

**7 ELM MEWS  
BUSH  
DUNGANNON  
CO. TYRONE  
BT71 6FH**



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

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## **A GREAT FIRST HOME OR A “READY-TO-GO” BUY-TO-LET**

IMMACULATELY PRESENTED FOR SALE BY ITS CURRENT OWNERS THIS 2 BEROOM MID-TERRACE TOWNHOUSE STYLE PROPERTY IS LOCATED WITHIN THIS QUIET VILLAGE DEVELOPMENT; CONVENIENT TO THE VILLAGE SCHOOL, DUNGANNON AND COALISLAND BY CAR AND THE MAIN ROADS NETWORK FOR EASY COMMUTING TO THE EAST OR WEST OF THE PROVINCE.

BENEFITTING FROM TWO GENEROUS BEDROOMS, A SPACIOUS OPEN PLAN SITTING / DINING / KITCHEN AREA (PERFECT FOR ENTERTAINING) WITH SEPARATE UTILITY STORE, A FAMILY SIZED BATHROOM WITH 4 PIECE SUITE PLUS A HANDY GROUND FLOOR CLOAK W.C. AND AN ENCLOSED REAR GARDEN THIS HOME IS SIMPLY “READY FOR OCCUPATION!”

**“A SUPERB OPPORTUNITY TO PURCHASE AN EXCELLENT FIRST HOME... SURE TO ALSO APPEAL TO THE DISCERNING INVESTOR!”**



**OFFERS OVER: £109,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- AN IMMACULATE MID-TERRACE VILLAGE HOME.
- WITHIN WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOL.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 2 GENEROUS BEDROOMS.
- OPEN PLAN KITCHEN / DINING / LIVING AREA – GREAT FOR ENTERTAINING.
- LIVING AREA WITH OPEN FIREPLACE.
- HANDY GROUND FLOOR POWDER ROOM WITH WHITE SUITE.
- FIRST FLOOR BATHROOM WITH 4 PIECE WHITE SUITE.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- 4 PANEL WHITE INTERNAL DOORS.
- MOULDED WHITE SKIRTINGS & ARCHITRAVES.
- ENCLOSED REAR GARDEN.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL AS A FIRST-HOME OR TO THOSE WISHING TO DOWNSIZE.
- ALSO IDEAL AS A “READY-TO-GO” BUY-TO-LET.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

OUTSIDE LIGHT. U.P.V.C. EXTERNAL DOOR WITH GLASS PANEL & SIDE PANEL. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



**POWDER ROOM:**

TOILET. WASH HAND BASIN. TILED FLOOR. X-FAN.



**SITTING ROOM:**

OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND OVER HORSE-SHOE WITH GRANITE HEARTH. PRE-FINISHED FLOOR. OPEN TO DINING AREA...





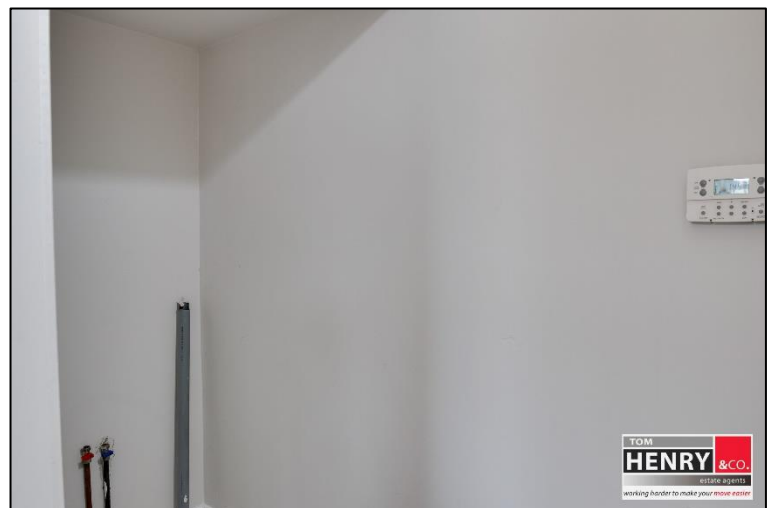
DINING AREA:  
OPEN FROM SITTING ROOM. SLIDING PATIO DOOR TO REAR GARDEN. PRE-FINISHED FLOOR. OPEN TO KITCHEN...



KITCHEN:  
FITTED HIGH & LOW LEVEL UNITS. TILED BETWEEN UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. SPACE FOR DISHWASHER. TILED FLOOR.



