

**11 THE QUAYS  
MOY  
DUNGANNON  
CO. TYRONE  
BT71 7TG**



*working harder to make your move easier*

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**A DETACHED BUNGALOW WITH A GARAGE IN EVER POPULAR MOY**

ENJOYING A GENEROUS CORNER SITE WITH AMPLE OFF-STREET PARKING & A USEFUL DETACHED GARAGE, THIS DETACHED 3 BEDROOM, 1 RECEPTION ROOM DETACHED BUNGALOW IS IDEALLY LOCATED WITHIN STROLLING DISTANCE OF ALL PICTURESQUE & POPULAR MOY VILLAGE AMENITIES.

THE PROPERTY IS PRESENTED FOR SALE IN GOOD CONDITION THROUGHOUT & BENEFITS FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, PORTADOWN & FURTHER AFIELD.

THIS PROPERTY IS SURE TO APPEAL TO THE DISCERNING FIRST-TIME BUYER, DOWN-SIZERS REQUIRING SLEEPING & WASHING FACILITIES ON ONE LEVEL AND FAMILIES ALIKE.

**“BUNGALOWS IN THIS LOCALITY RARELY COME TO THE MARKET; EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT”**



**GUIDE PRICE: £154,950**

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
39-54	E	46 E	
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- A DETACHED BUNGALOW.
- SITUATED ON A GENEROUS CORNER SITE.
- QUIET CUL-DE-SAC LOCATION.
- WITHIN STROLLING DISTANCE OF ALL POPULAR MOY VILLAGE AMENITIES.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO ARMAGH, DUNGANNON, PORTADOWN, ETC.
- 3 BEDROOMS.
- DETACHED GARAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- BATHROOM WITH 4 PIECE WHITE SUITE.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- P.V.C. DOUBLE GLAZED WINDOWS.
- 6 PANEL WHITE INTERNAL DOORS.
- PERFECT FOR THOSE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE.
- WOULD ALSO MAKE A FANTASTIC FIRST HOME.





**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS SIDE PANELS. CARPET TO FLOOR. HOTPRESS: SHELVED.



**SITTING ROOM:**

**BRICK BUILT OPEN FIREPLACE WITH H.O.B.B. & TILED HEARTH. CENTRE LIGHT ON DIMMER SWITCH. CARPET TO FLOOR.**



**KITCHEN / DINING AREA:**

**FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER. SPACE FOR FRIDGE FREEZER. PLUMBED FOR DISHWASHER. VINYL TO FLOOR. U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL.**





BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 2:  
TO REAR. LINO TO FLOOR. VIEW TO REAR GARDEN.



BEDROOM 3:  
TO REAR. PRE-FINISHED FLOOR.



**BATHROOM:**

WHITE SUITE. TOILET. BATH. WASH HAND BASIN. TILED SHOWER. PRE-FINISHED FLOOR.



**OUTSIDE:**

TARMAC DRIVE & PARKING TO FRONT. LAWNED AREA WITH SHRUBS. DOUBLE GATES TO GENEROUS PARKING AREA TO SIDE.



**GARAGE:**

ROLL-UP DOOR. ELECTRIC LIGHT. SIDE PEDESTRIAN DOOR. PLUMBED FOR A.W.M.



CONCRETE PATIO AREA TO REAR. GARDEN LAID TO LAWN. GARDEN SHED. OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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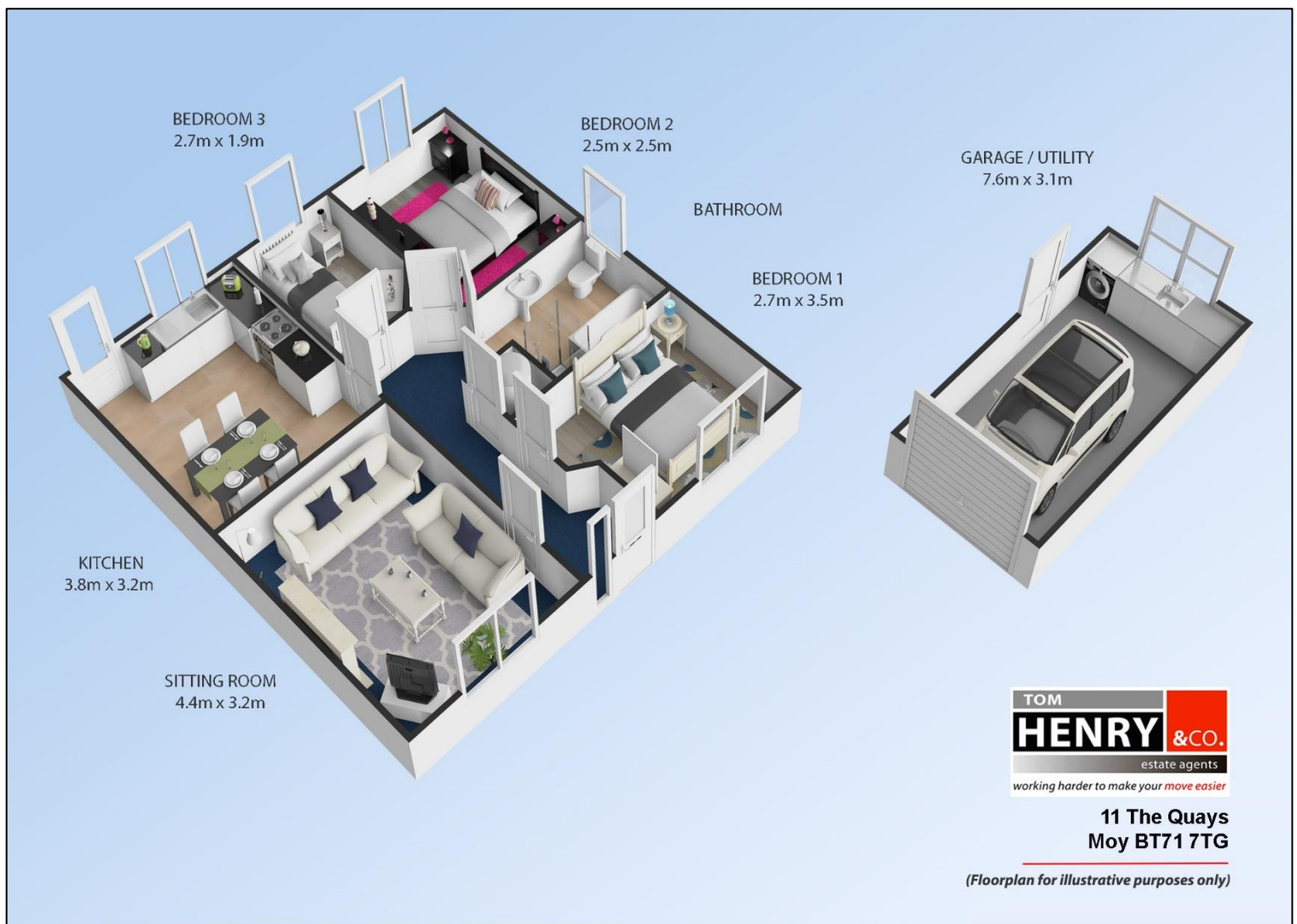
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**VALUATIONS.**

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.**