

**44 OLD ENGLISH ROAD  
DUNGANNON  
CO. TYRONE  
BT71 7PA**



*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 HIDDEN GEM” – PREPARE TO BE WOWED BY THIS BEAUTIFUL BUNGALOW**

**A TRULY UNIQUE & UTTERLY CHARMING PROPERTY ENJOYING STUNNING VIEWS TO THE “BLACK LOUGH”**

AT FIRST GLANCE THIS UNASSUMING BUNGALOW MAY NOT SEEM TO BE ANYTHING OUT OF THE ORDINARY...

STEPPING INTO THE RECEPTION HALL IT IS IMMEDIATELY APPARENT THAT THIS IS SOMETHING RATHER SPECIAL... THE PROPERTY HAS BEEN NURTURED OVER THE YEARS BY THE VENDOR TO PRODUCE A FABULOUS HOME FILLED WITH CHARACTER & CHARM. RECLAIMED FLAGGED FLOORS LEAD INTO THE BEAUTIFUL KITCHEN BOASTING AN “AGA” IN BRICK INGLENOOK. RELAXED DINING IS OFFERED IN THE SUNROOM OR THE COVERED DECKED AREA. THE MAIN RECEPTION ROOM WITH RECLAIMED WOODEN FLOOR & SOLID FUEL STOVE ENJOYS STUNNING VIEWS TO THE LOUGH. A SPACIOUS BATHROOM & TWO BEDROOMS, ONE WITH ACCESS TO A MEZZAZINE ROOM PERFECT FOR REFLECTION OR A HOME OFFICE COMPLETE THE INTERNAL ACCOMMODATION.

THE GARDENS ARE A FUSION OF MEDITERANIAN VILLA & ENGLISH COUNTRY COTTAGE; WHITE-WASHED WALLS & A DECKED AREA ARE PERFECT FOR ENTERTAINING OR CONTINUE UP THE CURVING STEPS TO A RAISED TERRACE WITH SUMMERHOUSE FOR A DIFFERENT ASPECT. A GRAVELLED PATH LEADS YOU THROUGH VIBRANT SHRUB BEDS & LAWNED AREAS WITH A GREENHOUSE & A GARDEN SHED.

**“WE ANTICIPATE THIS PROPERTY TO BE VERY APPEALING TO A WIDE RANGE OF PROSPECTIVE PURCHASERS APPRECIATIVE OF THE QUALITY ACCOMMODATION, BEAUTIFUL GARDENS & MOST ATTRACTIVE YET CONVENIENT LOCATION”**



**GUIDE PRICE: £244,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A BEAUTIFUL DETACHED BUNGALOW.
- TRULY A HIDDEN GEM ON THE HIGHLY SOUGHT-AFTER “OLD EGLISH ROAD”.
- ENJOYING STUNNING VIEWS OF THE “BLACK LOUGH”.
- PRESENTED FOR SALE IN IMMACULATE CONDITION.
- FINISHED WITH THE HIGHEST QUALITY OF MATERIALS THROUGHOUT.
- GENEROUS MATURE SITE WITH REMARKABLE GARDENS - A CREDIT TO THE CURRENT OWNERS.
- QUIET EDGE OF TOWN LOCATION.
- WITHIN WALKING DISTANCE OF TESCO, BUS DEPOT & DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 2 BEDROOMS, MASTER WITH SHOWER FACILITY.
- 3 RECEPTION ROOMS PLUS MEZZANINE.
- MEZZANINE AREA; PERFECT AS A DEN / STUDIO / HOME OFFICE.
- QUALITY FITTED KITCHEN WITH “AGA” & ISLAND UNIT.
- SEPARATE UTILITY ROOM.
- RECEPTION ROOM & SITTING ROOM WITH SOLID FUEL STOVES.
- BATHROOM WITH FREESTANDING PEDESTAL BATH.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- COVERED DECKED AREA WITH OUTDOOR FIREPLACE – ENJOY ALFRESCO DINING AT ITS FINEST!
- DETACHED GARAGE.
- GARDEN HOUSE, GREENHOUSE, GARDEN SHED & LOG CABIN.
- A PROPERTY THAT REALLY MUST BE VIEWED TO BE FULLY APPRECIATED!