UTILITY STORE:  
TILED FLOOR. PLUMBED FOR A.W.M.



**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET.



BEDROOM 1:  
TO FRONT. CARPET.



BEDROOM 2:  
TO REAR. CARPET.



BATHROOM:

WHITE SUITE. WASH HAND BASIN. TOILET. BATH. P.V.C. CLAD SHOWER. ½ TILED WALLS. TILED FLOOR. X-FAN. HOTPRESS: SHELVED.



**OUTSIDE:**

GARDEN TO FRONT LAID TO LAWN. ENCLOSED GARDEN TO REAR LAID TO LAWN.

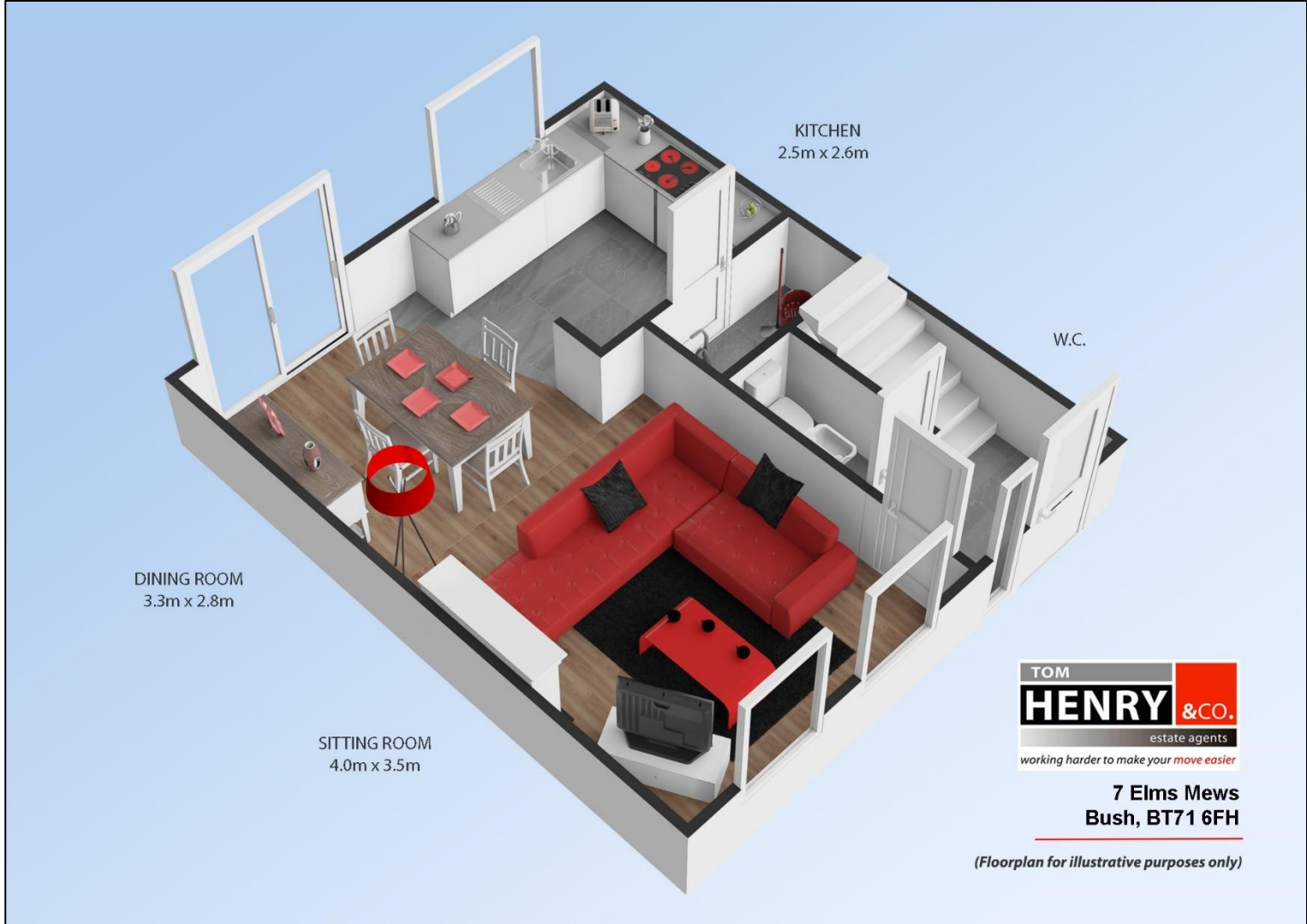






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**FLOORPLANS FOR I.D. PURPOSES ONLY.**



KITCHEN  
2.5m x 2.6m

W.C.

