

**9 MARLEFIELD  
KILLYMAN  
DUNGANNON  
CO. TYRONE  
BT71 6UZ**



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

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**“SIMPLY STUNNING” – LIFE ON ONE LEVEL? THIS BEAUTIFUL BUNGALOW SHOULD BE A MUST VIEW!**

IDEAL FOR THOSE WISHING TO LIVE ON OR REQUIRING LIFE ON ONE LEVEL; THIS ABSOLUTELY IMMACULATE 2 BEDROOM, MASTER ENSUITE, SEMI-DETACHED BUNGALOW IS SITUATED WITHIN THE EVER POPULAR & HIGHLY SOUGHT-AFTER “MARLEFIELD” DEVELOPMENT BY RENOWNED HOME BUILDER “COROVE LIMITED”.

LOCATED WITHIN STROLLING DISTANCE OF THE VILLAGE SHOP & LOCAL PRIMARY SCHOOL AND ONLY MINUTES BY CAR TO DUNGANNON TOWN, PICTURESQUE MOY VILLAGE, THE ARGORY & THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS ENVIABLE PROPERTY IS BEAUTIFUL BOTH INSIDE & OUT...

BOASTING A GENEROUS SITTING ROOM WITH A COSY SOLID FUEL STOVE, A GORGEOUS KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, 2 DOUBLE BEDROOMS, MASTER ENSUITE, A BATHROOM WITH A GORGEOUS FREESTANDING BATH AND THE REAR GARDEN OF YOUR DREAMS; A SANCTUARY FROM THE HUSTLE AND BUSTLE OF EVERY DAY LIFE TO CALL HOME!

**DISCERNING FIRST-TIME BUYERS, SINGLE PROFESSIONALS & RIGHT-SIZERS ALIKE; THIS VERY SPECIAL BUNGALOW IS SURE TO APPEAL!**



**OFFERS OVER: £192,500**

FLOOR PLANS & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES...

- A DECEPTIVELY SPACIOUS & TRULY IMMACULATE PROPERTY.
- A SEMI-DETACHED BUNGALOW WITH A TRULY ENVIABLE REAR GARDEN.
- PROVIDING EASILY MAINTAINED ACCOMMODATION ALL ON ONE LEVEL.
- CONSTRUCTED C. 2021 BY RENOWNED BUILDER “COROVE LTD”.
- A DEVELOPMENT FOR OWNER OCCUPATION ONLY; 5 YEAR NON-RENTAL CLAUSE FROM NEW.
- 2 BEDROOMS; MASTER WITH ENSUITE SHOWER ROOM.
- LOCATED ONLY A STROLL FROM THE LOCAL SHOP & PRIMARY SCHOOL.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN & PICTURESQUE MOY VILLAGE.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- SITTING ROOM WITH GLASS FRONTED SOLID FUEL STOVE.
- KITCHEN WITH INTEGRATED APPLIANCES.
- AMPLE SPACE FOR DINING / ENTERTAINING.
- ALARM SYSTEM.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA.
- OIL FIRED CENTRAL HEATING.
- OAK FINISH INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- OFF STREET PARKING TO SIDE.
- GARDEN ROOM WITH ELECTRIC INCLUDED IN SALE.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.





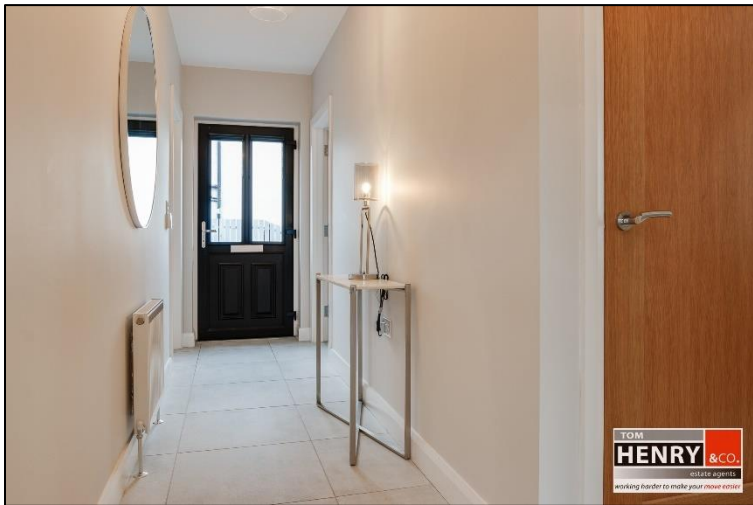
### ACCOMMODATION IN BRIEF...

#### ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANELS. TILED FLOOR.

#### HOTPRESS:

SHELVED WITH PRESSURIZED WATER SYSTEM.



#### SITTING ROOM:

GLASS FRONTED STOVE WITH GRANITE HEARTH.

PRE-FINISHED FLOOR.







**KITCHEN / FAMILY DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. INTEGRATED DISHWASHER. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED OVEN AT EYE LEVEL. INTEGRATED FRIDGE FREEZER. "UTILITY" UNITS WITH STORAGE & PLUMBED FOR A.W.M. DOWN LIGHTING TO CEILING. TILED FLOOR. SPACE FOR DINING / ENTERTAINING. P.V.C. REAR EXTERNAL DOOR WITH GLAZED PANELS & FRENCH DOORS TO REAR GARDEN.





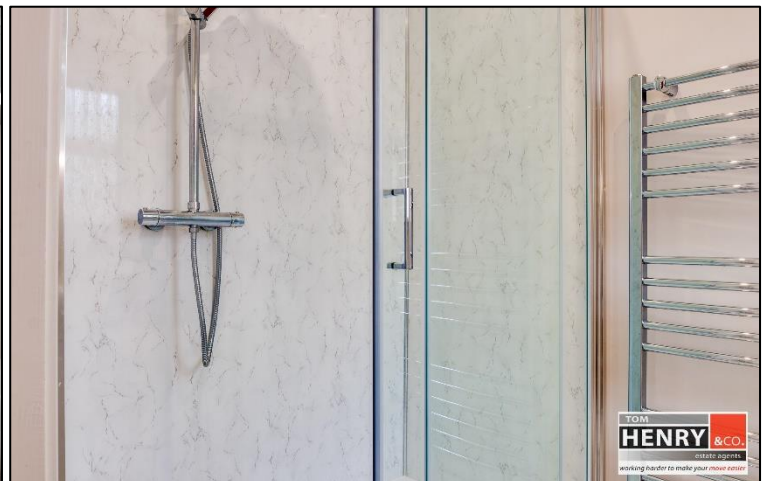
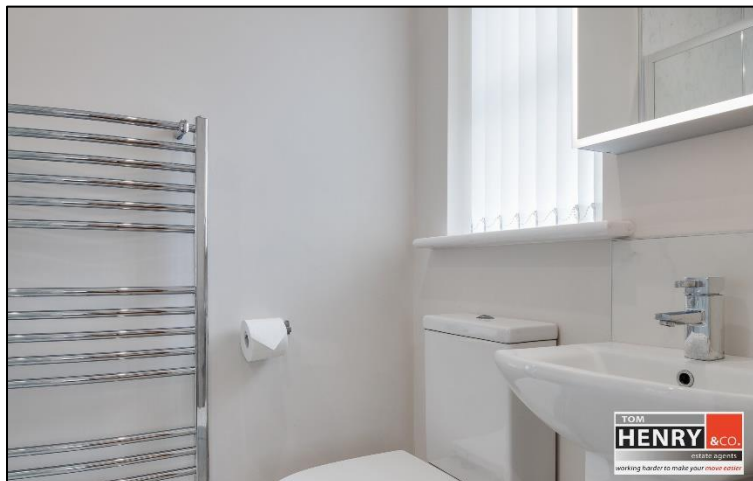
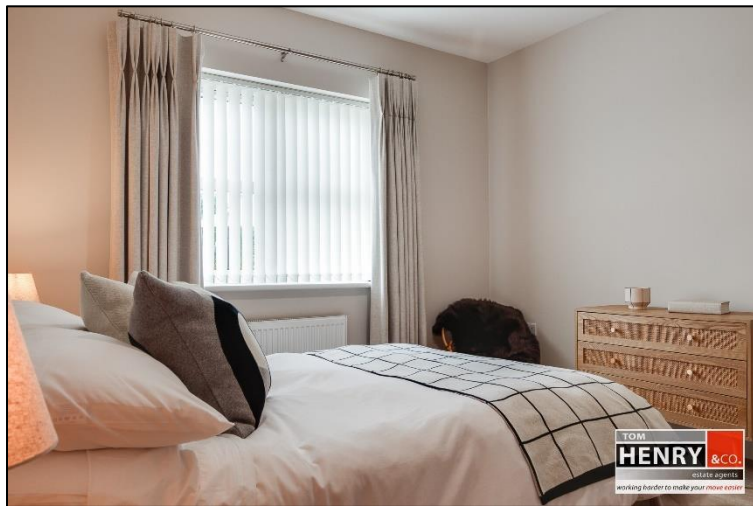






