

**60A CULLENRAMMER ROAD  
GREYSTONE  
DUNGANNON  
CO. TYRONE  
BT70 1SD**



*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

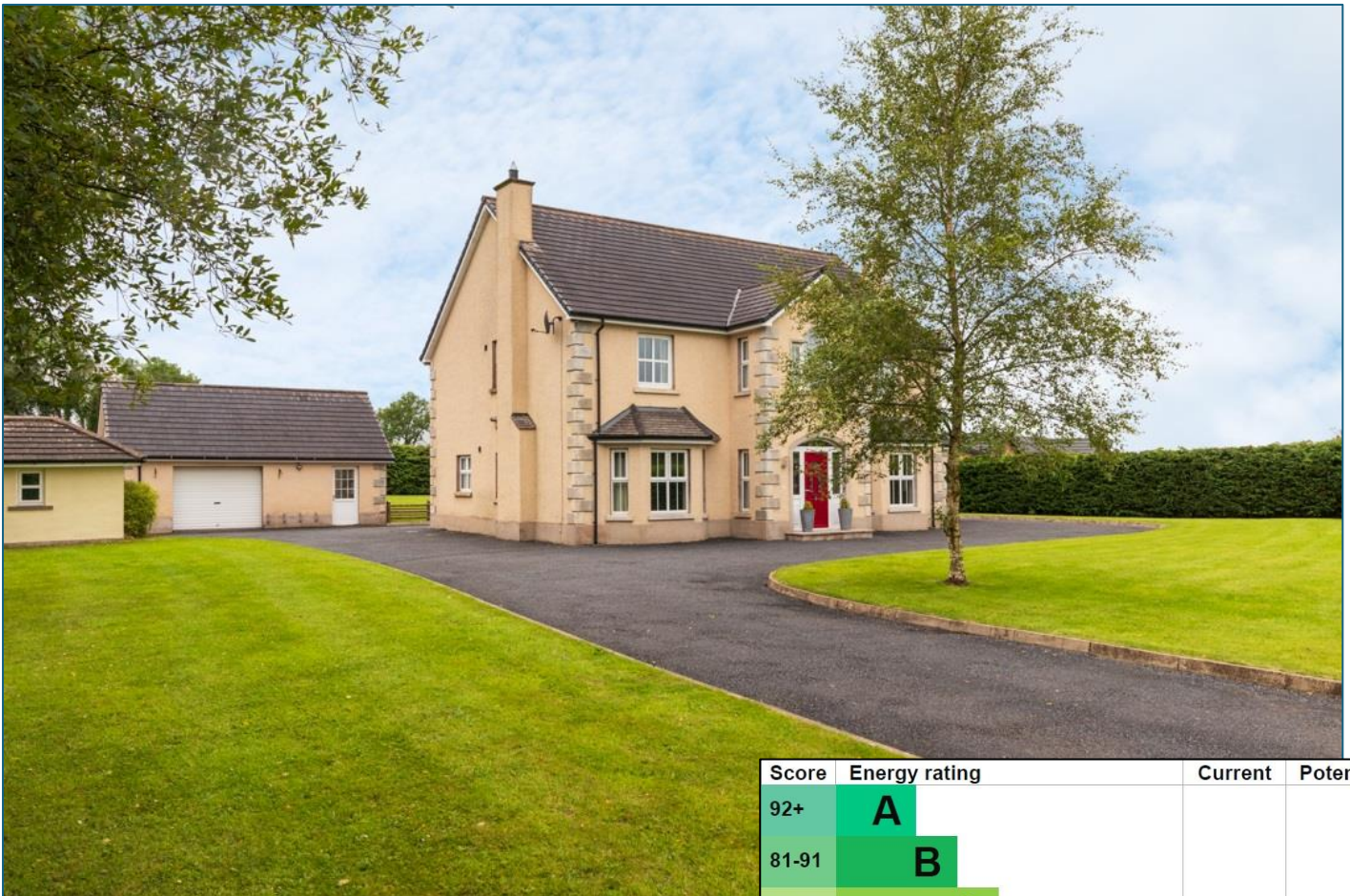
**A DREAM COUNTRY RESIDENCE ON A TRULY ENVIABLE SITE**

SITUATED ON AN EXCEPTIONALLY PRIVATE & GENEROUS SITE EXTENDING TO CIRCA. 0.51 ACRES, JUST OFF THE COMMUTER CONVENIENT CULLENRAMMER ROAD, AN AREA RENOWNED FOR ITS BESPOKE RESIDENCES, THIS SPACIOUS & VERSATILE COUNTRY HOME SHOULD BE A MUST VIEW FOR THOSE SEEKING **THE BEST IN MODERN COUNTRY LIVING**.

