

**45 MILLBROOK  
COALISLAND  
DUNGANNON  
CO. TYRONE  
BT71 4TX**



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

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**AN IMMACULATE 4 BEDROOM HOME WITH TOWN & COMMUTER CONVENIENCE**

BUILT CIRCA. 2019 THIS MODERN & IMMACULATEDLY PRESENTED MID-TERRACE PROPERTY IS LOCATED CONVENIENT TO ALL COALISLAND TOWN AMENITIES & THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.

THE PROPERTY IS PRESENTED FOR SALE IN "SHOW HOME" CONDITION THROUGHOUT & OFFERS SPACIOUS ACCOMMODATION WITH AN ENTRANCE HALL, A HANDY GROUND FLOOR POWDER ROOM, SITTING ROOM WITH AN OPEN FIREPLACE & A KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING. 4 BEDROOMS AND A BATHROOM WITH A 4 PIECE SUITE ENSURES THAT THIS VERSATILE HOME WILL APPEAL TO BOTH FIRST-TIME BUYERS & FAMILIES ALIKE.

EXTERNALLY THE PROPERTY BOASTS A NEAT, WELL-FENCED GARDEN TO THE REAR WITH A CONCRETE PATIO, LAWNED AREA AND USEFUL GARDEN SHED.

**FIRST-TIME BUYERS, INVESTORS & FAMILIES ALIKE – THIS PROPERTY SHOULD BE ON YOUR VIEWING LIST!**



**GUIDE PRICE: £141,500**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# PROPERTY FEATURES...

- A MODERN & IMMACULATELY PRESENTED HOME.
- CONSTRUCTED CIRCA. 2019 & OWNER OCCUPIED.
- A MID-TERRACE TOWNHOUSE STYLE PROPERTY.
- ONLY MINUTES TO COALISLAND TOWN.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 4 BEDROOMS (OR 3 PLUS HOME OFFICE / DRESSING ROOM).
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- WIRED FOR ALARM.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- LIGHT FITTINGS INCLUDED IN SALE.
- NEAT, ENCLOSED, WELL-FENCED GARDEN TO REAR.
- COVERED ALLEYWAY (USEFUL FOR DRYING CLOTHES!).
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL AS A FIRST HOME, TO FAMILIES OR AS A BUY-TO-LET.





**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANELS & SUNBURST. TILED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.



**POWDER ROOM:**

WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. TILED FLOOR.



**SITTING ROOM:**

OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER TILED HEARTH. PRE-FINISHED FLOOR.







**KITCHEN / FAMILY DINING:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. ELECTRIC HOB & UNDER OVEN WITH X-FAN OVEN IN S.S. CANOPY. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. PLUMBED FOR A.W.M. TILED FLOOR. P.V.C. EXTERNAL REAR DOOR WITH GLAZED TOP PANEL.







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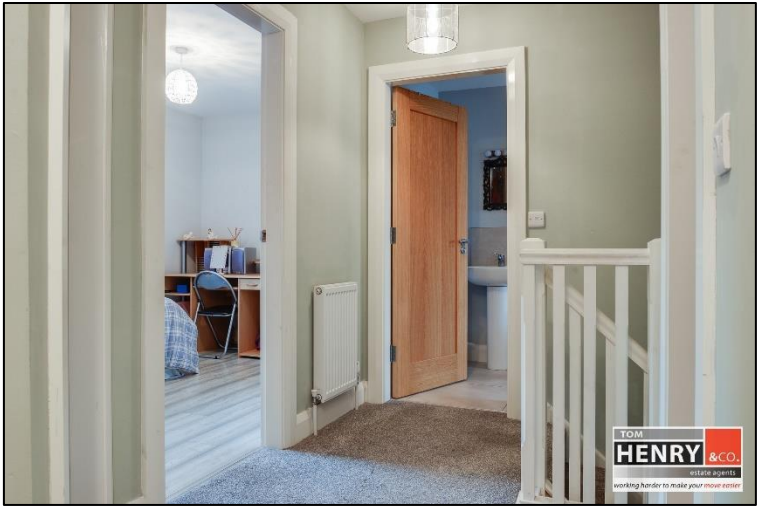
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**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET TO FLOOR.

HOTPRESS:  
SHELVED WITH ELECTRIC LIGHT.





BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 2:  
TO REAR. PRE-FINISHED FLOOR.





BEDROOM 3:  
TO REAR. PRE-FINISHED FLOOR.





BEDROOM 4:  
TO FRONT. PRE-FINISHED FLOOR.

