

**7 KILLYLISS MANOR
EGLISH
DUNGANNON
CO. TYRONE
BT70 1UP**



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

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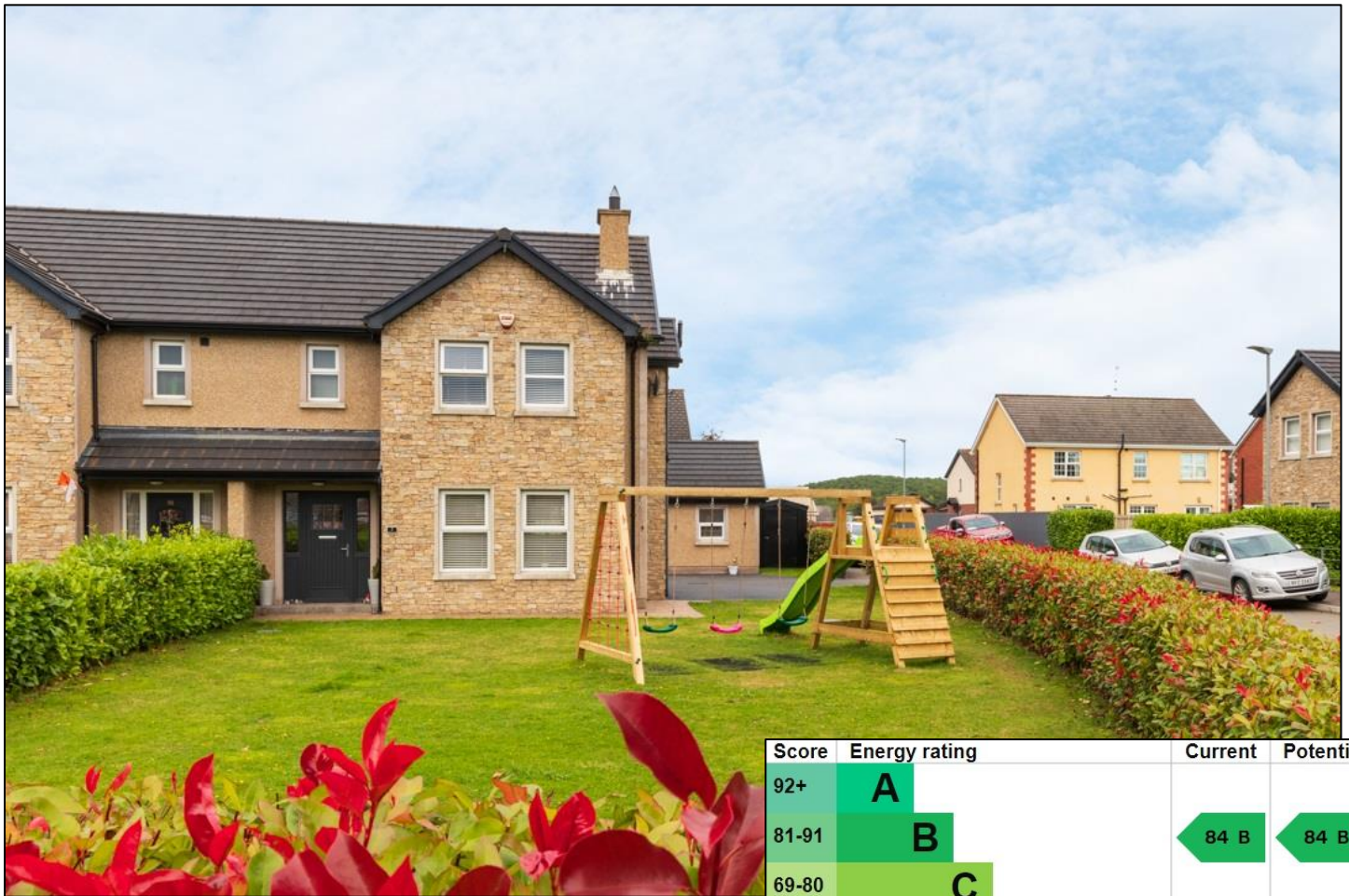
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“ABSOLUTELY IMMACULATE” – A 3 BEDROOM HOME ON A SUPERB CORNER SITE

