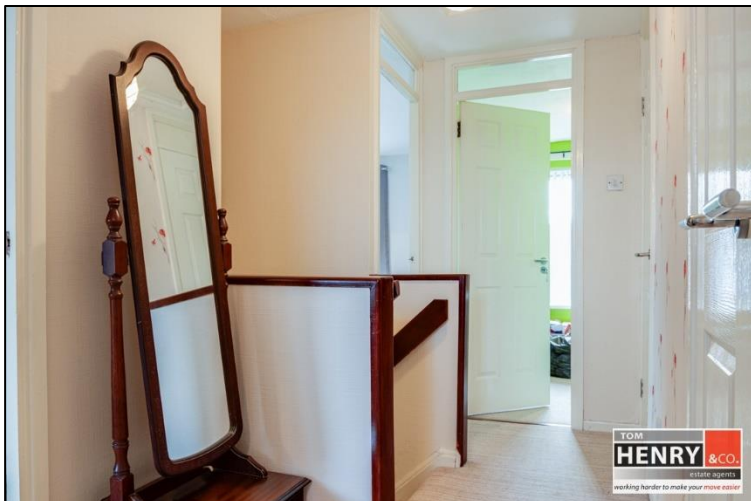
POWDER ROOM:  
TOILET. WASH HAND BASIN. TILED SPLASHBACK. PRE-FINISHED  
FLOOR.

**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET TO FLOOR. CLOAK CUPBOARD. HOTPRESS: DOUBLE DOORS.



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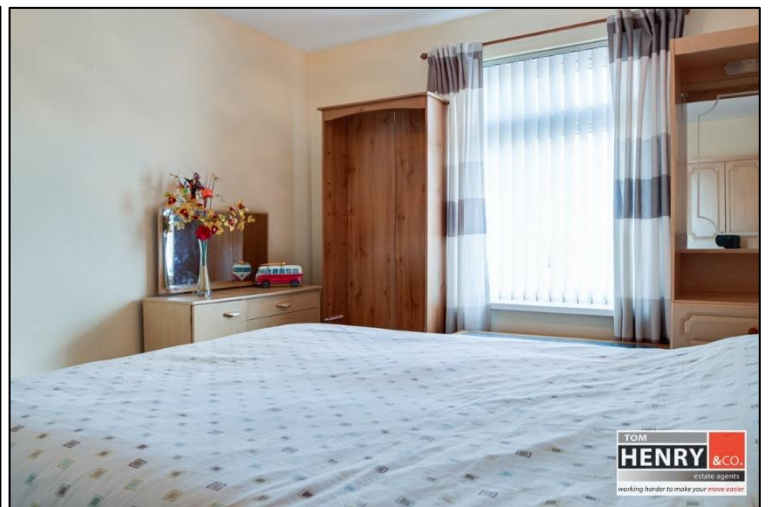


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BEDROOM 1:  
TO REAR. CARPET TO FLOOR.

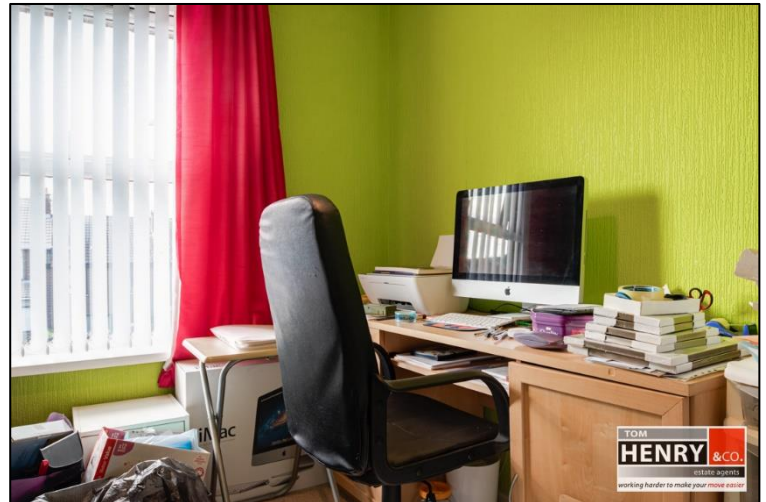


BEDROOM 2:  
TO FRONT. BUILT-IN STORAGE. CARPET TO FLOOR.





