

**30A REHAGHY ROAD
AUGHNACLOY
DUNGANNON
CO. TYRONE
BT69 6EW**



working harder to make your move easier

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SERIOUS HOUSE GOALS WITH THIS COUNTRY HOME SET ON C. 1.35 ACRES

TOM HENRY & COMPANY HAVE IMMENSE PLEASURE IN INTRODUCING TO THE MARKET THIS SUPERIOR DETACHED COUNTRY RESIDENCE LOCATED IN A PICTURESQUE SEMI-RURAL AREA, ON A GENEROUS SITE WITH PADDOCK APPROACHED VIA AN ENCHANTING TREE LINED AVENUE. **THE CURRENT OWNER OCCUPIERS HAVE CREATED A STUNNING HOME WHICH IS PRESENTED FOR SALE IN ABSOLUTELY IMMACULATE CONDITION THROUGHOUT.**

INTERNALLY THE PROPERTY BOASTS SPACIOUS ACCOMMODATION INTRODUCED VIA AN ENTRANCE HALL WITH A FEATURE WHITE OAK STAIRCASE, 3 RECEPTION ROOMS, A KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING, A UTILITY ROOM & A GROUND FLOOR POWDER ROOM. TO ITS FIRST FLOOR THIS SUPERB PROPERTY OFFERS 4 BEDROOMS, MASTER ENSUITE AND A FAMILY BATHROOM WITH 4 PIECE SUITE.

THE PROPERTY IS EQUALLY IMPRESSIVE EXTERNALLY; THE BEAUTIFULLY MATURE SITE HAS BEEN LOVINGLY SHAPED TO FORM MAGICAL GARDENS THAT WILL CHARM THE MOST EXACTING PURCHASERS. A SWEEPING DRIVEWAY LINED WITH CHERRY TREES, LAWNED AREAS TO FRONT, SIDE & REAR, A POND & STREAM AND A RANGE OF FRUIT TREES OFFER A TRANQUIL SETTING FOR RAISING A FAMILY. THE ADDITION OF A STABLE BLOCK & PADDOCK OFFER FURTHER POTENTIAL FOR PURSUIT OF COUNTRY HOBBIES.

“BEAUTIFUL INSIDE & OUT – PERFECT FOR THOSE SEEKING TRANQUIL COUNTRY LIVING”



OFFERS OVER: £349,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

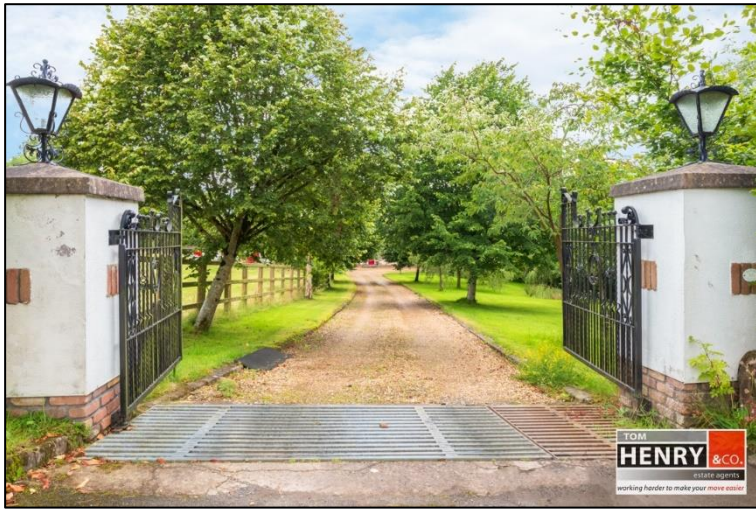
www.tomhenryandco.com

PROPERTY FEATURES...

