

**57 TULLAGHMORE ROAD  
STEWARTSTOWN  
DUNGANNON  
CO. TYRONE  
BT71 4EY**



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

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

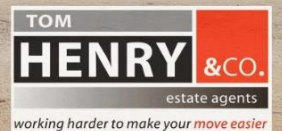
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**AN IMPECCABLY BUILT, ENERGY EFFICIENT BUNGALOW OVERLOOKING ROUGHAN LOUGH**

THIS SUPERB 4 BEDROOM (MASTER SUITE ENSUITE WITH DRESSING AREA) DETACHED BUNGALOW IS LOCATED ON AN ENVIABLE CORNER SITE EXTENDING TO CIRCA. 0.25 ACRES IN A SEMI-RURAL, YET MOST CONVENIENT LOCATION WITHIN MINUTES OF THE NEARBY VILLAGES OF NEWMILLS & STEWARTSTOWN & COALISLAND TOWN.

THE PROPERTY OFFERS SPACIOUS, VERSATILE & IMMACULATELY PRESENTED ACCOMMODATION THAT IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS WITH THE ADDED BENEFIT OF FURTHER POTENTIAL TO EXTEND INTO THE FIRST FLOOR IF REQUIRED.

WITH A DETACHED GARAGE (CIRCA. 420 SQ FT) & A Paddock TO THE REAR, THIS PROPERTY PROVIDES THE BEST OF RURAL LIVING WITH CONVENIENCE TO LOCAL AMENITIES.



**GUIDE PRICE: £279,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- AN IMMACULATE DETACHED BUNGALOW.
- ENVIABLE VIEWS TO ROUGHAN LOUGH.
- PEACEFUL COUNTRYSIDE LOCATION.
- SITUATED ON A SUPERB CORNER SITE EXTENDING TO CIRCA. 0.25 ACRES.
- 4 BEDROOMS; MASTER SUITE ENSUITE WITH DRESSING ROOM.
- ONLY MINUTES BY CAR TO STEWARTSTOWN, COALISLAND & NEWMILLS.
- GOOD ACCESS FOR COMMUTING TO DUNGANNON, COOKSTOWN & JUNCTION 14 OF THE M1 INTERSECTION.
- 1000MB + FULL FIBRE BROADBAND AVAILABLE FROM A CHOICE OF PROVIDERS.
- ENERGY EFFICIENT WITH A HIGH "B" EPC RATING (POTENTIAL "A" WITH ADDITION OF SOLAR PANELS).
- SITTING ROOM WITH GLASS FRONTED STOVE.
- STOVE LINKED TO HEATING SYSTEM; HEATS WATER & RADS.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- BATHROOM WITH 4 PIECE SUITE.
- WALK-IN HOTPRESS; SHELVED.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA & SOFFITS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OAK INTERNAL DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- GENEROUS PARKING TO FRONT & REAR.
- LARGE DETACHED GARAGE WITH ROLL-UP DOOR; APPROX. 7.5 X 5.2M.
- USEFUL GREENHOUSE.
- PADDOCK TO REAR.
- PREPARATION FOR FURTHER ACCOMMODATION TO FIRST FLOOR; SUBJECT TO BUILDING CONTROL CONSENTS.
- A BEAUTIFUL PROPERTY THAT IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.



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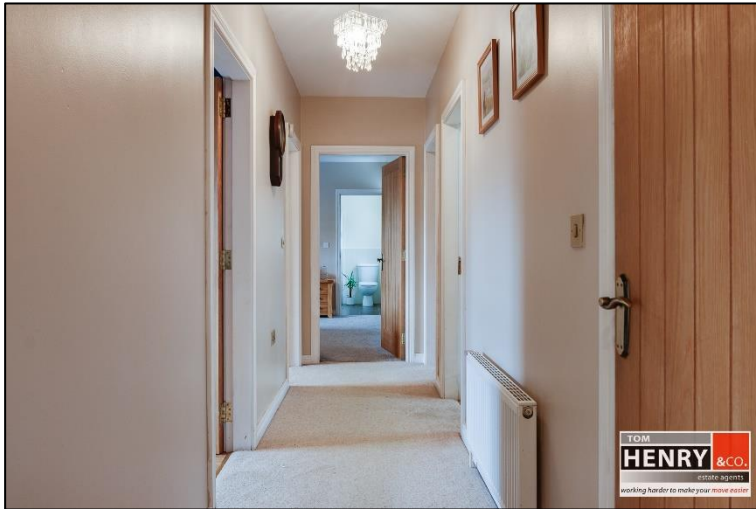


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**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANELS. PRE-FINISHED FLOOR. CLOAK STORE / HOTPRESS: WALK-IN. SHELVED. ELECTRIC LIGHT.



