

**19 GROVE WAY
MOYGASHEL
DUNGANNON
CO. TYRONE
BT71 7RX**



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

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A CONVENIENT VILLAGE PROPERTY IN A QUIET LOCATION

“PERFECT AS A FIRST HOME OR AS A BUY-TO LET”

THIS 3 BEDROOM SEMI-DETACHED VILLAGE PROPERTY IS LOCATED IN A QUIET RESIDENTIAL AREA WITHIN WALKING DISTANCE OF ALL MOYGASHEL VILLAGE AMENITIES & FACILITIES INCLUDING THE FAMOUS “LINEN GREEN” RETAIL OUTLET, LOCAL SHOPS & PICTURESQUE DUNGANNON PARK.

THIS PROPERTY ENJOYS A PLEASANT SITE WITH OFF-STREET PARKING, A PRIVATE REAR GARDEN WITH A USEFUL GARDEN SHED AND ALSO BENEFITS FROM BEING ONLY A SHORT DRIVE TO BOTH THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD & IS MINUTES BY CAR TO DUNGANNON TOWN WHERE EXTENSIVE SOCIAL, RECREATIONAL & EDUCATIONAL FACILITIES ARE.

THIS AFFORDABLE PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS, FROM FIRST-TIME BUYERS SEEKING A HOME ON WHICH TO PUT THEIR “OWN STAMP”, DISCERNING INVESTORS & THOSE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE.



GUIDE PRICE: £99,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

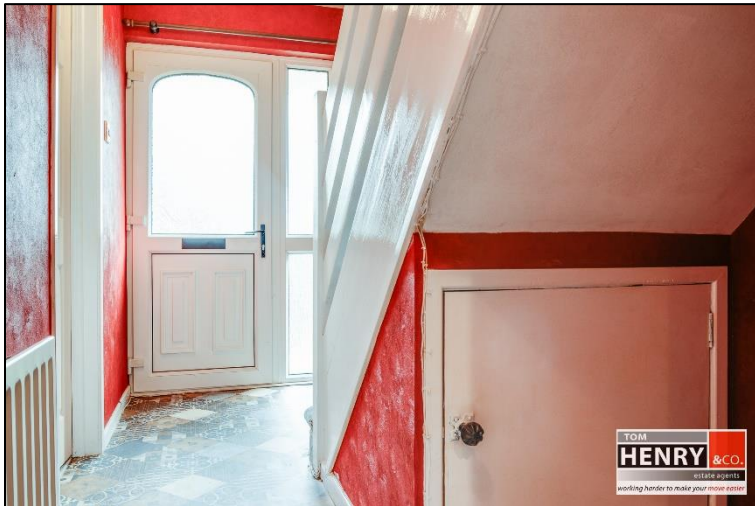
- A SEMI-DETACHED VILLAGE PROPERTY.
- LOCATED IN THIS QUIET, ESTABLISHED RESIDENTIAL AREA.
- WITHIN WALKING DISTANCE OF VILLAGE AMENITIES INCLUDING THE FAMOUS “LINEN GREEN”.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN.
- SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS, 2 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE WITH H.O.B.B.
- FIRST FLOOR SHOWER ROOM.
- SITUATED ON A PLEASANT SITE TO THE REAR OF THE DEVELOPMENT.
- GARDEN SHED.
- OFF-STREET PARKING.
- PRIVATE REAR GARDEN.
- CLADDING TO FASCIA.
- P.V.C DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- 6 PANEL WHITE INTERNAL DOORS.
- PERFECT AS A FIRST HOME ON WHICH TO ADD VALUE & YOUR OWN TASTE.
- MAY ALSO APPEAL AS A BUY-TO-LET OR TO THOSE WISHING TO DOWNSIZE WITH THE VILLAGE CONVENIENCE.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANELS. CARPET TO FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.