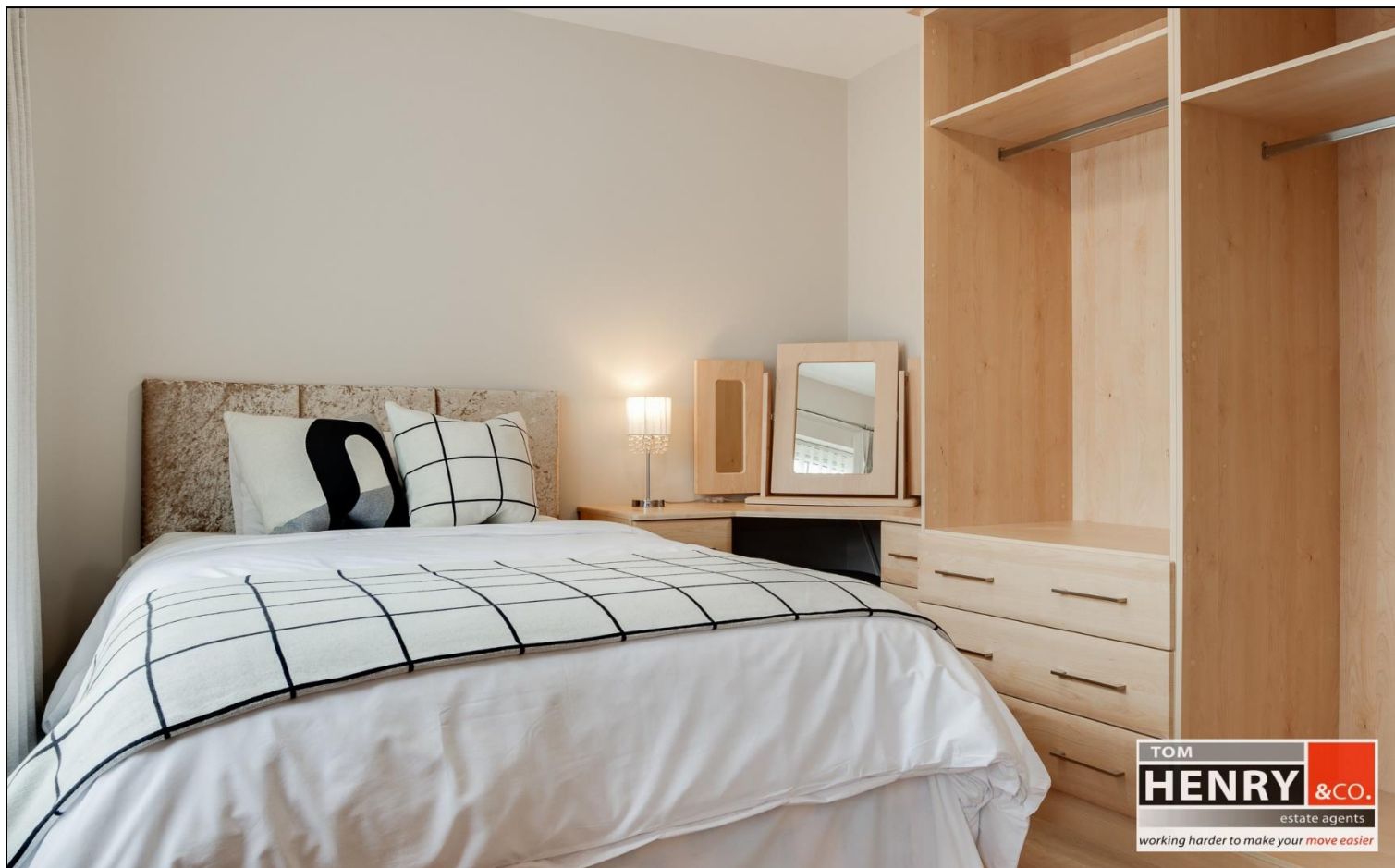
BEDROOM 1 / MASTER BEDROOM:  
TO REAR. PRE-FINISHED FLOOR.

