

**34B LEGILLY ROAD  
GREYSTONE  
DUNGANNON  
CO. TYRONE  
BT70 1PE**



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

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Co. Tyrone,  
N. Ireland  
BT71 6AB

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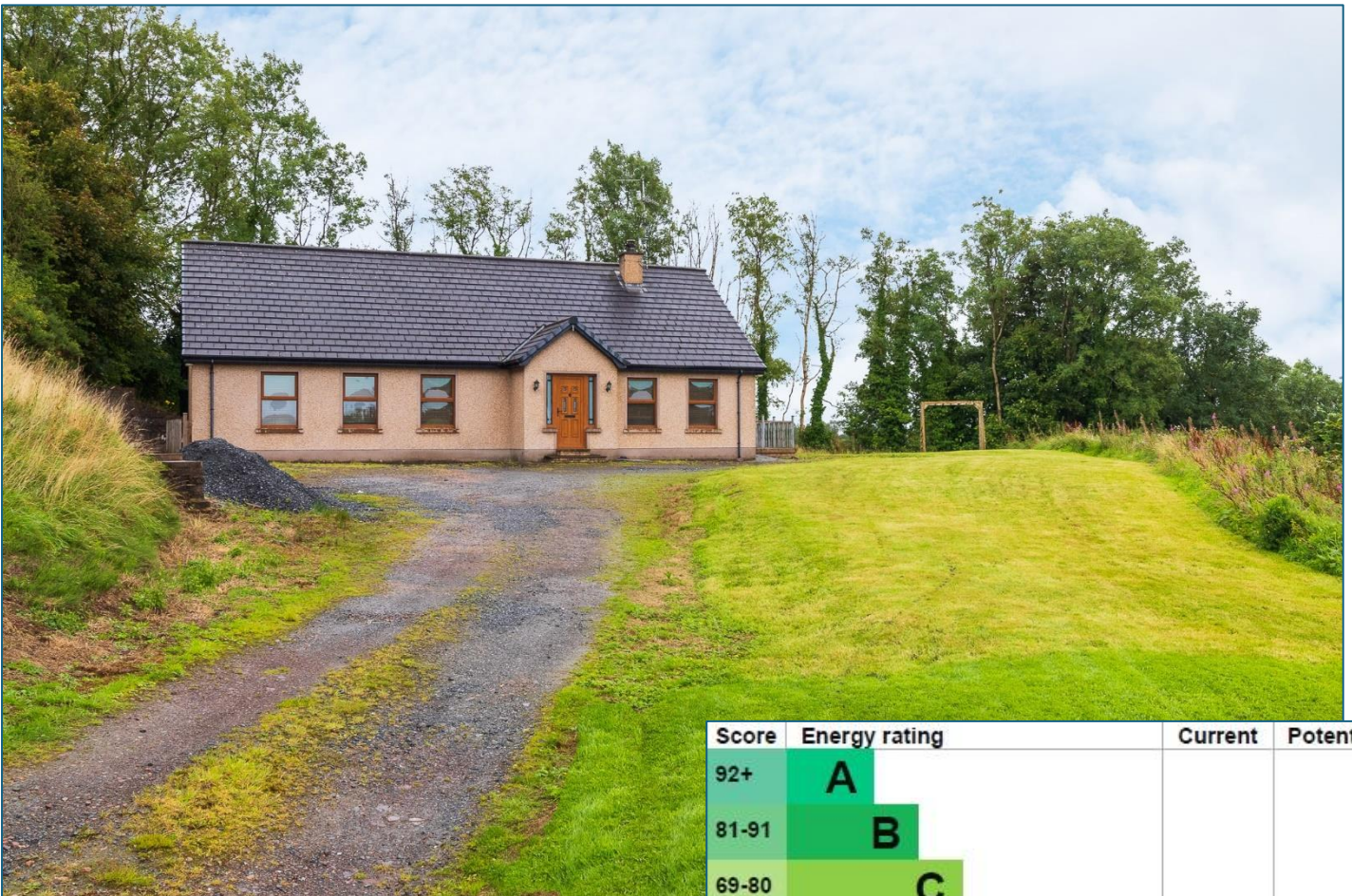
**AN EXCEPTIONALLY SPACIOUS & VERSATILE PROPERTY WITH SIGNIFICANT FURTHER POTENTIAL**

