

**6 ADARE COURT
LURGABOY LANE
DUNGANNON
CO. TYRONE
BT71 6XE**



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

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“LOVELY AT LURGABOY” – A WELL-PRESENTED HOME ON AN ENVIABLE CORNER SITE

BOASTING AN ABSOLUTELY SUPERB CORNER SITE IN THIS QUIET CUL-DE-SAC SITUATION, THIS WELL-PRESENTED, SEMI-DETACHED, 3 BEDROOM PROPERTY IS LOCATED WITHIN THIS QUIET & HIGHLY DESIRABLE RESIDENTIAL DEVELOPMENT, JUST OFF THE PRESTIGIOUS LURGABOY LANE, CONVENIENT TO MANY TOWN FACILITIES; A NUMBER WITHIN WALKING DISTANCE (RENOWNED SCHOOLS, LOCAL CINEMA, SHOPS, COSTA COFFEE, LEISURE CENTRE, ETC.) AND ONLY A SHORT DRIVE TO THE MAIN ROADS NETWORK - HANDY FOR COMMUTING THROUGHOUT THE COUNTRY.

THE PROPERTY IS PRESENTED FOR SALE IN “READY-TO-OCCUPY” CONDITION THROUGHOUT & PROVIDES SPACIOUS & VERSATILE ACCOMMODATION THAT IS SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & RIGHT SIZERS ALIKE WITH FURTHER POTENTIAL TO ADD YOUR “OWN TASTE” & FURTHER VALUE...

“PROPERTY WITHIN THIS DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST – VIEW EARLY TO AVOID DISAPPOINTMENT”



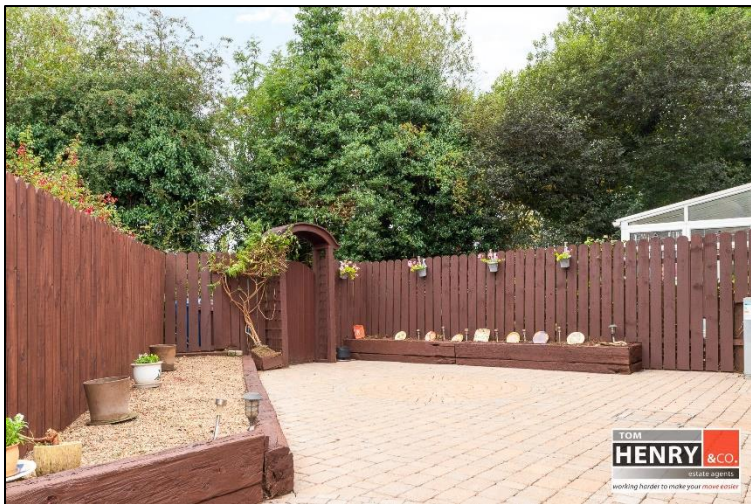
OFFERS OVER: £147,000

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A MOST ATTRACTIVE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN “READY-TO-OCCUPY” CONDITION THROUGHOUT.
- POTENTIAL TO ADD “YOUR OWN TASTE” / FURTHER VALUE.
- SITUATED ON A SUPERB CORNER SITE.
- LOCATED IN A POPULAR & DESIRABLE RESIDENTIAL CUL-DE-SAC.
- JUST OFF THE MOST CONVENIENT LURGABOY LANE.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, RENOWNED SCHOOLS, ETC.
- 3 BEDROOMS; ALL WITH BUILT-IN / FITTED STORAGE.
- 2 RECEPTION AREAS.
- DUAL ASPECT SITTING ROOM WITH GLASS FRONTED STOVE.
- STOVE WITH SOLID FUEL LINK-UP.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- TIMBER WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING; NEW OIL BURNER CIRCA. 12 MONTHS AGO.
- OFF STREET PARKING FOR 3 + VEHICLES.
- PRIVATE REAR GARDEN WITH NO DEVELOPMENT TO REAR.
- WOODEN UTILITY STORE INCLUDED IN SALE.
- PERFECT AS A FIRST OR FAMILY HOME.
- MAY ALSO APPEAL TO THOSE WISHING TO DOWNSIZE WITH TOWN CONVENIENCE.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

COVERED PORCH: OUTSIDE LIGHT.