- A BEAUTIFUL COUNTRY RESIDENCE SET ON CIRCA. 1.35 ACRES.
- PRESENTED FOR SALE IN SUPERB CONDITION THROUGHOUT.
- GENEROUS MATURE SITE.
- 4 BEDROOMS, MASTER ENSUITE.
- 3 RECEPTION ROOMS; 2 WITH OPEN FIREPLACES.
- QUIET, RURAL, YET COMMUTER CONVENIENT LOCATION.
- ONLY A SHORT DRIVE TO AUGHNACLOY, CALEDON & DUNGANNON.
- GOOD ACCESS TO THE MAIN ROADS NETWORK.
- SPACIOUS ENTRANCE HALL WITH STUNNING OPEN TREAD WHITE OAK STAIRCASE TO FIRST FLOOR.
- OPEN PLAN KITCHEN / FAMILY / DINING AREA WITH ISLAND UNIT.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE INCLUDING A GORGEOUS PEDESTAL BATH.
- 4 PANEL INTERNAL DOORS.
- OAK SKIRTINGS & ARCHITRAVES.
- CENTRALISED VACUUM SYSTEM.
- GENEROUS PROVISION OF ELECTRICAL SOCKETS.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. WINDOWS & EXTERNAL DOORS.
- PILLARED & GATED ENTRANCE.
- SWEEPING CHERRYTREE LINED AVENUE.

PROPERTY FEATURES CONTINUED...

- MAGICAL MATURE GARDENS WITH FRUIT TREES, POND & STREAM.
- GARAGE.
- DOUBLE STABLE BLOCK & HARDSTANDING TURNOUT PEN.
- Paddock LAID TO GRASS WITH D-RAIL FENCING.
- COUNTRY LIVING AT ITS FINEST!
- MUST BE VIEWED TO BE FULLY APPRECIATED.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS & FANLIGHT. TILED FLOOR. WHITE OAK OPENTREAD STAIRCASE.



FAMILY ROOM:

OPEN FIREPLACE. DOUBLE GLAZED DOORS TO KITCHEN / FAMILY DINING AREA.





SITTING ROOM:
 PART GLAZED DOUBLE DOORS FROM ENTRANCE HALL. DUAL ASPECT. PRE-FINISHED FLOOR. OPEN FIREPLACE.



KITCHEN / FAMILY DINING / LIVING AREA:
 FITTED HIGH & LOW LEVEL UNITS. UNDER UNIT LIGHTING. ISLAND UNIT WITH STORAGE. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. INTEGRATED DISHWASHER. "RANGE MASTER" STOVE WITH GAS HOB & ELECTRIC OVEN WITH X-FAN OVER. PELMET WITH DOWNLIGHTING. SPACE FOR AMERICAN FRIDGE FREEZER. TILED FLOOR. ARCH TO FAMILY DINING AREA. PATIO DOORS TO REAR. PART GLAZED, PART PANELLED DOUBLE DOORS TO SUNROOM.





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SUNROOM:
PART GLAZED, PART PANELLED DOUBLE DOORS FROM FAMILY DINING AREA. FEATURE BRICKWORK. TILED FLOOR. DOWNLIGHTING TO CEILING.



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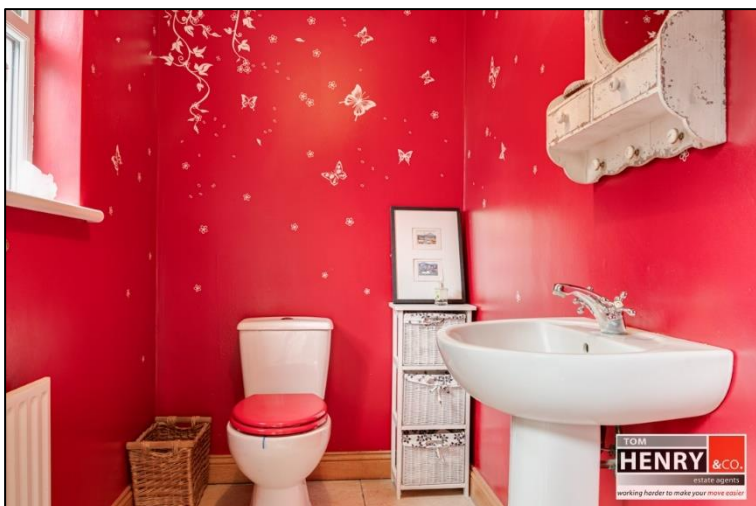


REAR LOBBY:
 PANELLED WALLS. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.

CLOAK CUPBOARD:
 BEAM VACUUM SYSTEM.

POWDER ROOM:
 WHITE SUITE. TILED FLOOR. WASH HAND BASIN. TOILET.

UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS TO COMPLIMENT KITCHEN UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR AUTOMATIC WASHING MACHINE. SPACE FOR TUMBLE DRYER.