**5 BEDROOMS, 3 BATHROOMS & BEAUTIFUL VIEWS; THIS PROPERTY IS SURE TO APPEAL TO THOSE SEEKING A COUNTRY HOME ON WHICH TO “PUT THEIR OWN STAMP”**

SITUATED ON A GENEROUS SITE WITH BEAUTIFUL VIEWS OF THE IMMEDIATE & DISTANT LANDSCAPE, THIS RURAL CHALET BUNGALOW WAS CONSTRUCTED CIRCA. 16 YEARS AGO AND ENJOYS A QUIET, YET MOST CONVENIENT LOCATION ONLY MINUTES FROM THE A4 BYPASS, MAJOR EMPLOYERS AND DUNGANNON TOWN.

OFFERING ACCOMMODATION THAT IS SURE TO APPEAL TO MODERN FAMILY LIVING IT EXTENDS TO 5 DOUBLE BEDROOMS, MASTER ENSUITE WITH A WALK-IN WARDROBE, A PARTICULARLY GENEROUS OPEN PLAN KITCHEN / FAMILY DINING / LIVING AREA, A FURTHER SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A SEPARATE UTILITY ROOM, A HANDY CLOAK W.C. / POWDER ROOM, A FAMILY BATHROOM WITH A 4 PIECE SUITE AND A FIRST FLOOR SHOWER ROOM. THE OUTSIDE OF THE PROPERTY IS A BLANK CANVAS FOR THE FORTUNATE PURCHASER TO CREATE THEIR DREAM GARDEN, WITH GENEROUS SPACE TO ITS FRONT AND SIDE AND LOW MAINTENANCE TARMAC AREA TO ITS REAR.

**“A FANTASTIC OPPORTUNITY FOR THOSE SEEKING A FOREVER HOME OR DISCERNING FIRST-TIME BUYERS ALIKE”**



**GUIDE PRICE: £209,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**www.tomhenryandco.com**

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

# PROPERTY FEATURES...

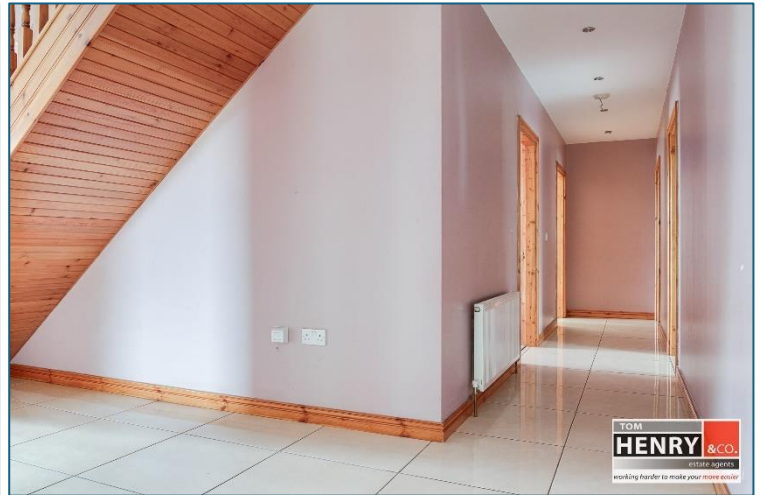
- A DETACHED CHALET BUNGALOW STYLE PROPERTY.
- QUIET RURAL LOCATION JUST OFF THE DUNGANNON TO AUGHNACLOY ROAD.
- ONLY MINUTES BY CAR TO BOTH TOWNS & MAJOR EMPLOYERS.
- SUPERB ACCESS TO THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD.
- CONSTRUCTED CIRCA. 2008.
- SITUATED ON A GENEROUS SITE.
- BEAUTIFUL VIEWS OF THE IMMEDIATE & DISTANT LANDSCAPE.
- IN NEED OF SOME REFURBISHMENT / FINISHING.
- 5 BEDROOMS; MASTER ENSUITE WITH WALK-IN WARDROBE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- GLASS FRONTED STOVE WITH SOLID FUEL LINK-UP.
- ENVIABLE KITCHEN / FAMILY DINING / LIVING AREA; THE HEART OF THIS HOME!
- SEPARATE UTILITY ROOM.
- CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- FIRST FLOOR SHOWER ROOM.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- A SUPERB OPPORTUNITY TO ACQUIRE A SPACIOUS COUNTRY HOME.
- GREAT POTENTIAL TO ADD YOUR "OWN STAMP" / VALUE.
- AN OPPORTUNITY NOT TO BE MISSED!