ONLY MINUTES BY CAR TO LOCAL SHOPS, MAJOR EMPLOYERS, DUNGANNON TOWN & THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD, THIS IMMACULATE PROPERTY OFFERS ACCOMMODATION THAT MAY ONLY BE FULLY APPRECIATED ON INSPECTION; WITH 4 DOUBLE BEDROOMS, 3 WITH ENSUITE ACCESS, AND MASTER WITH WALK-IN WARDROBE, 3 RECEPTION ROOMS PLUS A KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / LIVING / ENTERTAINING, THIS PROPERTY WILL TICK A LOT OF BOXES!

EXTERNALLY THE ENCLOSED LEVEL GARDENS ARE WELL BOUNDED BY MATURE HEDGING, BOAST AMPLE PARKING WITH THE ABILITY TO DRIVE AROUND THE RESIDENCE, A LARGE GARAGE PLUS A HANDY UTILITY STORE... ALL READY TO BE ENJOYED BY THE FORTUNATE PURCHASERS!

**“WE ANTICIPATE SIGNIFICANT INTEREST IN THIS BEAUTIFUL HOME – EARLY VIEWING IS HIGHLY RECOMMENDED”**



**GUIDE PRICE: £334,950**

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	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- AN ENVIABLE COUNTRY RESIDENCE.
- PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.
- OFFERING SPACIOUS & VERSITILE ACCOMMODATION; PERFECT FOR FAMILY LIVING.
- SITUATED ON A GENEROUS, LEVEL SITE; CIRCA. 0.51 ACRES.
- QUIET RURAL LOCATION WITH COMMUTER CONVENIENCE.
- ONLY MINUTES BY CAR TO SHOPS, EMPLOYERS, DUNGANNON TOWN & THE A4 BYPASS.
- 4 DOUBLE BEDROOMS, 3 WITH ENSUITE ACCESS.
- MASTER BEDROOM WITH WALK-IN WARDROBE.
- ENTRANCE HALL WITH OPEN TREAD STAIRCASE TO MINSTREL GALLERY.
- 3 RECEPTION ROOMS, 2 WITH OPEN FIREPLACE.
- KITCHEN WITH ISLAND UNIT & AMPLE SPACE FOR FAMILY DINING / LIVING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- OAK SKIRTINGS & ARCHITRAVES.
- 4 PANEL OAK INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- PROPERTY OWNED SOLAR PANELS TO SUBSIDISE ELECTRIC.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- PILLARED & GATED ENTRANCE.
- GARDENS LAID TO LAWNS WITH MATURE HEDGING.

## PROPERTY FEATURES CONTINUED...

- GENEROUS PARKING WITH ABILITY TO DRIVE AROUND RESIDENCE.
- DETACHED GARAGE WITH VEHICULAR & PEDESTRIAN ACCESS.
- SEPARATE UTILITY STORE; A GREAT PLACE TO STORE THE BBQ!
- A PROPERTY THAT MAY ONLY BE FULLY APPRECIATED ON INSPECTION.
- WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.



**ACCOMMODATION IN BRIEF...**

**VESTIBULE:**

P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANELS, SIDE PANELS & FAN LIGHT. PRE-FINISHED FLOOR. RECESSED LIGHTING. DOUBLE DOORS WITH GLASS PANELS TO ENTRANCE HALL.



**ENTRANCE HALL:**

DOUBLE DOORS WITH GLASS PANELS FROM VESTIBULE. WOODEN FLOOR. RECESSED LIGHTING. OPEN TREAD STAIRCASE TO FIRST FLOOR MINSTREL GALLERY.



**SITTING ROOM:**

DUAL ASPECT. WOODEN FLOOR. BOW WINDOW. OPEN FIREPLACE, WOODEN MANTLE & SURROUND WITH OVER MIRROR, HORSESHOE INSET & GRANITE HEARTH.



**LOUNGE:**

DUAL ASPECT. WOODEN FLOOR. BOW WINDOW. OPEN FIREPLACE, WOODEN MANTLE & SURROUND WITH OVER MIRROR & GRANITE HEARTH. DOUBLE DOORS TO / FROM FAMILY DINING AREA.





