

**15 EMPIRE AVENUE
RANFURLY ROAD
DUNGANNON
CO. TYRONE
BT71 7AL**



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

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A MOST CONVENIENT 2 BEDROOM TOWN PROPERTY – MOVE IN OR BUY-TO-LET READY!

CONSTRUCTED CIRCA. 2019 THIS SEMI-DETACHED PROPERTY IS IDEALLY LOCATED JUST OFF THE HIGHLY SOUGHT-AFTER & MOST POPULAR “RANFURLY ROAD”, ONLY A STROLL FROM ALL DUNGANNON TOWN CENTRE AMENITIES INCLUDING LOCAL SHOPS, RENOWNED SCHOOLS, LEISURE FACILITIES, PLACES OF EMPLOYMENT, ETC. AND IS ALSO CONVENIENT TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT THE PROPERTY BOASTS OFF-STREET PARKING, A REAR GARDEN AND IS SURE TO APPEAL AS AN AFFORDABLE FIRST HOME, TO THOSE SEEKING TO DOWNSIZE WITH TOWN CONVENIENCE OR AS A DISCERNING BUY-TO-LET.



OFFERS AROUND: £124,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- AN IMMACULATE SEMI-DETACHED TOWN PROPERTY.
- JUST A STROLL FROM ALL DUNGANNON AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 2 BEDROOMS; 1 WITH BUILT-IN STORAGE.
- OPEN PLAN LIVING / DINING AREA / KITCHEN.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FIRST FLOOR SHOWER ROOM.
- OFF-STREET PARKING TO FRONT.
- GENEROUS GARDEN TO REAR LAID TO LAWN.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- PERFECT AS AN AFFORDABLE FIRST HOME.
- IDEAL FOR THOSE SEEKING TO DOWNSIZE WITH TOWN CONVENIENCE.
- GREAT AS A “READY-TO-GO” BUY-TO-LET.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C EXTERNAL DOOR WITH GLASS PANELS.



KITCHEN / DINING / LIVING AREA:

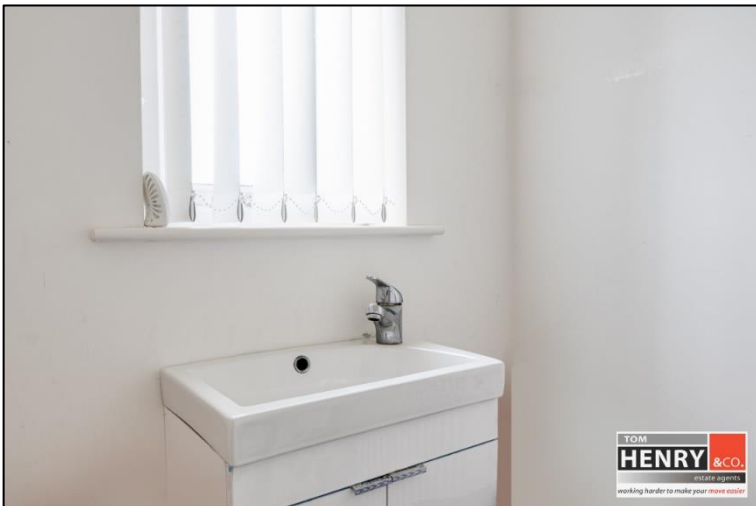
FEATURE FALSE INGLENOOK; PERFECT FOR AN ELECTRIC STOVE / INSET. FITTED HIGH & LOW LEVEL UNITS. INTEGRATED HOB & OVEN WITH X-FAN OVER IN S.S. CANOPY. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR AUTOMATIC WASHING MACHINE. SPACE FOR FRIDGE. TILED FLOOR.





REAR LOBBY:
P.V.C. EXTERNAL DOOR WITH GLASS PANELS. TILED FLOOR.

POWDER ROOM:
TOILET. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

CARPET. FEATURE WINDOW. HOTPRESS.



BEDROOM 1:

TO FRONT. CARPET TO FLOOR.



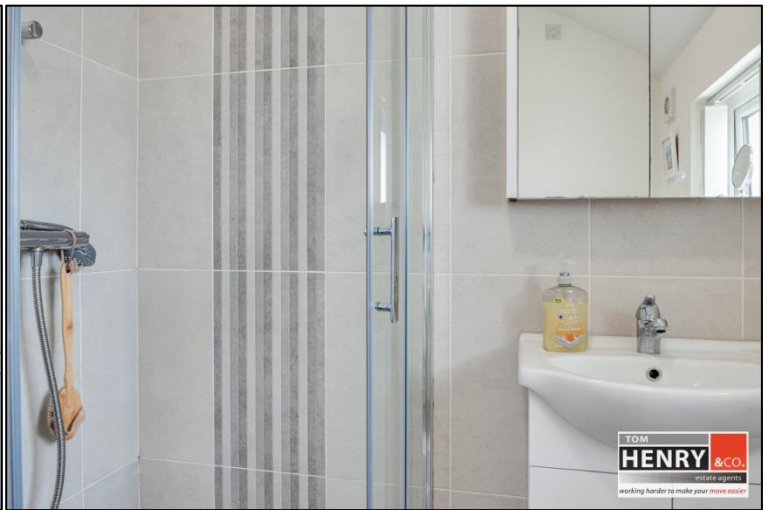
BEDROOM 2:

TO REAR. CARPET TO FLOOR. BUILT-IN STORAGE.



