

**10 LOUGH TERRACE
NEWMILLS
DUNGANNON
CO. TYRONE
BT71 4ER**



working harder to make your *move easier*

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AN EXTENDED 4 BEDROOM VILLAGE PROPERTY WITH A “SHED LOAD” OF EXTERNAL SPACE

“NOT YOUR TYPICAL SEMI-DETACHED PROPERTY...”

CONVENIENTLY LOCATED ONLY A STROLL FROM ALL NEWMILLS VILLAGE AMENITIES; LOCAL SHOP, CHURCHES, SCHOOL, ETC. AND ONLY MINUTES BY CAR TO DUNGANNON, COOKSTOWN, COALISLAND AND THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD NO.

10 LOUGH TERRACE IS AN EXTENDED, SEMI-DETACHED PROPERTY THAT BOASTS A SPACIOUS OPEN PLAN KITCHEN / FAMILY DINING AREA & SITTING ROOM, A SEPARATE UTILITY ROOM, A GROUND FLOOR GUEST BEDROOM, POWDER ROOM AND 3 FURTHER BEDROOMS (MASTER WITH DRESSING AREA) AND A SHOWER ROOM WITH WHITE SUITE TO THE FIRST FLOOR.

EXTERNALLY, THE PROPERTY PROVIDES ACCOMMODATION RARELY FOUND, IS APPROACHED VIA A PILLARED AND REMOTE GATED ENTRANCE AND ENJOYS A RANGE OF USEFUL GARAGES, AN OUTSIDE TOILET AND A SUMMER HOUSE.



GUIDE PRICE: £174,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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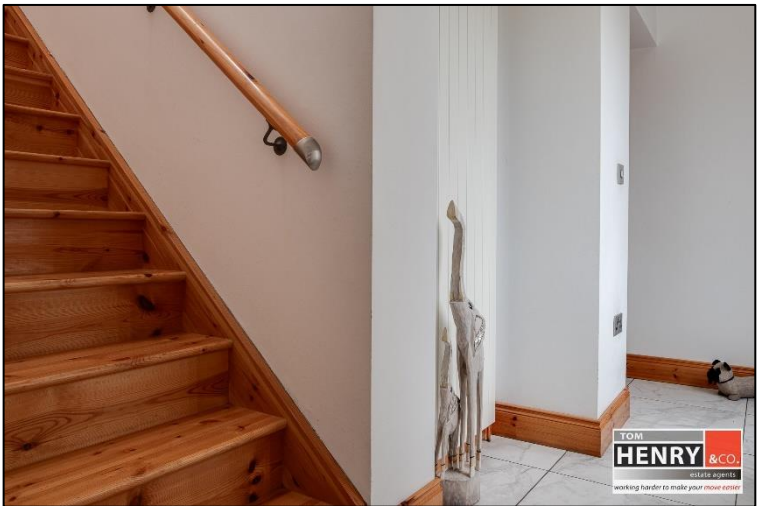
PROPERTY FEATURES...

- AN EXTENDED SEMI-DETACHED PROPERTY.
- MOST CONVENIENT VILLAGE LOCATION.
- WITHIN WALKING DISTANCE OF LOCAL SHOP, SCHOOL, ETC.
- ONLY MINUTES BY CAR TO DUNGANNON, COALISLAND & COOKSTOWN.
- 4 BEDROOMS.
- GROUND FLOOR GUEST BEDROOM WITH FITTED FURNITURE.
- MASTER BEDROOM TO FIRST FLOOR WITH WALK-IN WARDROBE.
- SUPERB OPEN PLAN KITCHEN / FAMILY DINING / SITTING AREA.
- SITTING AREA WITH OPEN FIREPLACE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FIRST FLOOR SHOWER ROOM.
- NO. 2 GENEROUS, USEFUL GARAGES.
- SUMMER HOUSE.
- PILLARED & REMOTE GATED ENTRANCE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- SOLID FUEL LINK-UP.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- A UNIQUE VILLAGE HOME THAT IS SURE TO ATTRACT SIGNIFICANT INTEREST.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:
 U.P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANEL. TILED FLOOR.



SITTING ROOM:
 OPEN FIREPLACE WITH H.O.B.B. DISPLAY SHELVING. TILED FLOOR.
 OPEN TO KITCHEN / FAMILY DINING AREA.