FIRST FLOOR:

STAIRS & LANDING:
 OPEN TREAD WHITE OAK STAIRCASE. CARPET TO LANDING:

HOTPRESS:
 WALK-IN. SHELVED. ELECTRIC LIGHT.



MASTER BEDROOM:

TO FRONT. PRE-FINISHED FLOOR. WALL LENGTH FITTED STORAGE WITH HANGING, SHELVED SPACE & DRAWERS.

ENSUITE:

WHITE SUITE. WASH HAND BASIN. TOILET. ELECTRIC SHOWER. TILED WALLS. TILED FLOOR. X-FAN.



BEDROOM 2:

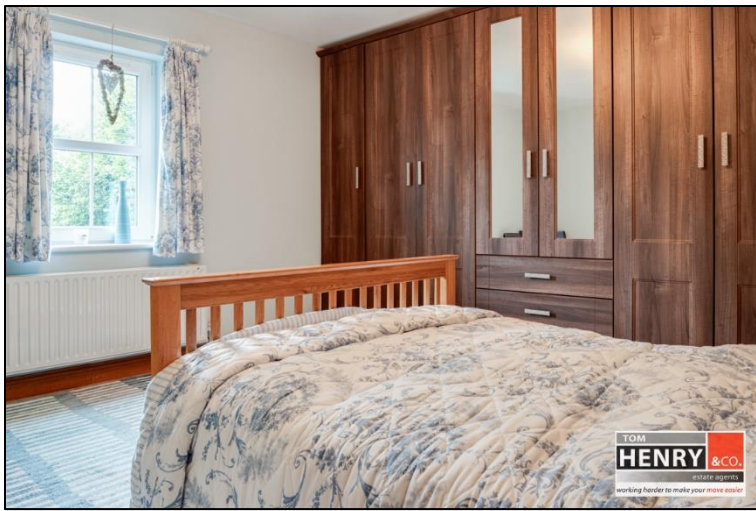
TO FRONT. CARPET TO FLOOR. FANTASTIC VIEWS TO FRONT GARDEN & TREE LINED AVENUE.



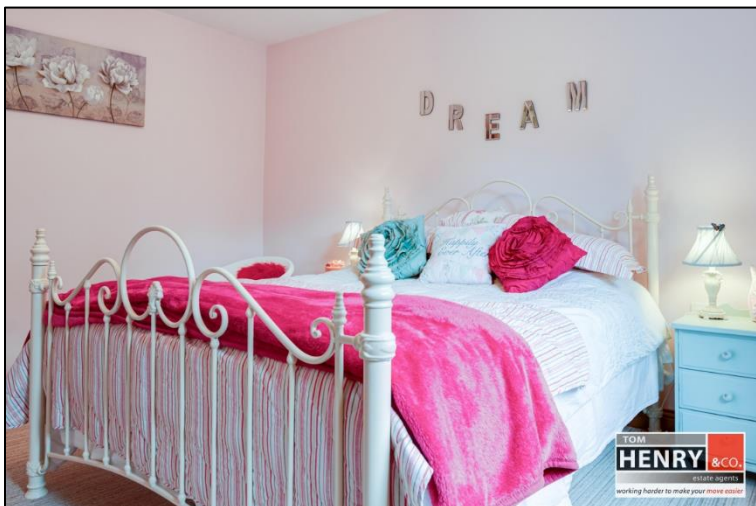


BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR. WALL LENGTH FITTED STORAGE.



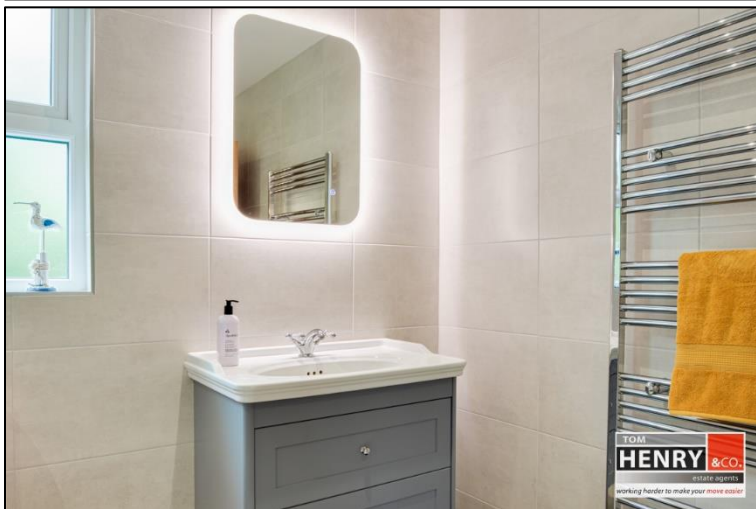


BEDROOM 4:
TO REAR. CARPET TO FLOOR.