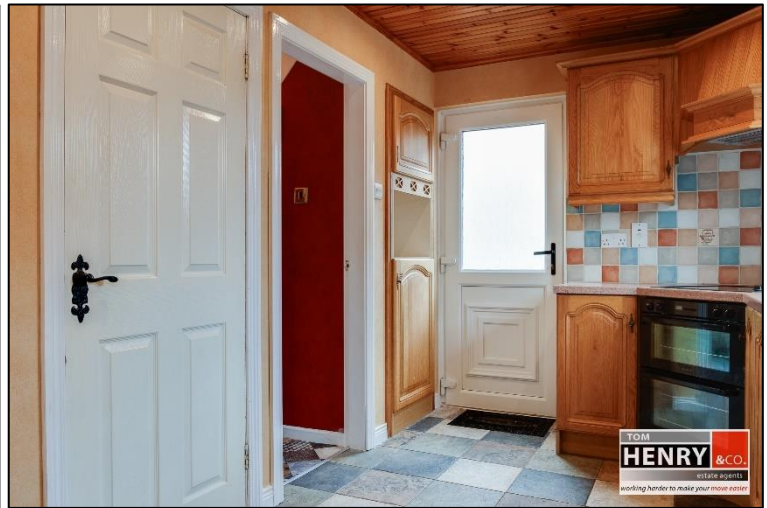
SITTING ROOM:

CARPET TO FLOOR. OPEN FIREPLACE WITH H.O.B.B.



KITCHEN / DINING AREA:

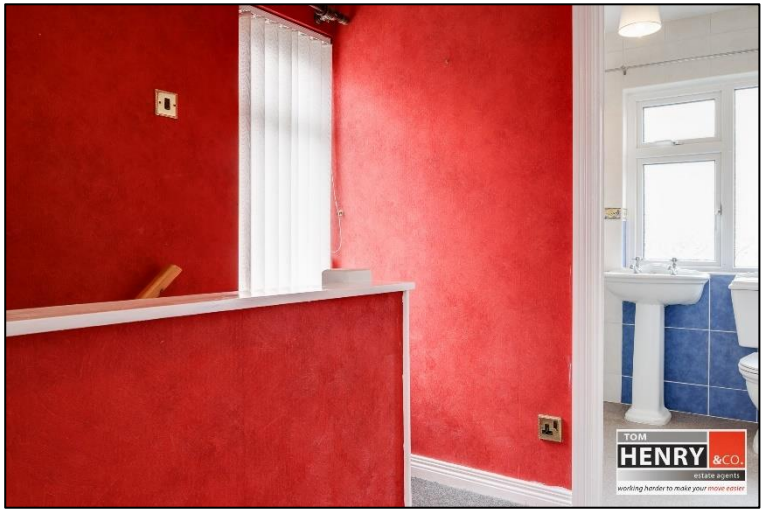
HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. INTEGRATED OVEN & HOB WITH X-FAN OVER IN CANOPY. INTEGRATED FRIDGE FREEZER. LARDER CUPBOARD. FITTED DRESSER UNIT WITH GLASS DISPLAY UNITS. PLATE RACK. TILED FLOOR. SPOTLIGHTS IN WOODEN CEILING. P.V.C. EXTERNAL DOOR.





FIRST FLOOR:

STAIRS & LANDING:
CARPET TO LANDING.



BEDROOM 1:
TO REAR. CARPET TO FLOOR.





BEDROOM 2:
TO FRONT. CARPET TO FLOOR. BUILT-IN STORAGE.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN STORAGE.



SHOWER ROOM:
TILED SHOWER. WASH HAND BASIN. TOILET.

OUTSIDE:

PILLARED & GATED ENTRANCE. TARMAC DRIVE & PARKING TO FRONT.
LAWNED AREA TO FRONT.

GARDEN SHED:
ELECTRIC LIGHT & POWER POINTS.

GARDEN TO REAR.