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

OUTSIDE LIGHTS. P.V.C. EXTERNAL DOOR WITH GLASS PANELS & SIDE PANELS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR. RECESSED LIGHTING.



**SITTING ROOM:**

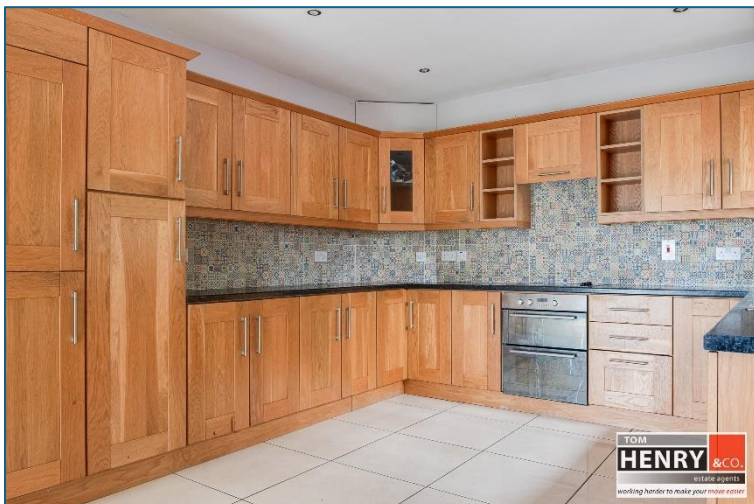
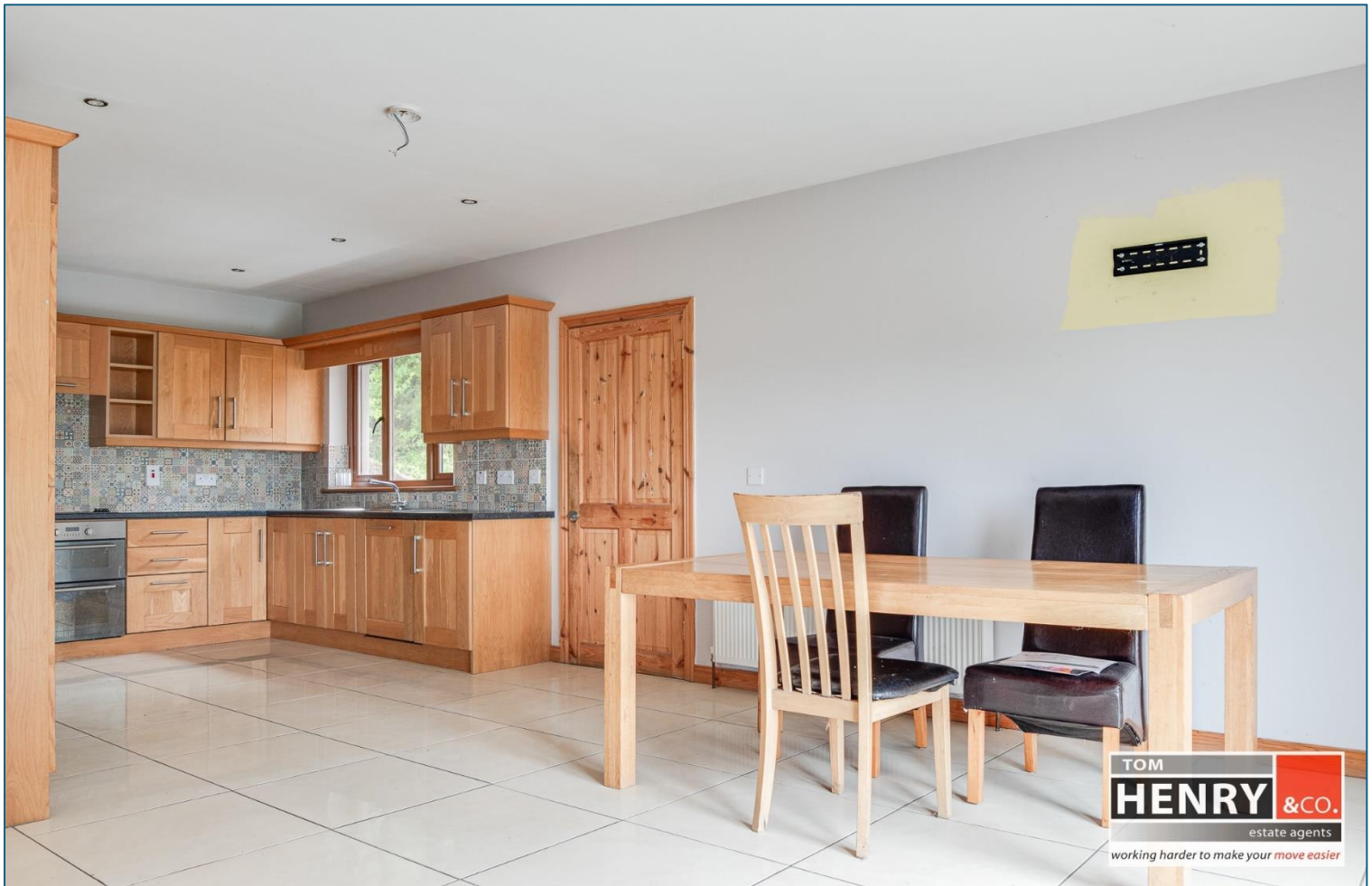
DUAL ASPECT TO FRONT & SIDE. GLASS FRONTED STOVE WITH SOLID FUEL LINK-UP TO HEATING SYSTEM. PRE-FINISHED FLOOR. WALL LIGHTS.