CONSTRUCTED CIRCA. 2017, THIS SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY IS MOST CONVENIENTLY LOCATED ONLY MOMENTS FROM EGLISH VILLAGE AND IS WITHIN EASY DRIVING DISTANCE OF THE M1 INTERSECTION FOR COMMUTING THROUGHOUT THE PROVINCE. PRESENTED FOR SALE IN ABSOLUTELY IMMACULATE CONDITION THROUGHOUT BY ITS CURRENT OWNER OCCUPIERS, THIS ENVIABLE HOME AFFORDS SPACIOUS, WELL-APPOINTED & VERSATILE ACCOMMODATION WITH 3 BEDROOMS; INCLUDING MASTER WITH ENSUITE, A BRIGHT & SPACIOUS OPEN PLAN KITCHEN / FAMILY DINING / SITTING ROOM (THE HEART OF THIS HOME), A HANDY SEPARATE UTILITY ROOM, GROUND FLOOR CLOAK W.C. AND A FIRST FLOOR MODERN FAMILY BATHROOM WITH A 3 PIECE SUITE.

THIS SUPERB PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS SEEKING SPACE “TO GROW INTO” OR AS A FAMILY HOME. WITH THE ADDED BONUS OF A CAVITY BUILT GARDEN ROOM, SUITABLE FOR WORKING FROM HOME, AS A HOME GYM OR WITH POTENTIAL FOR A HOME BUSINESS (S.T.P.C)...

“SIGNIFICANT INTEREST IS ANTICIPATED IN THIS TRULY “BETTER THAN NEW” HOME”



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

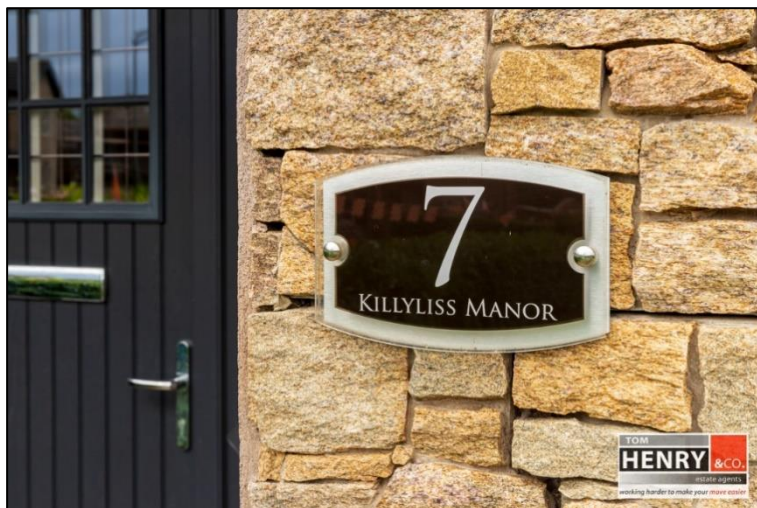
GUIDE PRICE: £189,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- AN ABSOLUTELY IMMACULATE 3 BEDROOM HOME.
- CONSTRUCTED CIRCA. 2017.
- PRESENTED FOR SALE IN SUPERB CONDITION THROUGHOUT.
- MOST CONVENIENT & SOUGHT-AFTER VILLAGE LOCATION.
- SUPERB ACCESS TO THE M1 MOTORWAY / A4 BYPASS FOR COMMUTING.
- SITTING ROOM WITH GLASS FRONTED STOVE WITH BACK BOILER.
- QUALITY FITTED KITCHEN WITH SPACE FOR FAMILY DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- 3 BEDROOMS; MASTER BEDROOM ENSUITE.
- FAMILY BATHROOM WITH 3 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- ALARM SYSTEM.
- 2 PANEL INTERNAL DOORS.
- SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- SUPERB, GENEROUS CORNER SITE.
- AMPLE OFF-STREET PARKING.
- CAVITY BUILT GARDEN ROOM SUITABLE FOR A MULTITUDE OF USES.
- SUITABLE FOR CO-OWNERSHIP.
- PERFECT AS A FIRST OR FAMILY HOME.





ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
COMPOSITE EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANELS. PRE-FINISHED FLOOR. STAIRS WITH CARPET RUNNER TO FIRST FLOOR.
STORAGE UNDER STAIRS.



SITTING ROOM:
GLASS FRONTED STOVE WITH BACK BOILER (HEATS RADIATORS & WATER). PRE-FINISHED FLOOR. OPEN TO KITCHEN / FAMILY DINING AREA...