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**KITCHEN / FAMILY DINING / LIVING AREA:**

FITTED HIGH & LOW LEVEL UNITS. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. GLASS DISPLAY UNIT. WINE RACK. INTEGRATED HOB & OVEN WITH X-FAN OVER IN S.S. CANOPY. INGLENOOK FOR AMERICAN STYLE FRIDGE FREEZER. INTEGRATED DISHWASHER. UNDER UNIT LIGHTING. TILED BETWEEN UNITS. ISLAND UNIT WITH STORAGE UNDER. TILED FLOOR. RECESSED LIGHTING TO KITCHEN. PART GLAZED DOUBLE DOORS TO SUNROOM.



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SUNROOM:  
PART GLAZED DOORS FROM FAMILY DINING AREA. TRIPLE ASPECT. TILED FLOOR. GEORGIAN GLAZED FRENCH DOORS TO REAR GARDEN.



**REAR LOBBY:**

TILED FLOOR. CLOAK STORE WITH HANGING & SHELVED SPACE. P.V.C. EXTERNAL DOOR WITH GLASS PANEL.

**UTILITY ROOM:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. SPACE FOR 2 X A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR.





POWDER ROOM / CLOAK W.C:  
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET.  
TILED FLOOR. ½ TILED WALLS. X-FAN.

**FIRST FLOOR:**

STAIRS & LANDING:  
OPEN TREAD STAIRCASE TO MINSTREL GALLERY WITH FEATURE WINDOW;  
A GREAT SPACE THAT COULD BE UTILIZED AS A HOME OFFICE / CONTEMPLATION AREA.  
WOODEN FLOOR. SOME RECESSED LIGHTING. VIEWS TO OPEN COUNTRYSIDE.

HOTPRESS:  
WALK-IN. SHELVED. TILED FLOOR. ELECTRIC LIGHT.



BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR. VIEWS TO OPEN COUNTRYSIDE.

WALK-IN WARDROBE:  
PRE-FINISHED FLOOR. ELECTRIC LIGHT.

ENSUITE:  
WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. SHOWER. HEATED TOWEL RAIL. FULLY TILED WALLS & FLOOR. X-FAN.





BEDROOM 2:  
TO FRONT. PRE-FINISHED FLOOR. VIEWS TO OPEN COUNTRYSIDE. ACCESS TO "JACK & JILL" ENSUITE.



"JACK & JILL" ENSUITE:  
WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. SHOWER. HEATED TOWEL RAIL. FULLY TILED WALLS & FLOOR. X-FAN. SERVES BEDROOMS 2 & 3.

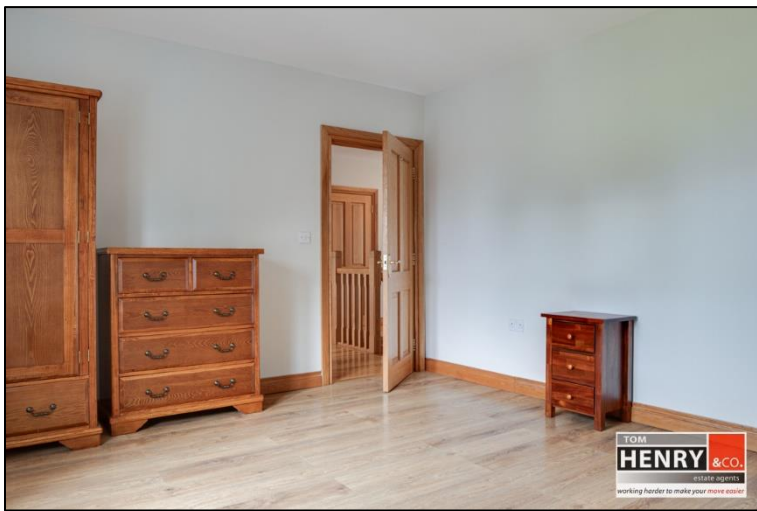


BEDROOM 3:  
TO REAR. PRE-FINISHED FLOOR. VIEWS TO OPEN COUNTRYSIDE. ACCESS TO "JACK & JILL" ENSUITE.



BEDROOM 4:  
TO REAR. PRE-FINISHED FLOOR.





**BATHROOM:**  
CORNER BATH WITH MIXER TAP FITTING. TOILET. WASH HAND BASIN WITH MIXER TAP FITTING. FULLY TILED SHOWER. TILED FLOOR. ½ TILED WALLS. HEATED TOWEL RAIL. X-FAN.



**OUTSIDE:**

GENEROUS SITE CIRCA. 0.51 ACRES.

PILLARED & GATED ENTRANCE.