**ACCOMMODATION IN BRIEF...**

**RECEPTION HALL:**

DOUBLE WOODEN EXTERNAL DOORS. FLAGGED FLOOR. TIMBER PANELLING TO WALLS. STABLE TYPE DOOR TO REAR DECKED AREA. DOOR TO KITCHEN.



**KITCHEN / FAMILY DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS. ILLUMINATED GLASS DISPLAY UNITS. WINE RACK. UNDER UNIT LIGHTING. ISLAND UNIT WITH BREAKFAST BAR. GRANITE WORKTOPS. BELFAST SINK WITH MIXER TAP FITTING. AMERICAN STYLE FRIDGE FREEZER. DISHWASHER. "AGA" OIL FIRED RANGE (HEATS WATER) IN A BRICK BUILT INGLENOOK WITH FEATURE CHIMNEY BREAST HOUSING X-FAN. FLAGGED FLOOR. SEMI-VAULTED CEILING WITH FEATURE BEAMS.





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SUNROOM:  
GEORGIAN GLAZED DOOR FROM KITCHEN. FRENCH DOORS TO DECKED PATIO AREA. FITTED STORAGE UNIT. TILED FLOOR.



RECEPTION ROOM:  
DOUBLE DOORS FROM RECEPTION HALL. SOLID FUEL STOVE IN FEATURE STONE CHIMNEY BREAST. FEATURE BEAMS TO CEILING. FLAGGED FLOOR.



SITTING ROOM:

BAY WINDOW. SUBERB VIEWS TO LOUGH. RECLAIMED WOODEN FLOOR. GLASS FRONTED STOVE IN FEATURE BRICK INGLENOOK WITH OVER MANTLES & DISPLAY NICHES.



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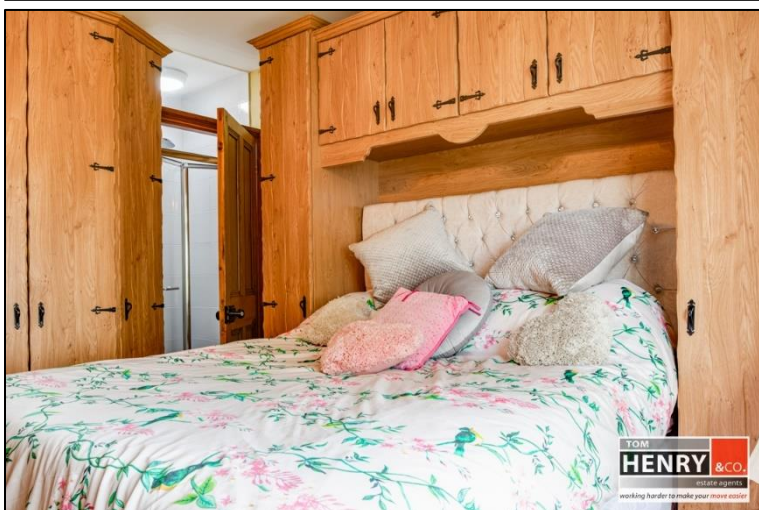


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REAR HALLWAY:  
RECLAIMED WOODEN FLOOR. PART TIMBER PANELLED WALLS. HOTPRESS: SHELVED.

MASTER BEDROOM:  
BAY WINDOW WITH VIEWS TO LOUGH. FITTED STORAGE. WOODEN FLOOR. BEAMED CEILING. TILED SHOWER. WOODEN STAIRS LEADING TO MEZZANINE AREA.



MEZZANINE / STUDIO / DEN / HOME OFFICE:

CARPET TO FLOOR. VELUX WINDOWS WITH VIEWS TO LOUGH & DISTANT LANDSCAPE. VELUX WINDOWS WITH VIEWS TO REAR GARDEN.



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BEDROOM 2:

TO REAR. DUAL ASPECT. WOODEN FLOOR. FITTED STORAGE.



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**BATHROOM:**

WHITE SUITE. FREESTANDING PEDESTAL BATH WITH MIXER TAP FITTING & HANDHELD SHOWER ATTACHMENT. TOILET. CIRCULAR WASH HAND BASIN ON VANITY UNIT. FEATURE STAINED GLASS WINDOW. HEATED TOWEL RAIL. TILED WALLS & FLOOR.



**OUTSIDE:**

PILLARED & GATED ENTRANCE. GARDENS TO FRONT LAID TO SHRUBS & ROCKERY, POND & WATER FEATURES.