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KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. CERAMIC SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN PELMET. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. UNDER UNIT LIGHTING. PRE-FINISHED FLOOR.



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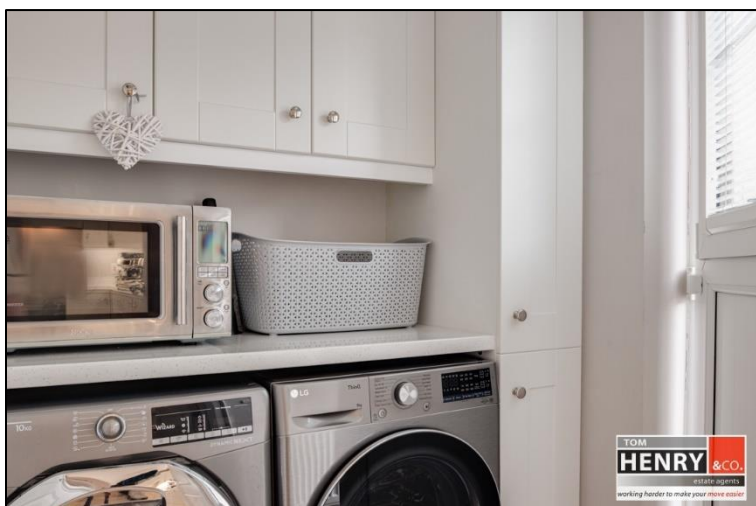


UTILITY ROOM:

FITTED UNITS. PLUMBED FOR A.W.M. SPACE FOR T.D. PRE-FINISHED FLOOR. U.P.V.C. EXTERNAL STABLE STYLE REAR DOOR.

POWDER ROOM / CLOAK W.C:

TOILET. WASH HAND BASIN. FAUX PANELLING TO WALLS. PRE-FINISHED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

RUNNER TO STAIRS. PRE-FINISHED FLOOR TO LANDING. ACCESS TO ATTIC VIA A PULL-DOWN LADDER. FLOORED FOR STORAGE WITH ELECTRIC LIGHT. HOTPRESS: ISOLATER FOR BACK BOILER. SHELVED. ELECTRIC LIGHT. PRE-FINISHED FLOOR.



BEDROOM 1:

TO FRONT. CARPET TO FLOOR.



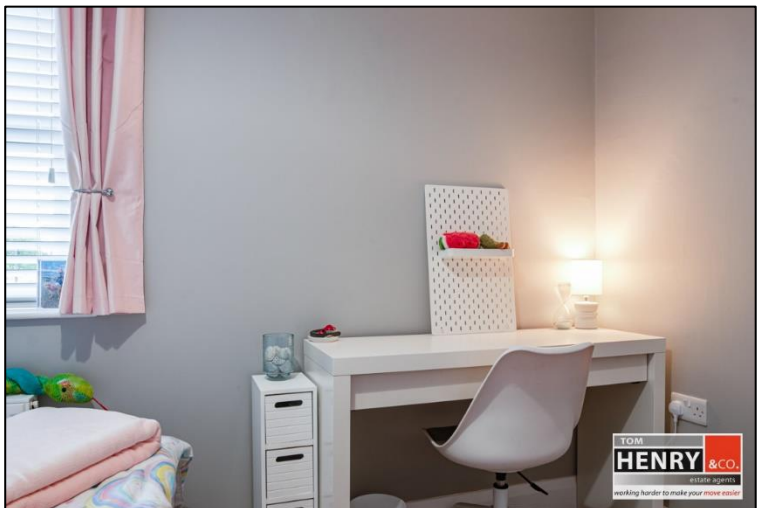
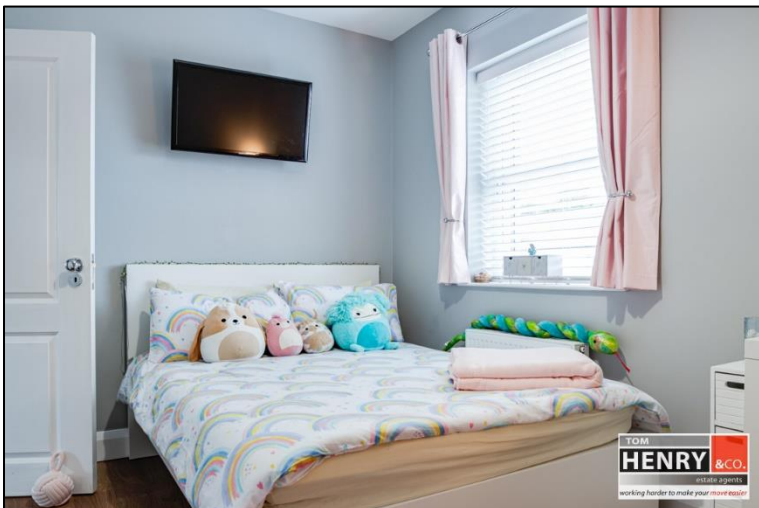
ENSUITE:

WASH HAND BASIN IN VANITY UNIT. TOILET. FULLY TILED SHOWER. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.



BEDROOM 2:

TO REAR. PRE-FINISHED FLOOR.



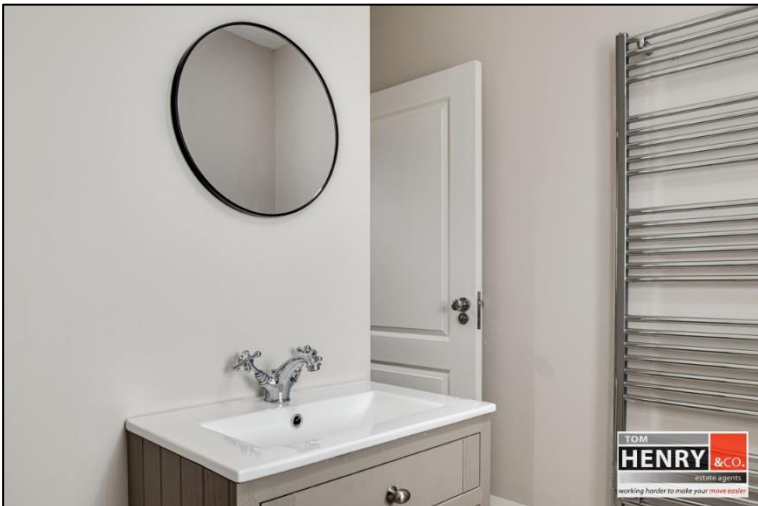
BEDROOM 3:

TO REAR. FLOOR TO CEILING FITTED WARDROBES. PRE-FINISHED FLOOR.



BATHROOM:

FREE-STANDING BATH. SINK IN VANITY UNIT. TOILET. TILED FLOOR. X-FAN.





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OUTSIDE:

GENEROUS GARDEN TO FRONT LAID TO LAWN BOUNDED BY ESTATE RAILING & HEDGING. TARMAC PARKING TO SIDE & REAR. PAVED PATIO AREA TO REAR. SPACE FOR LARGE SHED (AVAILABLE TO PURCHASE SUBJECT TO NEGOTIATION).

