

**136 ANNAGHER ROAD
COALISLAND
DUNGANNON
CO. TYRONE
BT71 4NE**



working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

A DETACHED PROPERTY WITH A GARAGE IN A MOST CONVENIENT LOCATION

MOST CONVENIENTLY SITUATED JUST OFF THE ANNAGHER ROAD IN COALISLAND, THIS DETACHED PROPERTY IS IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE LOCAL SERVICE STATION & SHOP, FAST FOOD TAKEAWAY, SPORTS COMPLEX, OFF LICENSE & MANY OTHER TOWN AMENITIES AND IS ALSO CONVENIENT BY CAR TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.

WITH VERSATILE ACCOMMODATION EXTENDING TO UP TO 4 BEDROOMS IF REQUIRED, 1 OR 2 RECEPTION ROOMS (DEPENDING ON INDIVIDUAL REQUIREMENTS), A KITCHEN WITH SPACE FOR DINING, A GROUND FLOOR BATHROOM WITH A 3 PIECE SUITE, A FIRST FLOOR SHOWER ROOM AND A USEFUL GARAGE / STORE.

THIS PROPERTY WOULD BE IDEAL AS AN AFFORDABLE FIRST HOME, AS A SUPERB INVESTMENT OPPORTUNITY, AS A FAMILY HOME OR FOR SOMEONE REQUIRING OUTSIDE SPACE TO WORK FROM HOME...



GUIDE PRICE: £139,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	47 E
21-38	F		
1-20	G		

PROPERTY FEATURES...

- A DETACHED TOWN PROPERTY.
- MOST CONVENIENT LOCATION WITHIN WALKING DISTANCE OF AMENITIES.
- PRESENTED FOR SALE IN TIDY ORDER THROUGHOUT.
- ONLY A SHORT DRIVE TO DUNGANNON & COOKSTOWN.
- GOOD ACCESS TO THE M1 MOTORWAY FOR COMMUTING.
- UP TO 4 BEDROOMS IF REQUIRED; 3 WITH FITTED FURNITURE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING
- GROUND FLOOR BATHROOM WITH 3 PIECE SUITE.
- FIRST FLOOR SHOWER ROOM.
- U.P.V.C. DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- ALARM SYSTEM.
- PANELLED INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- GARAGE / STORE WITH ELECTRIC ROLL-UP DOOR.
- OFF-STREET PARKING TO FRONT.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCASHERS.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL & SIDE PANELS. PRE-FINISHED FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

PART GLAZED DOOR FROM ENTRANCE HALL. OPEN FIREPLACE WITH TILED HEARTH. PRE-FINISHED FLOOR.





KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. WINE RACKING. DISPLAY SHELVING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED FRIDGE FREEZER. COOKER WITH X-FAN OVER. SPACE FOR DISHWASHER. PLUMBED FOR A.W.M. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



HOME OFFICE / PLAY ROOM / CONSULTING ROOM / BEDROOM 4:
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:

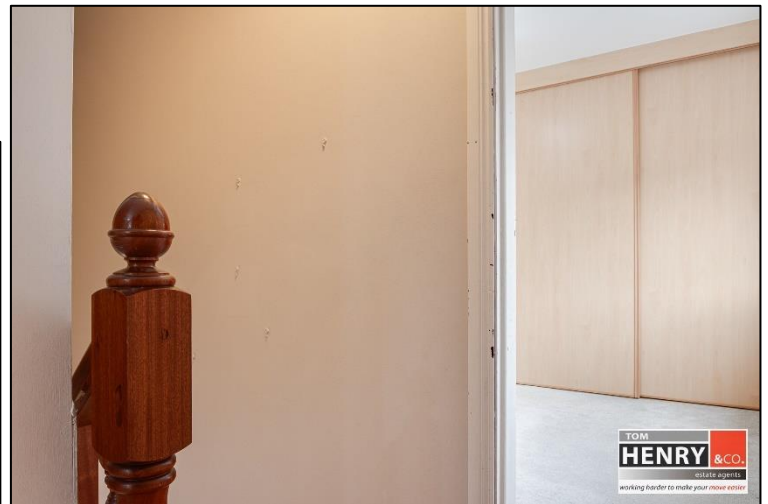
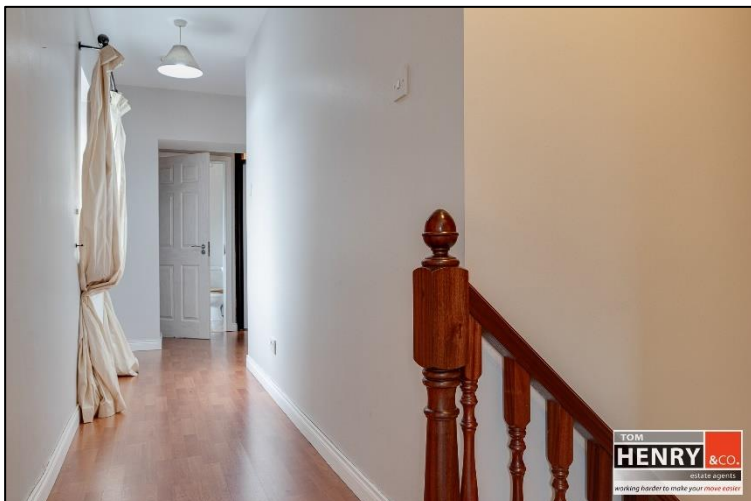
TOILET. BATH WITH SHOWER OVER. WASH HAND BASIN. PART WOODEN PANNELLING TO WALLS. TILED FLOOR. HOTPRESS: SHELVED.