PART COVERED DECKED AREA ACCESSED FROM SUNROOM & RECEPTION HALL WITH WHITE WASHED WALLS SURROUNDING. OUTSIDE FIREPLACE.

**UTILITY STORE:**

PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. CENTRAL HEATING BURNER.

**UTILITY ROOM:**

FITTED STORAGE. DOUBLE "BELFAST" STYLE SINK. TILED FLOOR. TONGUE & GROOVE EXTERNAL DOOR.

PAVIA DRIVEWAY WITH GENEROUS PARKING TO REAR.

GARAGE:  
ROLL-UP DOOR. P.V.C PEDESTRIAN DOOR. ELECTRIC LIGHTS & POWERPOINTS. TILED FLOOR. STEPS TO REAR OF GARAGE TO RAISED PATIO.

ENCLOSED AREA FOR BINS.

CURVING STEPS TO RAISED PATIO AREA WITH FANTASTIC VIEWS. SUMMER HOUSE. MATURE SHRUB BEDS.

STEPS TO NEXT LEVEL: LOG CABIN. GREENHOUSE. GARDEN SHED. LAID TO LAWNS & SHRUBS. GRAVELLED PATH TO FURTHER LAWNED AREA WITH MATURE SHRUB BEDS.





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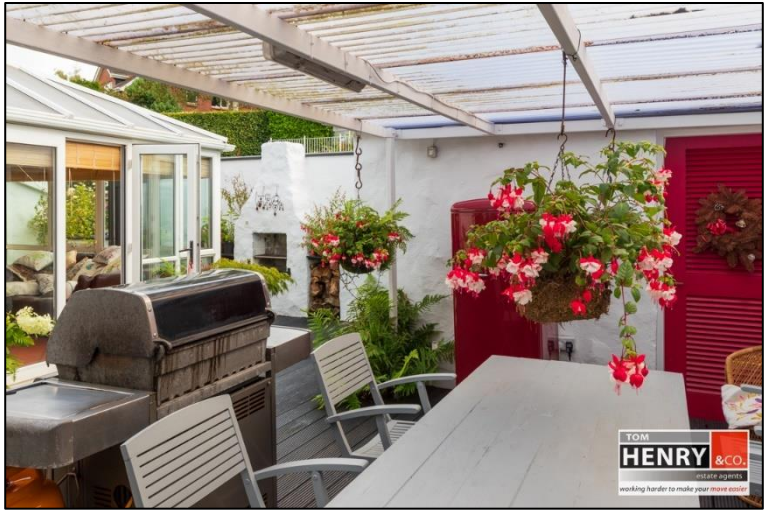
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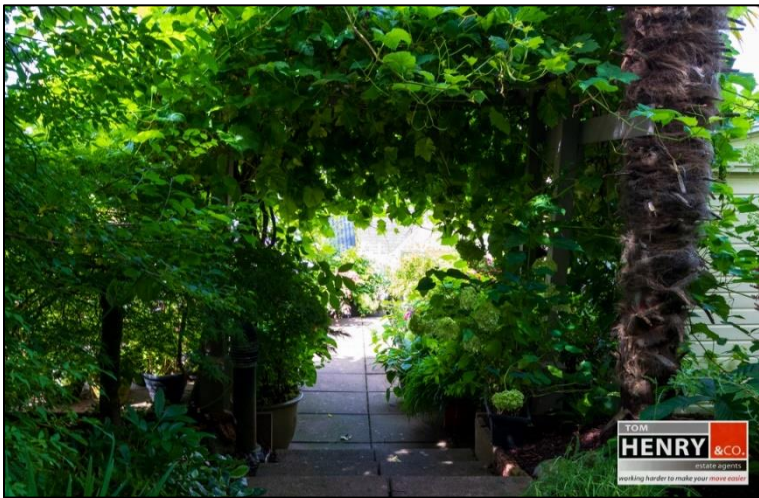


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	33 F	
1-20	G		

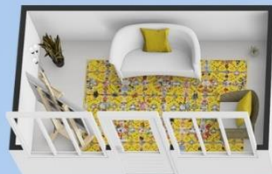


MEZZANINE  
5.0m x 12.4m



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(Floorplan for illustrative purposes only)



SUN HOUSE  
2.4m x 3.9m



GARAGE  
4.1m x 7.6m

OUTSIDE UTILITY  
2.3m x 2.0m



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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.**