ENTRANCE HALL:

TIMBER EXTERNAL DOOR WITH GLAZED TOP PANELS & SIDE PANELS. TILED FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR. CEILING ROSE.



POWDER ROOM / CLOAK W.C:

WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. TILED FLOOR.



SITTING ROOM:

DUAL ASPECT TO FRONT & SIDE. SOLID WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING. GLASS FRONTED SOLID FUEL STOVE WITH H.O.B.B. ON A GRANITE HEARTH WITH A STONE MANTLE & SURROUND. ARCH TO DINING ROOM...





DINING ROOM:

ARCH FROM SITTING ROOM. SOLID WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING. GLAZED FRENCH DOORS TO REAR GARDEN.



KITCHEN:

FITTED HIGH & LOW LEVEL UNITS. UNDER UNIT LIGHTING. TILED BETWEEN UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR DISHWASHER. SPACE FOR FRIDGE FREEZER. SPACE FOR A.W.M. TILED FLOOR. TIMBER CEILING. TIMBER EXTERNAL DOOR WITH GLASS PANELS.





FIRST FLOOR:

STAIRS & LANDING:

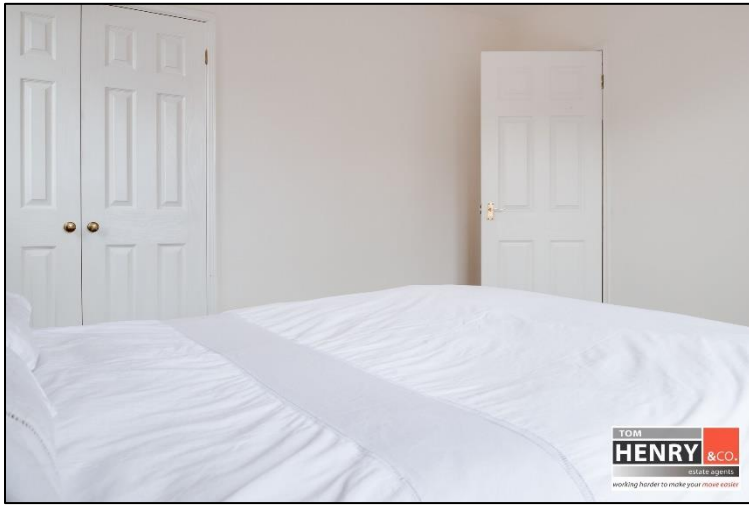
CARPET. ACCESS TO ATTIC VIA FOLD DOWN LADDER FOR STORAGE. HOTPRESS: SHELVED.



BEDROOM 1:

DUAL ASPECT TO FRONT & SIDE. CARPET. BUILT-IN CUPBOARD.





BEDROOM 2:
TO REAR. CARPET. BUILT-IN CUPBOARD.

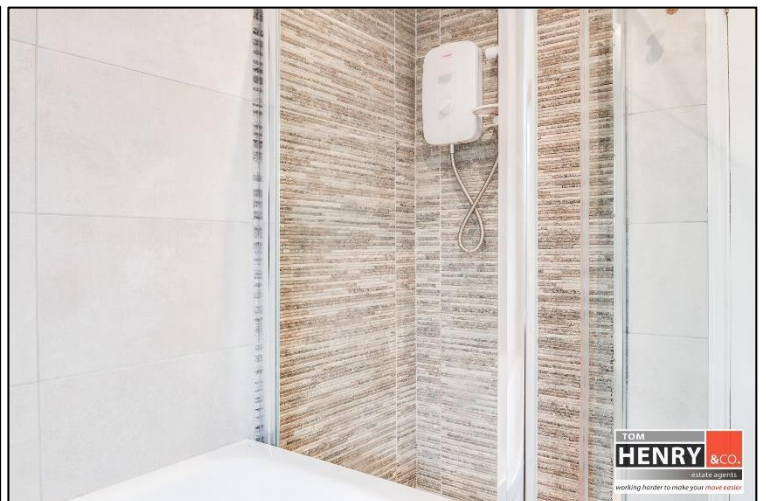


BEDROOM 3:
TO FRONT. CARPET. BUILT-IN CUPBOARD.