BATHROOM:

WHITE SUITE. TOILET. WASH HAND BASIN IN VANITY UNIT. FREESTANDING PEDESTAL BATH WITH HANDHELD SHOWER ATTACHMENT. SHOWER. HEATED TOWEL RAIL. TILED WALLS WITH FEATURE WALL. TILED FLOOR. X-FAN.



OUTSIDE:

SITUATED ON A SUPERB SITE CIRCA. 1.35 ACRES.

PILLARED ENTRANCE WITH CATTLE GRID. SWEEPING TREELINED GRAVEL AVENUE. TARMAC PARKING TO SIDE & REAR OF DWELLING.

GARDENS TO FRONT LAID TO LAWNS & CHERRY TREES. STREAM TO BOUNDARY. POND. FEATURE "STANDING STONE" SEAT. GARDEN HOUSE WITH ELECTRIC. GARDENS TO REAR WITH STEPS THROUGH MATURE SHRUBS TO STREAM. APPLE & PEAR TREES. RAISED RASPBERRY BEDS.

GARAGE:

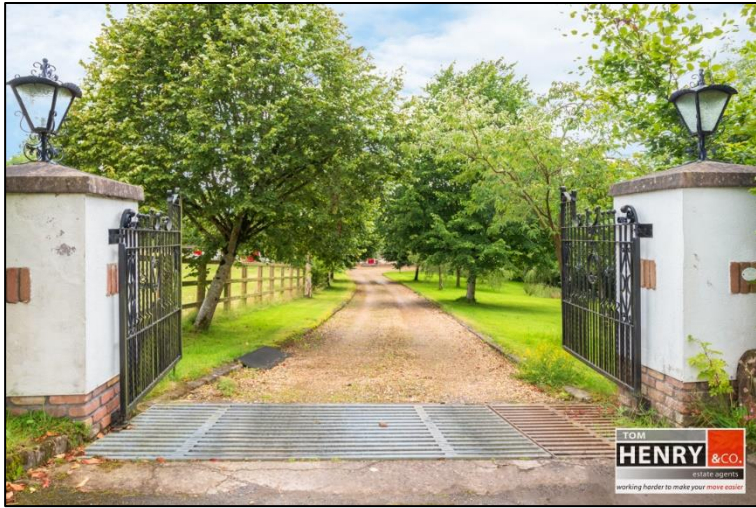
DOUBLE WOODEN DOORS. PEDESTRIAN DOOR. LOFT AREA FOR STORAGE. ELECTRIC LIGHTS & POWERPOINTS.

STABLE BLOCK:

SECURE GATED CONCRETE YARD. 2 NO. STABLES. GRAVEL TURNOUT / FOALING PEN.

PADDOCK:

LAI D TO GRASS WITH D-RAIL FENCING.



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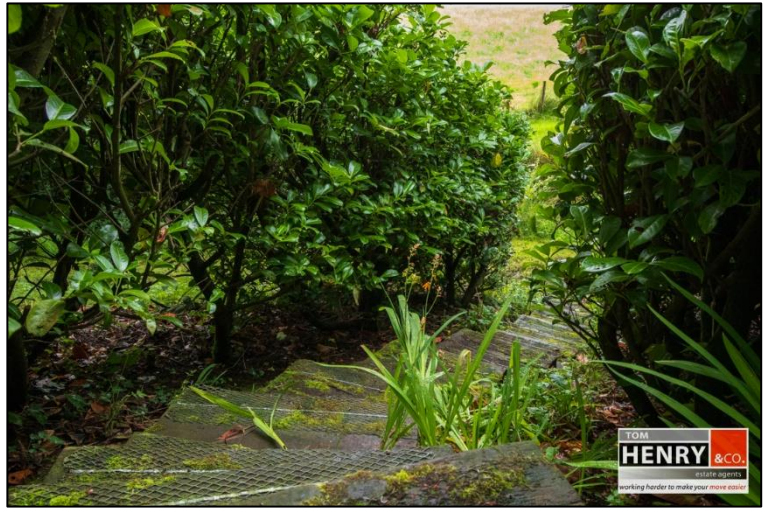