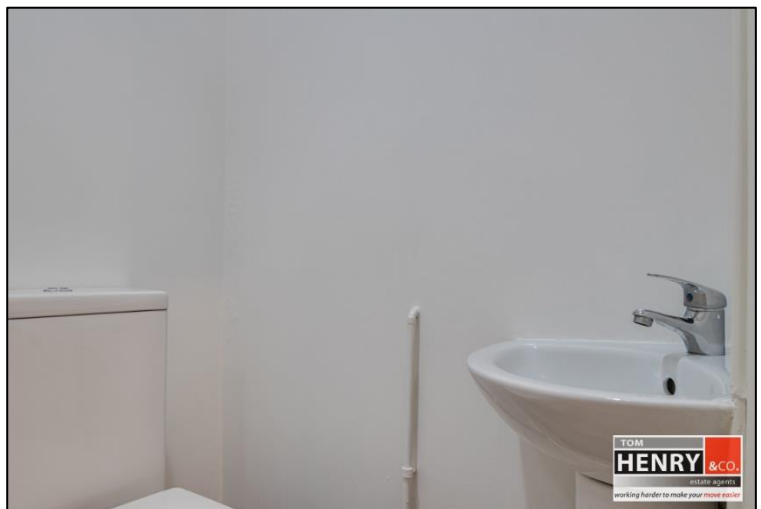


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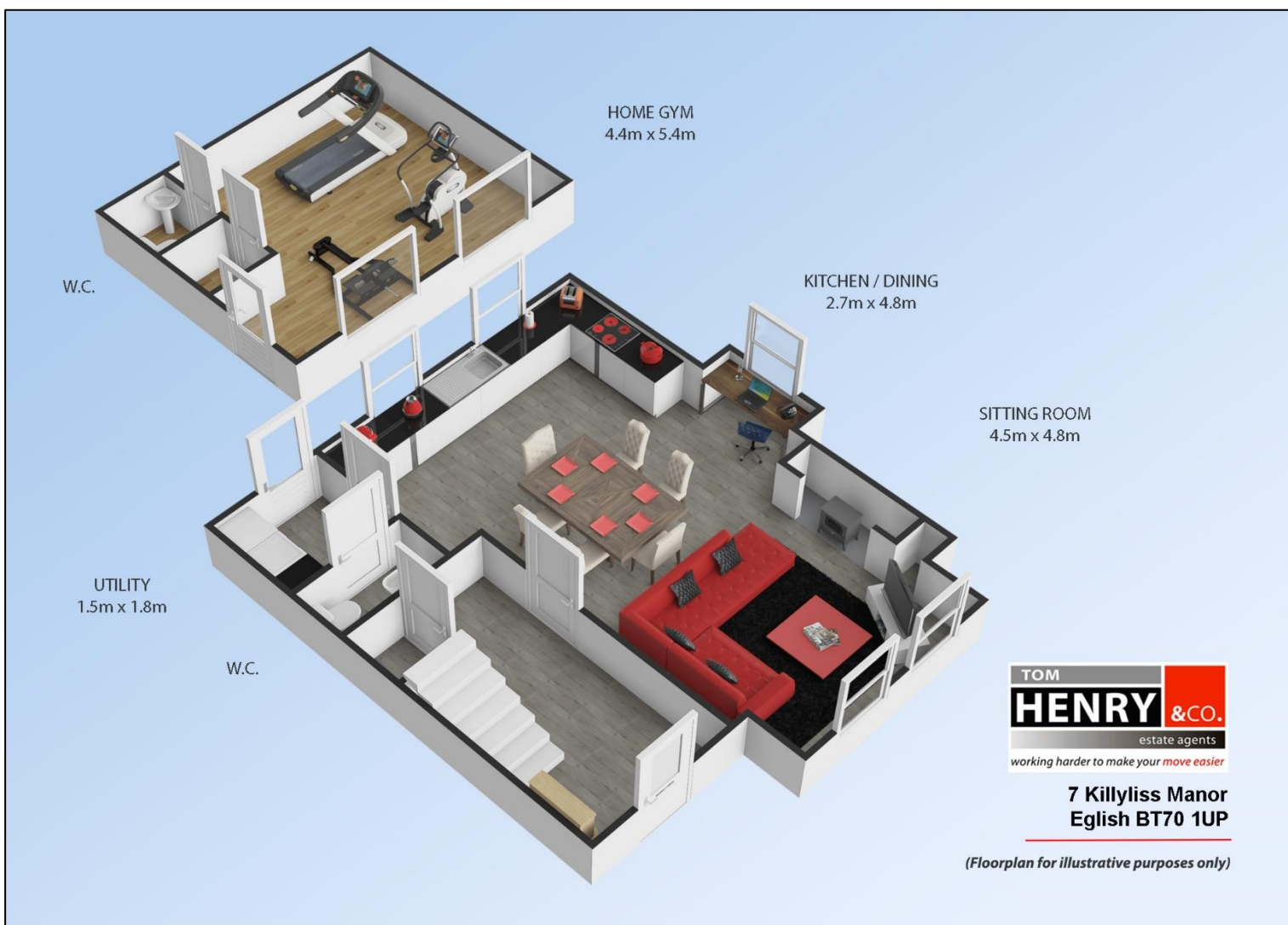
GARDEN ROOM / HOME GYM / HOME OFFICE:

CAVITY BUILT. P.V.C. PEDESTRIAN DOOR. RADIATOR ON SEPARATE THERMOSTAT FROM DWELLING. STORAGE CUPBOARD. PRE-FINISHED FLOOR. TOILET: W.C. & SINK. X-FAN. COVERED AREA TO REAR FOR STORAGE; BIKES / LOGS / ETC.





FLOORPLANS FOR I.D. PURPOSES ONLY.





**7 Killyliss Manor
Eglish BT70 1UP**

(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.

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