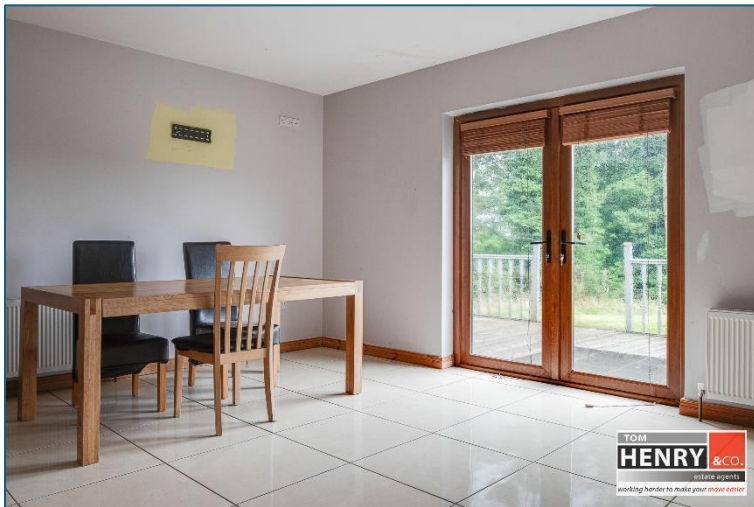




**KITCHEN / FAMILY DINING / LIVING AREA:**

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLASS DISPLAY UNIT. DISPLAY SHELVING. INTEGRATED HOB & OVEN WITH X-FAN OVER. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING WITH PELMET OVER WITH DOWNLIGHTING. TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING TO KITCHEN. GLAZED FRENCH DOORS TO SIDE OF DWELLING WITH SUPERB VIEWS.



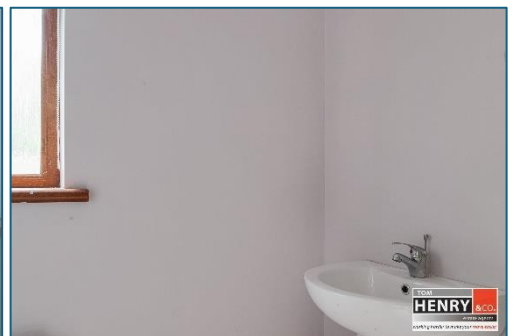
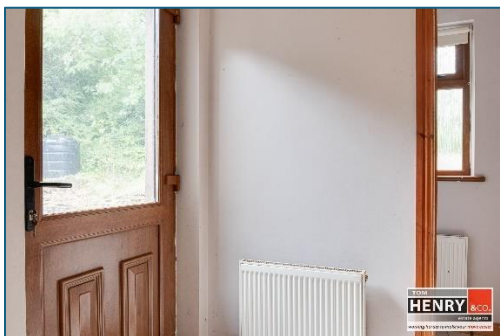


**REAR LOBBY:**  
**TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.**



**UTILITY ROOM:**  
**FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. CENTRAL HEATING BURNER. TILED FLOOR. X-FAN.**

**CLOAK W.C. / POWDER ROOM:**  
**TOILET. WASH HAND BASIN WITH MIXER TAP FITTING. TILED FLOOR. X-FAN.**



MASTER BEDROOM:  
TO REAR. CARPET.

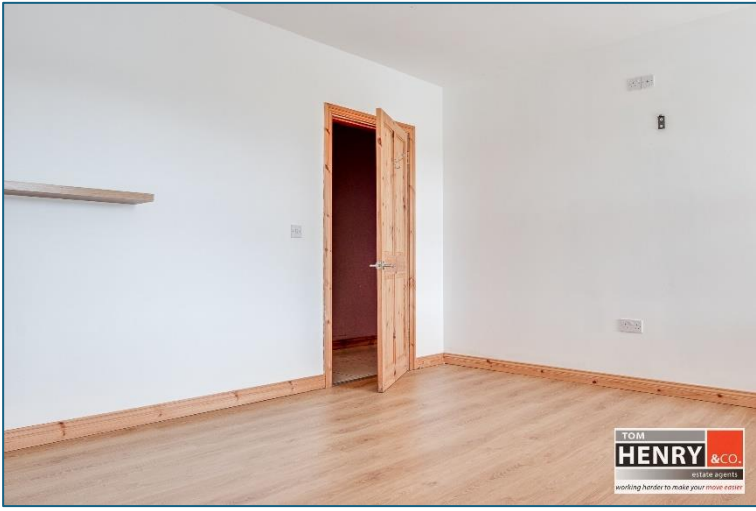
WALK-IN WARDROBE:  
SHELVED WITH HANGING SPACE.

ENSUITE:  
TO BE FINISHED BY PURCHASER. WASH HAND BASIN, TOILET & SHOWER TRAY IN SITU. X-FAN.



BEDROOM 2:  
TO FRONT. PRE-FINISHED FLOOR.





BEDROOM 3:  
TO FRONT. PRE-FINISHED FLOOR.