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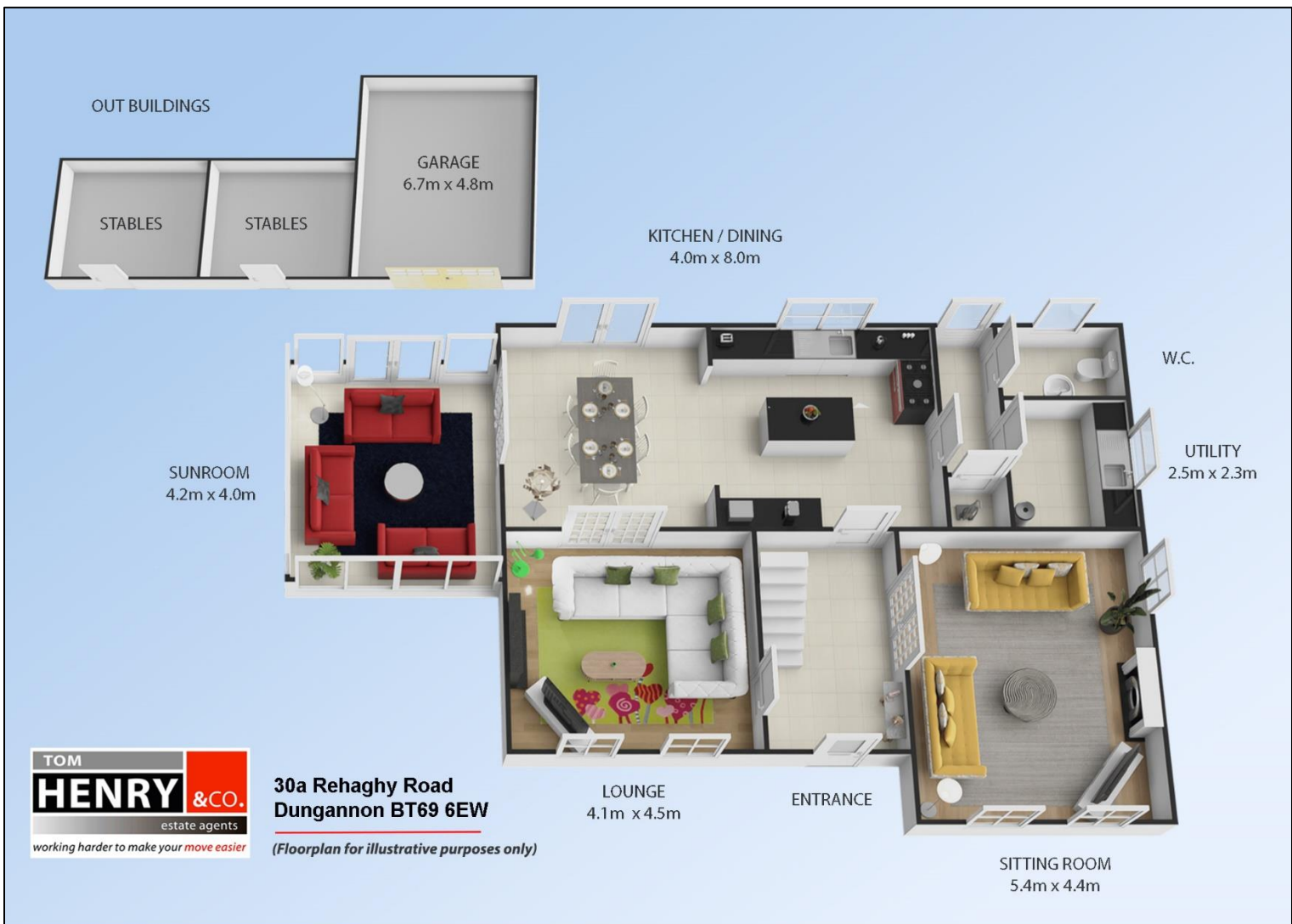
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FLOORPLANS FOR I.D. PURPOSES ONLY.





**30a Reahagy Road
Dungannon BT69 6EW**

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	62 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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- > **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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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.