**SITTING ROOM:**

DUAL ASPECT. BRICK BUILT FIREPLACE WITH TILED HEARTH WITH GLASS FRONTED STOVE (HEATS WATER & RADS). PRE-FINISHED FLOOR.





**KITCHEN / FAMILY DINING:**

FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. UNDER UNIT LIGHTING. SPACE FOR MICROWAVE (INCLUDED). INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. INTEGRATED OVEN. INTEGRATED HOB WITH X-FAN OVER. PRE-FINISHED FLOOR.





**UTILITY ROOM:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. PRE-FINISHED FLOOR. U.P.V.C. STABLE TYPE EXTERNAL DOOR WITH GLAZED TOP PANEL.



**MASTER BEDROOM SUITE / BEDROOM 1:**

TO FRONT. CARPET TO FLOOR.





DRESSING AREA:  
BESPOKE FITTED STORAGE; HANGING & SHELVED SPACE.



ENSUITE:  
TILED WET ROOM TYPE SHOWER. TOILET. WASH HAND BASIN. DOWN LIGHTING TO CEILING. PART TILED WALLS.



BEDROOM 2:  
TO REAR. PRE-FINISHED FLOOR.





BEDROOM 3:  
TO FRONT. PRE-FINISHED FLOOR. BESPOKE FITTED DESK AND STORAGE UNIT.

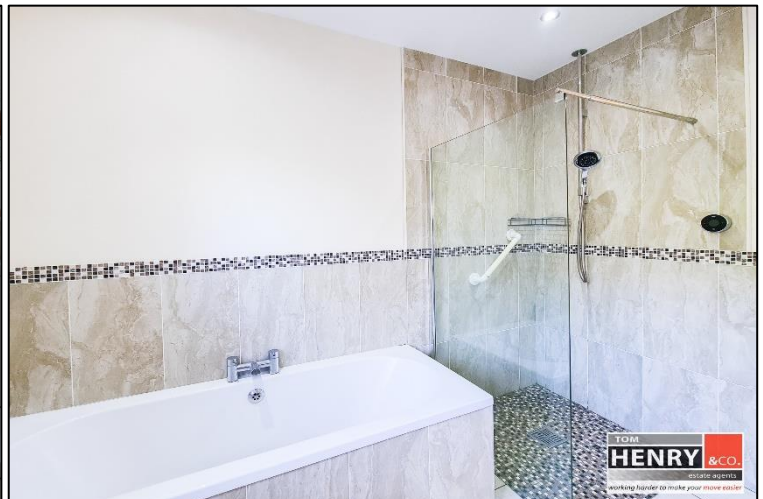




BEDROOM 4:  
TO FRONT. PRE-FINISHED FLOOR. CURRENTLY USED AS HOME OFFICE.



BATHROOM:  
WHITE SUITE. TILED WET ROOM TYPE POWER SHOWER. TOILET. WASH HAND BASIN. BATH. PART TILED WALLS. HEATED TOWEL RAIL. DOWN LIGHTING TO CEILING. X-FAN.



**ROOF SPACE:**

PASSED FOR FURTHER ACCOMMODATION; SUBJECT TO BUILDING CONTROL CONSENTS. CURRENTLY FLOORED FOR STORAGE. ELECTRIC LIGHT. 2 x VELUX WINDOWS IN SITU.



**OUTSIDE:**

GRAVELLED DRIVEWAY & PARKING TO FRONT & SIDE. FENCED TO FRONT.

GARAGE: 7.5 X 5.2M / CIRCA. 420 SQ FT  
ROLL-UP DOOR.

RAISED SHRUB BED TO SIDE. GARDEN TO SIDE LAID TO LAWN WITH  
HEDGED BOUNDARY.

GRAVELLED AREA TO REAR. USEFUL GREENHOUSE.

PADDOCK TO REAR.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**57 Tullaghmore Road  
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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.**