ENSUITE:  
POWER SHOWER WITH DUAL SHOWER HEADS. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK & ILLUMINATED VANITY UNIT OVER.  
HEATED TOWEL RAIL. TILED FLOOR. DOWN LIGHTING TO CEILING. X-FAN.



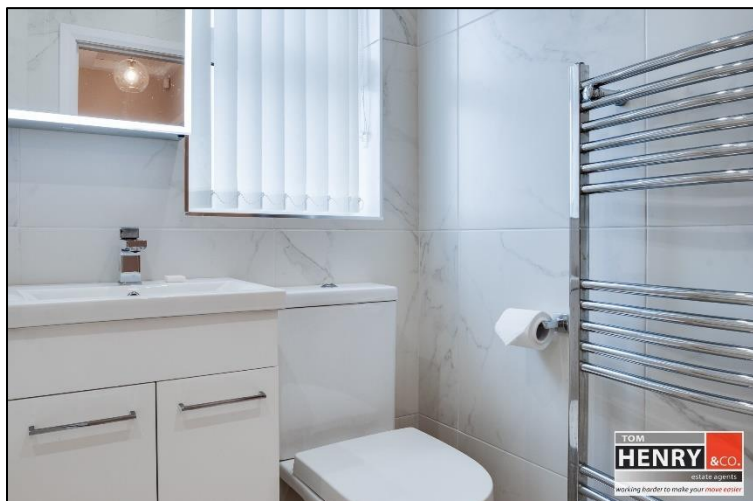
**BEDROOM 2:**

TO FRONT. PRE-FINISHED FLOOR. FITTED FURNITURE TO INCLUDE; SHELVED & HANGING SPACE, DRESSING TABLE UNIT WITH DRAWERS & MIRROR.



**BATHROOM:**

WHITE SUITE. FREE-STANDING BATH. TOILET. WASH HAND BASIN IN VANITY UNIT WITH ILLUMINATED CABINET OVER. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. DOWN LIGHTING TO CEILING. X-FAN.







**OUTSIDE:**

GRAVELLED AREA & RAISED SHRUB BED TO FRONT. TARMAC DRIVEWAY & PARKING TO SIDE. OUTSIDE WATER TAP & POWER POINT TO SIDE (PERFECT FOR WASHING THE CAR).





A **VERY SPECIAL REAR GARDEN** EXTENDING TO PAVED PATIOS & GRAVELLED AREA. SHRUB BEDS WITH AN ARRAY OF PLANTS, TREES & SHRUBS ALL THOUGHTFULLY DONE WITH EASE OF MAINTENANCE IN MIND. EXTERNAL LIGHTING.