FIRST FLOOR:

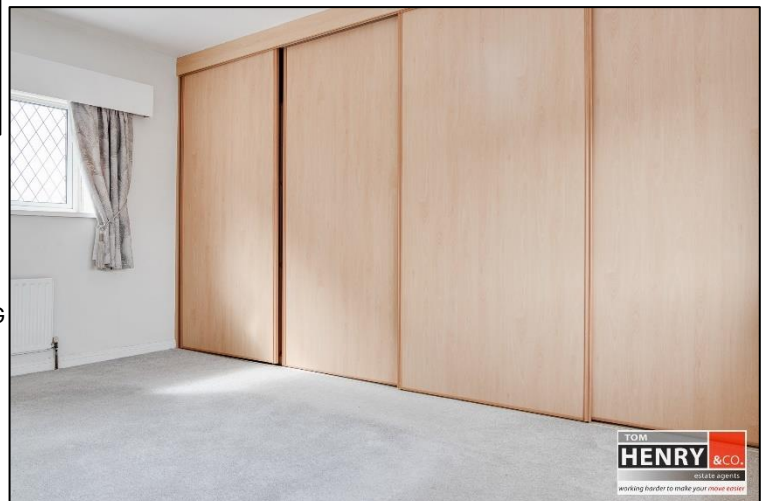
STAIRS & LANDING:

CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING.



BEDROOM 1:

DUAL ASPECT TO FRONT & REAR. FITTED FLOOR TO CEILING
WARDROBES WITH SLIDING DOORS; SHELVING, DRAWERS & HANGING
SPACE. BUILT-IN CUPBOARD. CARPET TO FLOOR.





BEDROOM 2:

TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS & HATBOXES. BUILT-IN CUPBOARD. PRE-FINISHED FLOOR. ACCESS TO ROOF SPACE WITH PULL-DOWN LADDER.



BEDROOM 3:

TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, HATBOXES & DISPLAY SHELVING. PRE-FINISHED FLOOR.



SHOWER ROOM:

TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. TILED FLOOR. X-FAN.



OUTSIDE:

PILLARED & GATED ENTRANCE TO TARMAC PARKING AREA TO FRONT. GRAVEL SHRUB BED. OUTSIDE WATER TAP.

CONCRETE YARD TO REAR. PEDESTRIAN ACCESS TO GARAGE.

GARAGE / STORE:

ELECTRIC ROLL-UP DOOR TO SIDE OF PROPERTY. OIL BURNER. OIL TANK. ELECTRIC LIGHT & POWER POINTS.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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GARAGE
3.7m x 8.9m



BEDROOM 4
2.6m x 3.4m

ENTRANCE

SITTING ROOM
3.2m x 5.0m

KITCHEN
2.5m x 5.0m

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(Floorplan for illustrative purposes only)

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BEDROOM 1
 4.6m x 2.8m

BEDROOM 2
 3.4m x 4.4m

BEDROOM 3
 3.0m x 2.5m

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.