BATHROOM:  
WHITE SUITE. WASH HAND BASIN WITH TILED SPLASH BACK. BATH WITH TILED FEATURE WALL. TOILET. TILED SHOWER. TILED FLOOR. X-FAN.



**OUTSIDE:**

PARKING TO FRONT. HEDGE ENCLOSING SLABBED AREA.

ACCESS TO REAR GARDEN VIA SHARED ALLEYWAY TO SIDE OF DWELLING.

WELL-FENCED GARDEN TO REAR LAID TO LAWN & SHRUBS.  
CONCRETE PATIO AREA. OUTSIDE WATER TAP. GARDEN SHED  
(INCLUDED).

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







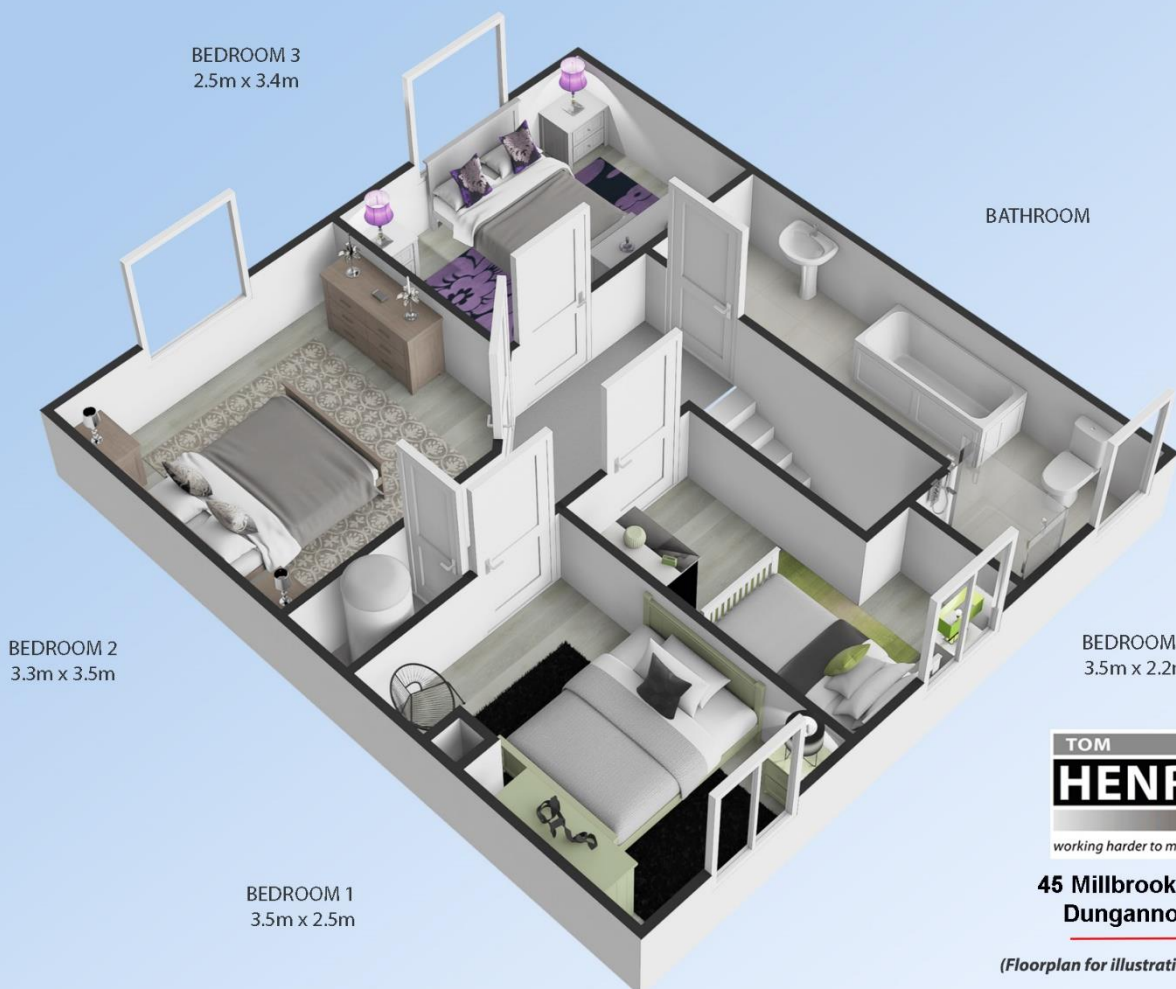




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*(Floorplan for illustrative purposes only)*



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Thinking of selling or renting your home?**

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**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.**

**SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE**

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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.**