GARDEN ROOM:  
P.V.C. DOOR. ELECTRIC LIGHTS & POWER POINTS.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



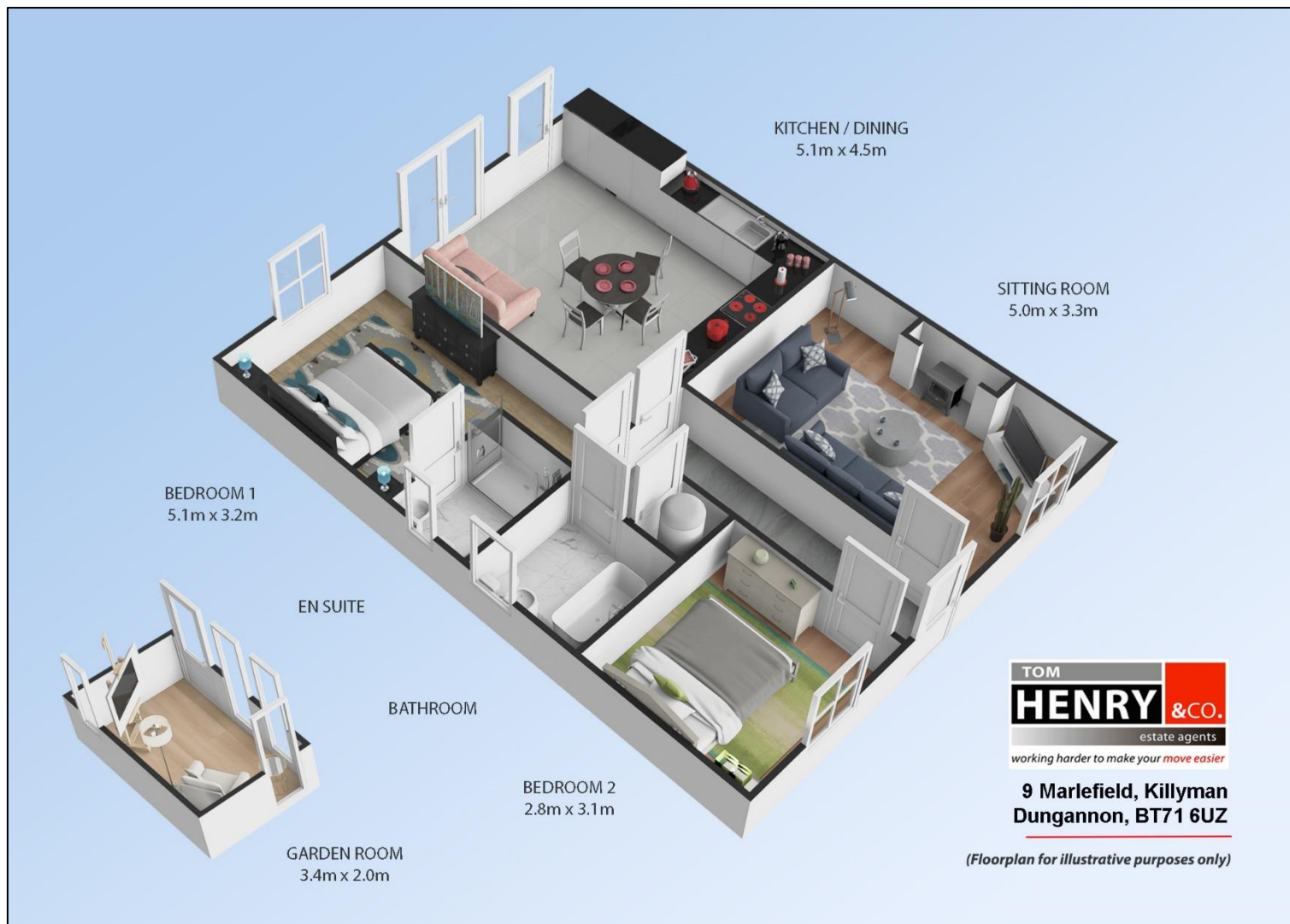
Want to know what your property is worth?

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- > 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.**