SHOWER ROOM:

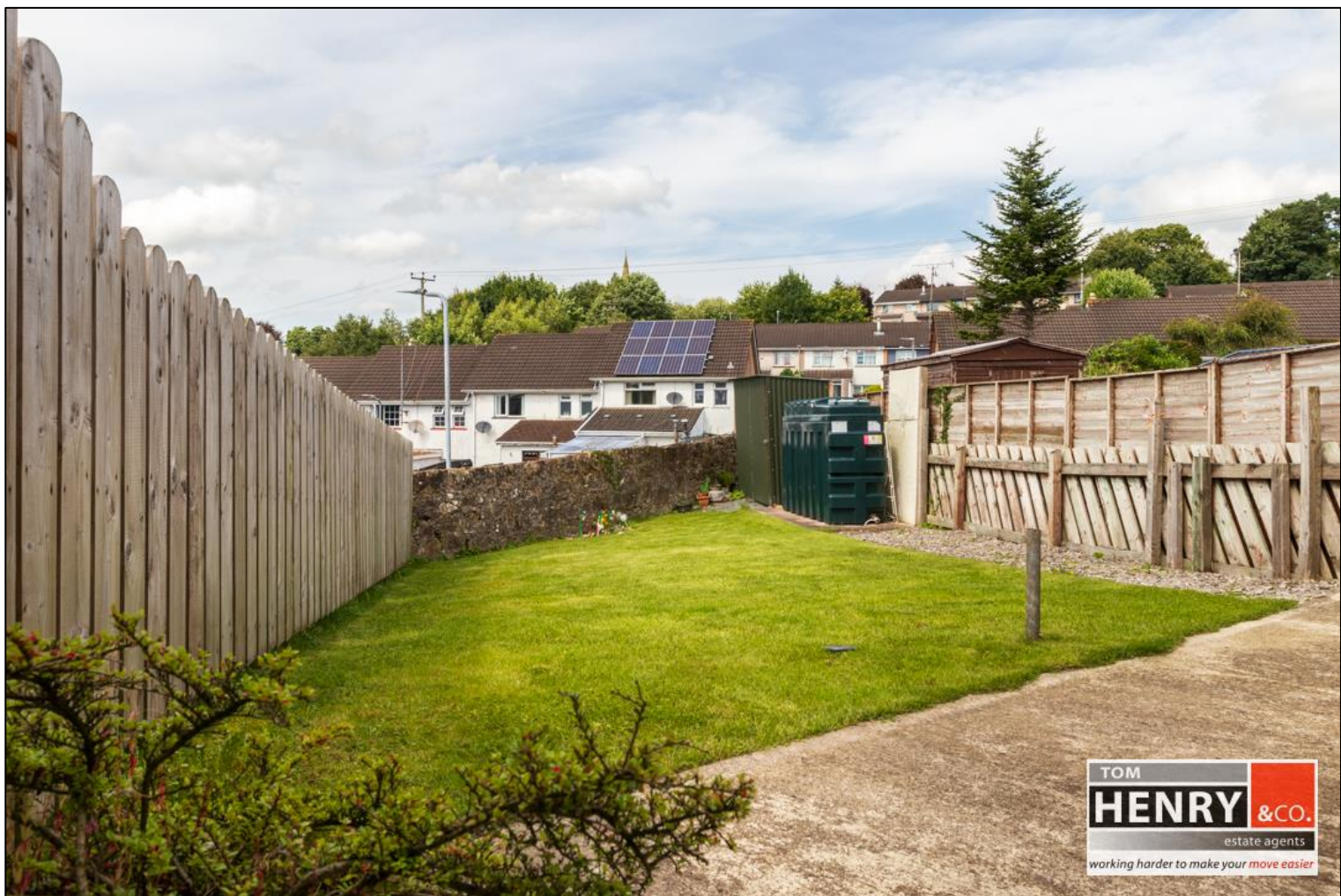
TOILET. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TILED SHOWER. HEATED TOWEL RAIL. SOME WALL TILING. TILED FLOOR. X-FAN.



OUTSIDE:

TARMAC PARKING TO FRONT. GARDEN TO REAR LAID TO LAWN WITH CONCRETE AREA.







**15 Empire Avenue
Dungannon BT71 7AL**

(Floorplan for illustrative purposes only)



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(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	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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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.