BATHROOM:

4 PIECE WHITE SUITE. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT WITH ILLUMINATED MIRROR OVER. TOILET. BATH WITH MIXER TAP SHOWER FITTING. ELECTRIC SHOWER. HEATED TOWEL RAIL. FULLY TILED WALLS & FLOOR. RECESSED LIGHTING. X-FAN.



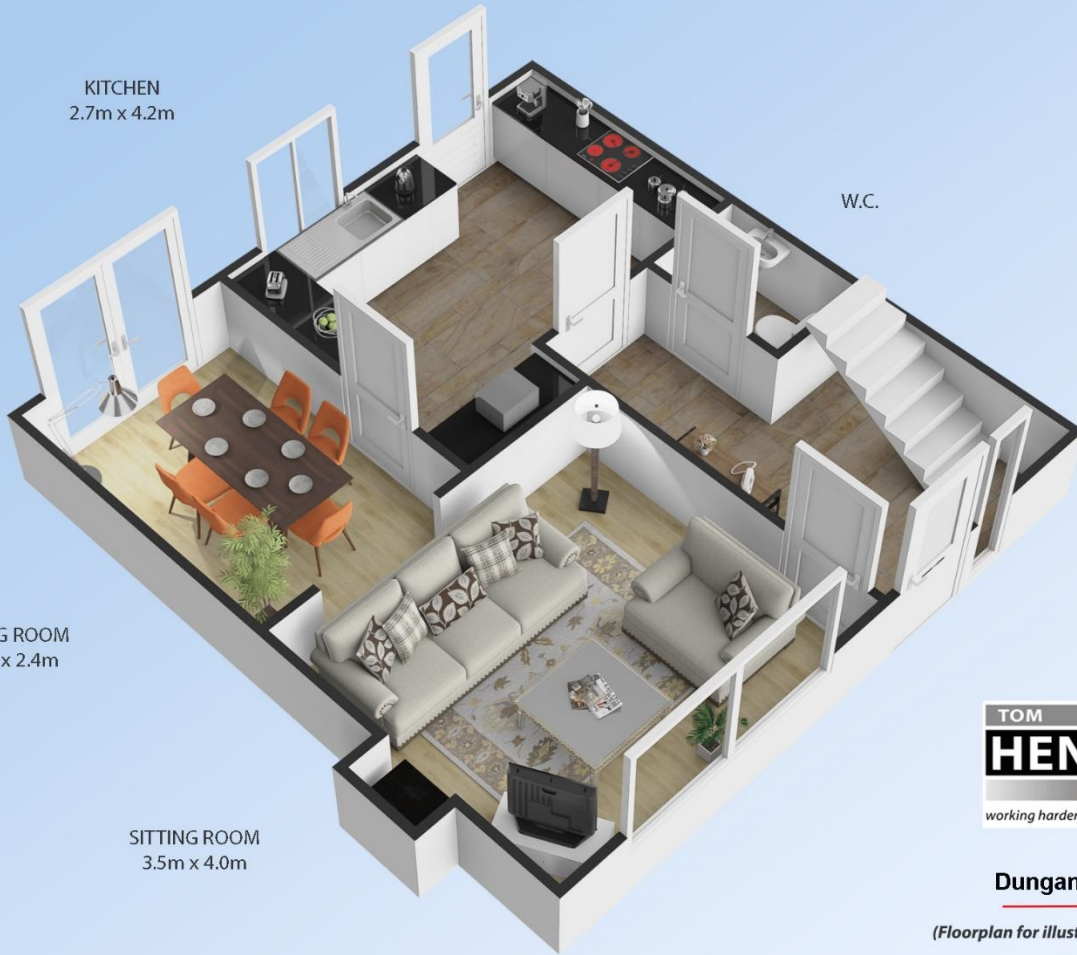
OUTSIDE:

TARMAC DRIVEWAY & PARKING TO FRONT. GRAVELLED SHRUB BED.

GATED TARMAC PARKING TO SIDE. PAVED AREA WITH GARDEN SHED (INCLUDED).

PRIVATE, PAVED GARDEN TO REAR WITH RAISED BEDS. OUTSIDE WATER TAP. ENCLOSED AREA FOR OIL TANK & BINS.





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Dungannon BT71 6XE**

(Floorplan for illustrative purposes only)



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