**BEDROOM 3:**  
TO FRONT. CARPET TO FLOOR.



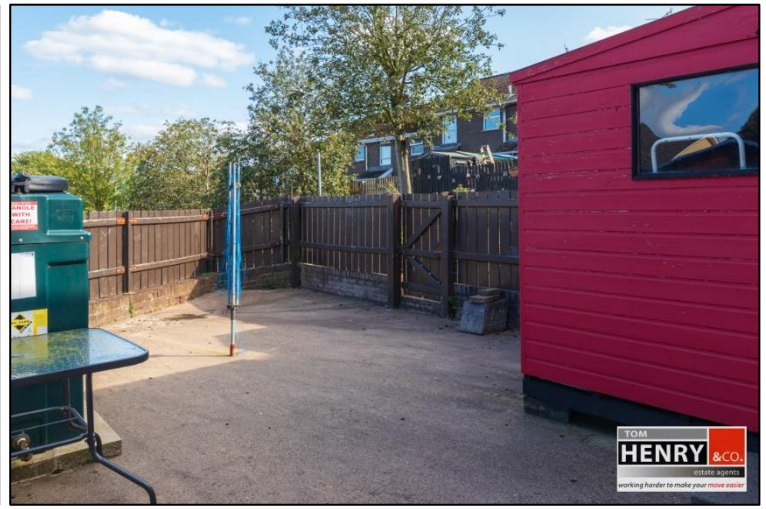
**SHOWER ROOM:**  
TOILET. WASH HAND BASIN. ELECTRIC SHOWER. SOME WALL TILING.  
X-FAN.



**OUTSIDE:**

PAVED GARDEN TO FRONT.

ENCLOSED CONCRETE AREA TO REAR. OIL TANK. EXTERNAL WATER TAP. GARDEN SHED. CENTRAL HEATING BURNER.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

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.

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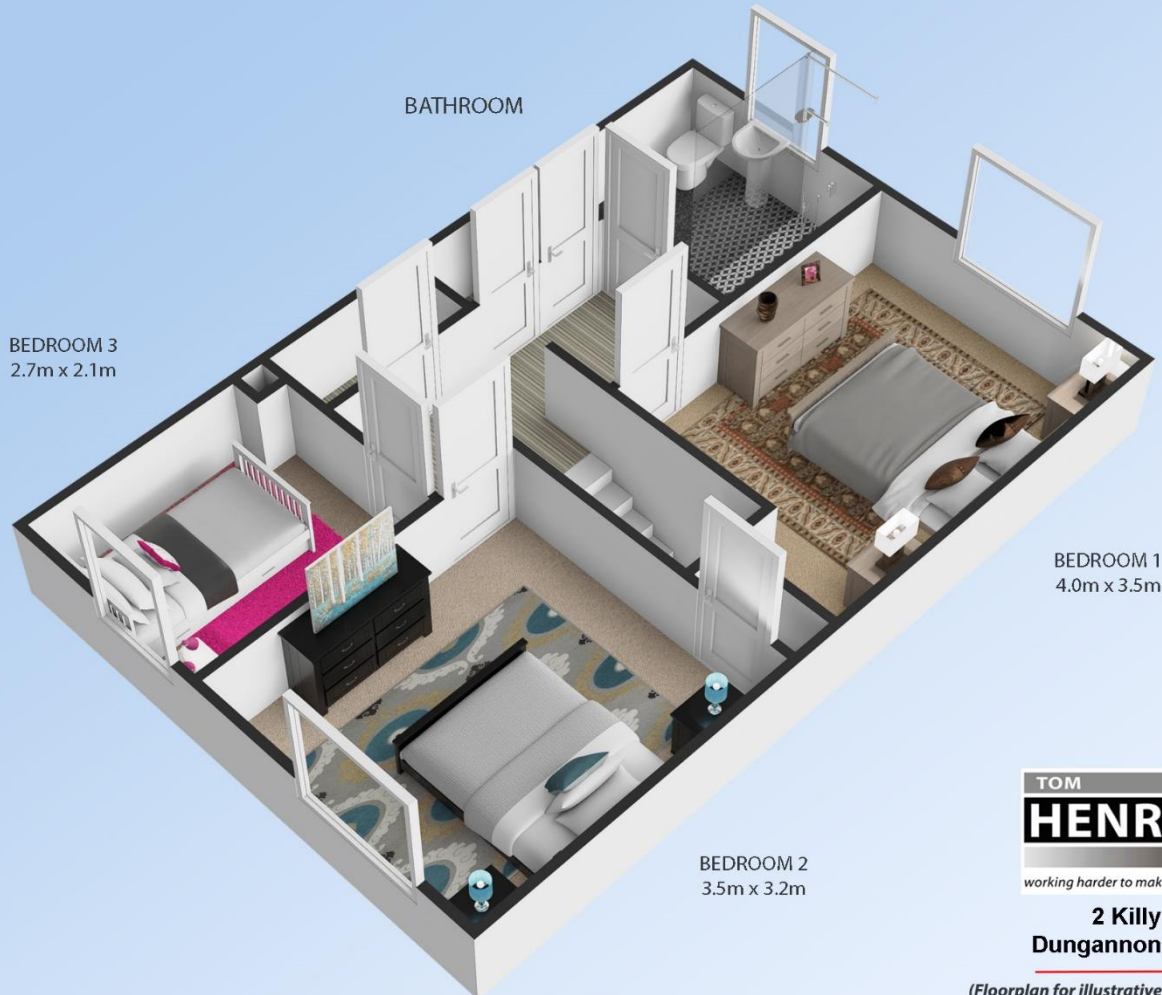




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*(Floorplan for illustrative purposes only)*



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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.**