**BATHROOM:**

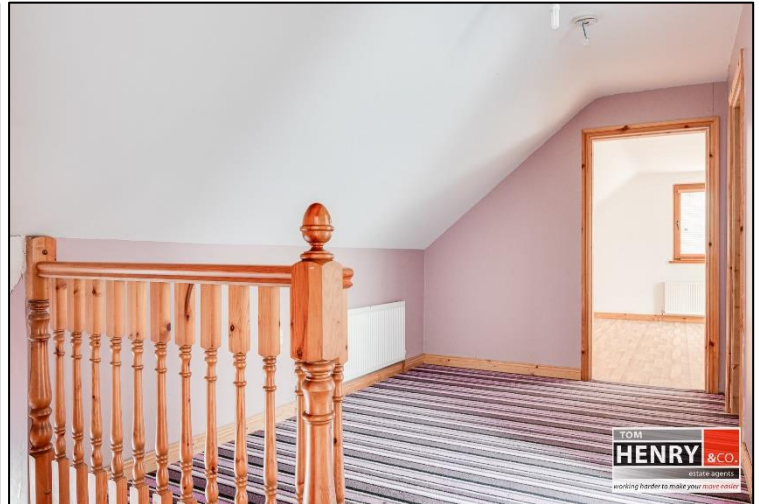
CORNER BATH. TOILET. WASH HAND BASIN. FULLY TILED SHOWER. TILED FLOOR. SOME WALL TILING. X-FAN.



**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET. SPACE FOR STUDY / CONTEMPLATION. HOTPRESS: WALK-IN.





BEDROOM 4:  
TO SIDE. VELUX WINDOW.



BEDROOM 5:  
TO SIDE. VELUX WINDOW.



SHOWER ROOM:  
FULLY TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN. X-FAN.

**OUTSIDE:**

ACCESSED VIA A SHARED LANEWAY OFF THE LEGILLY ROAD.

HARDCORE DRIVEWAY TO FRONT. GARDEN TO FRONT & SIDE LAID TO LAWN. DECKED AREA TO SIDE WITH BEAUTIFUL VIEWS OF THE DISTANT LANDSCAPE. YARD TO REAR. OUTSIDE WATER TAP.

**FLOORPLANS & MAP FOR I.D. PURPOSES ONLY.**





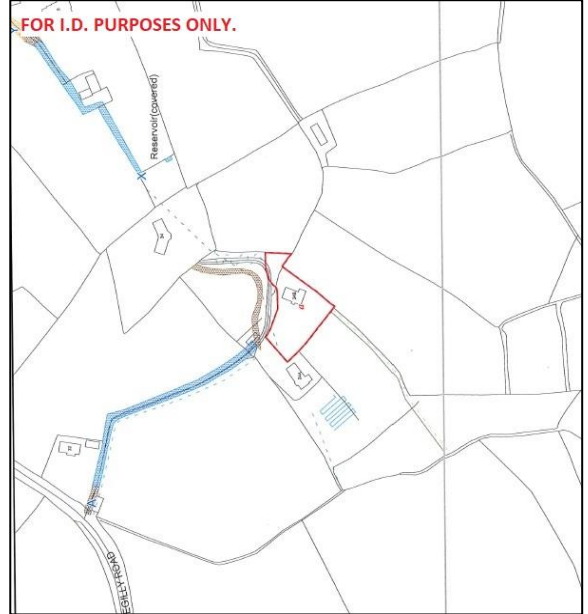
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*(Floorplan for illustrative purposes only)*

OPEN PLAN KITCHEN  
4.8m x 7.5m

UTILITY  
2.6m x 2.5m

BEDROOM 1  
3.5m x 4.2m

EN SUITE

BATHROOM

W.C.

BEDROOM 2  
3.5m x 4.6m

BEDROOM 3  
3.5m x 3.8m

SITTING ROOM  
3.5m x 5.0m

ENTRANCE



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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.**