TARMAC DRIVE & PARKING TO FRONT, SIDE & REAR.

SITE BOUNDED BY MATURE HEDGING. GARDEN TO FRONT & SIDE LAID TO LAWN.

GENEROUS GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.

DETACHED GARAGE:

ROLL-UP DOOR & SEPARATE PEDESTRIAN DOOR. ELECTRIC LIGHTS & POWER POINTS.

GRAVELLED AREA TO SIDE OF GARAGE.

DETACHED UTILITY STORE:

**FLOORPLANS FOR I.D. PURPOSES ONLY.**





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

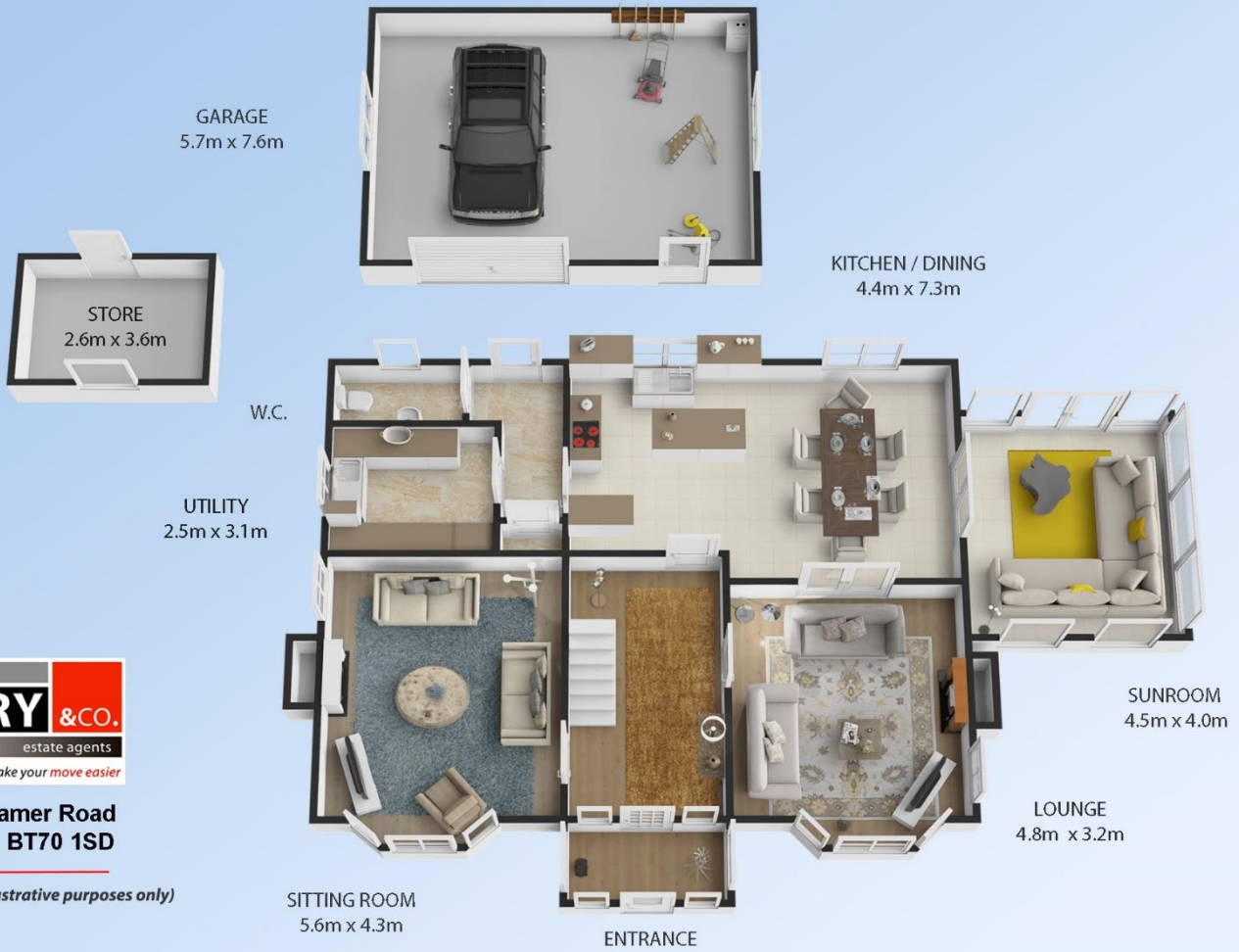
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**Dungannon BT70 1SD**

*(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.**