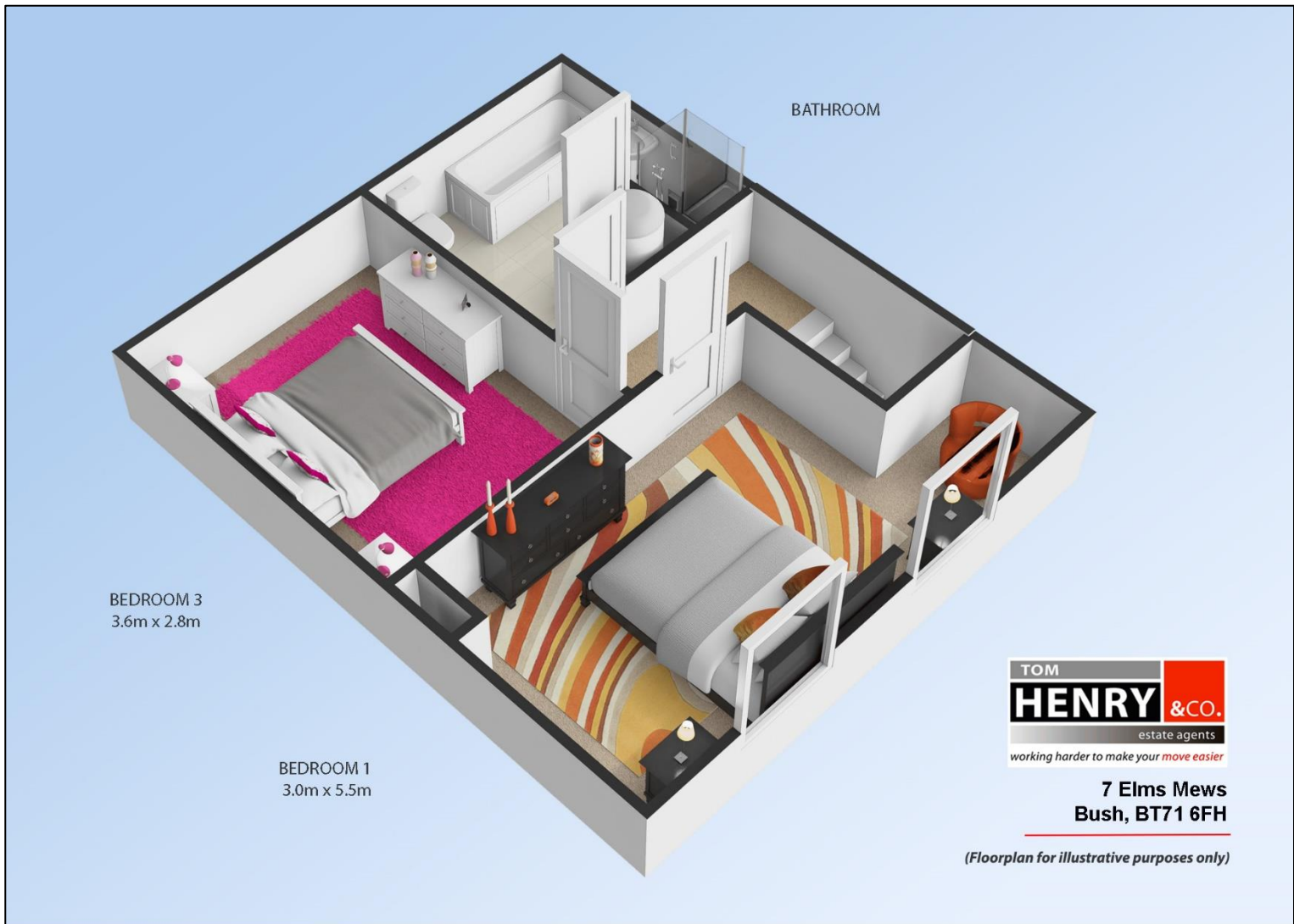
DINING ROOM  
3.3m x 2.8m

SITTING ROOM  
4.0m x 3.5m

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**7 Elms Mews  
Bush, BT71 6FH**

*(Floorplan for illustrative purposes only)*



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*(Floorplan for illustrative purposes only)*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 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**