FLOORPLANS FOR I.D. PURPOSES ONLY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	47 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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 - > Competitive sales & rental rates.
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 - > Professional & efficient service.
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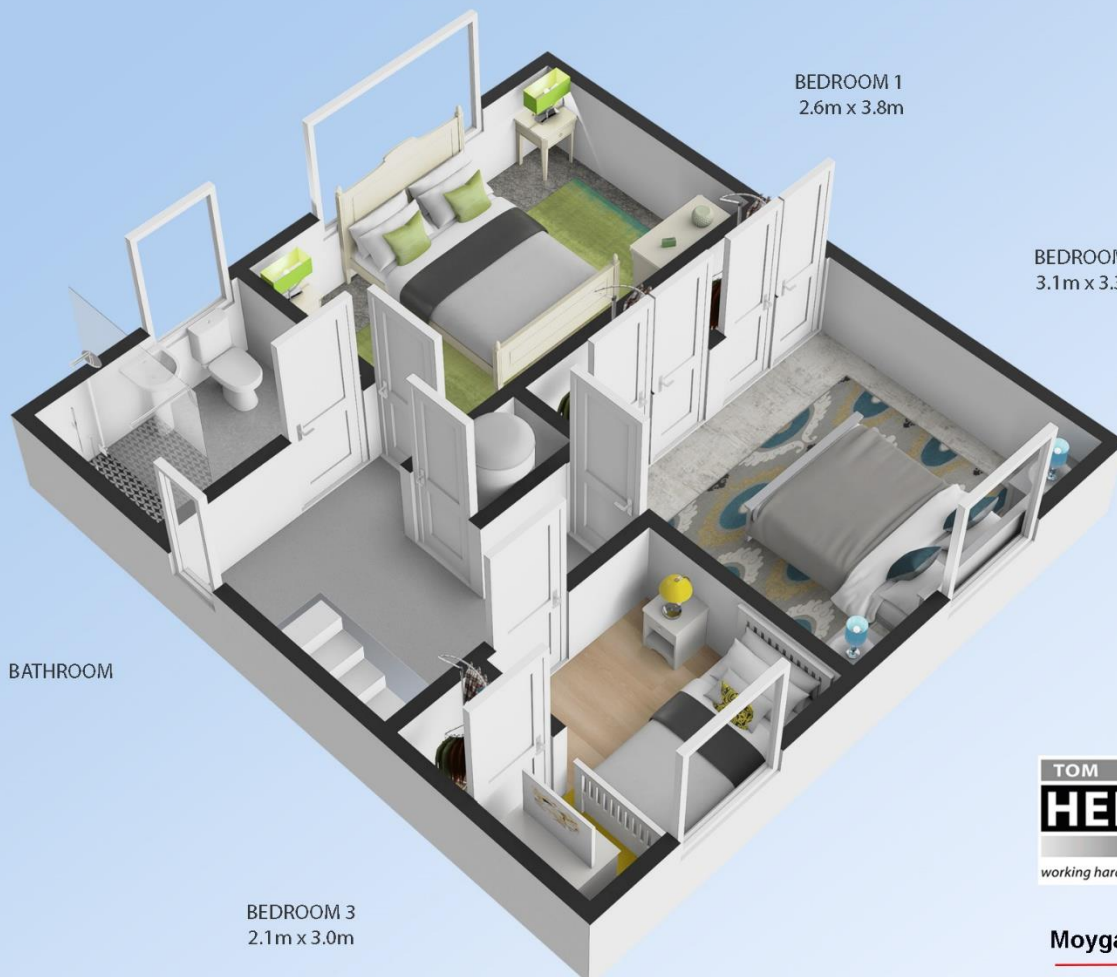
KITCHEN / DINING
3.0m x 6.2m

SITTING ROOM
3.5m x 4.4m



**19 Grove Way
Moygashel, BT71 7RX**

(Floorplan for illustrative purposes only)



BEDROOM 1
2.6m x 3.8m

BEDROOM 2
3.1m x 3.3m

BATHROOM

BEDROOM 3
2.1m x 3.0m



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(Floorplan for illustrative purposes only)

N.B.

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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.