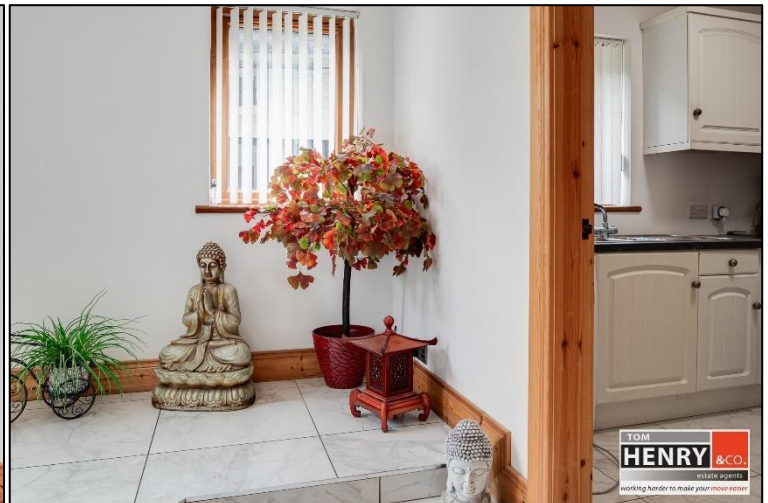
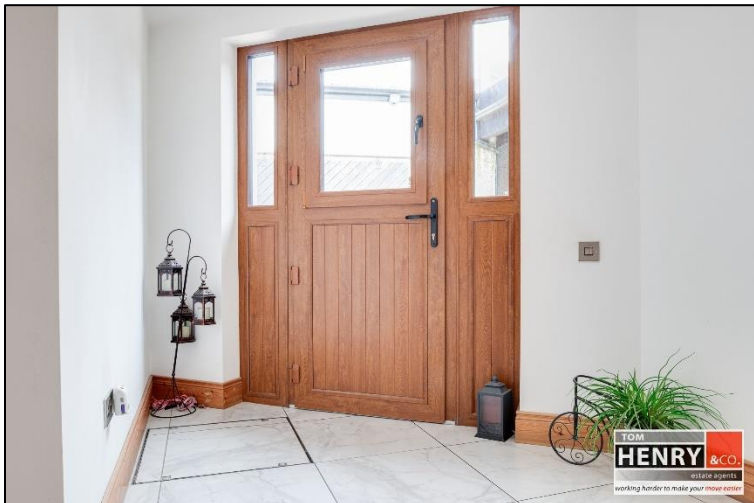
KITCHEN / FAMILY DINING AREA:

OPEN FROM SITTING ROOM. FITTED HIGH & LOW LEVEL UNITS. FEATURE KICKBOARD LIGHTING. ISLAND UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. "RANGEMASTER" RANGE WITH GAS HOB & ELECTRIC OVEN WITH X-FAN OVER. INTEGRATED FRIDGE. INTEGRATED FREEZER. TILED FLOOR.



REAR LOBBY:

PART GLAZED, PART PANELLED DOOR FROM KITCHEN / FAMILY DINING AREA. TILED FLOOR. P.V.C. "STABLE TYPE" DOOR WITH PART GLAZED, PART PANELLED SIDE PANELS.



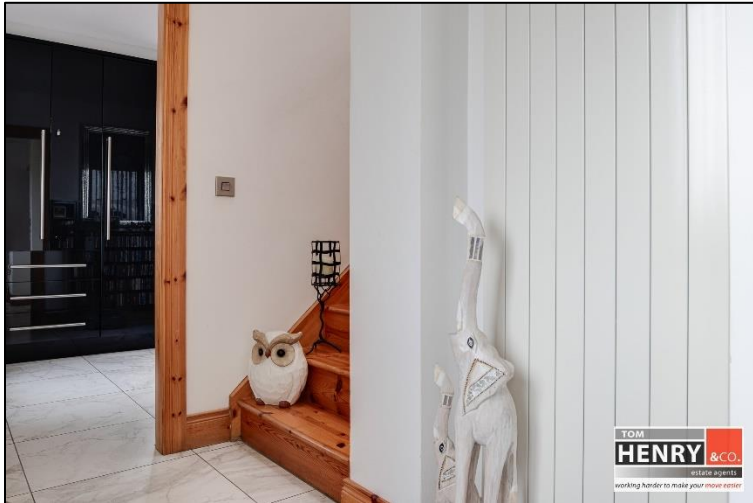
UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. PLUMBED FOR WASHER / DRYER.
S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED FLOOR. OIL
FIRED BURNER. X-FAN.



POWDER ROOM:
WHITE SUITE. WASH HAND BASIN IN VANITY UNIT. TOILET. HEATED
TOWEL RAIL. TILED FLOOR.

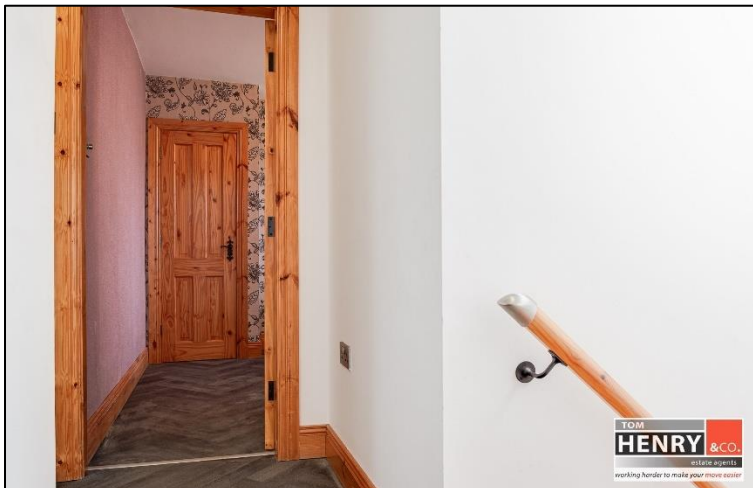


GUEST BEDROOM / BEDROOM 4:
TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS & HATBOXES. TILED FLOOR.



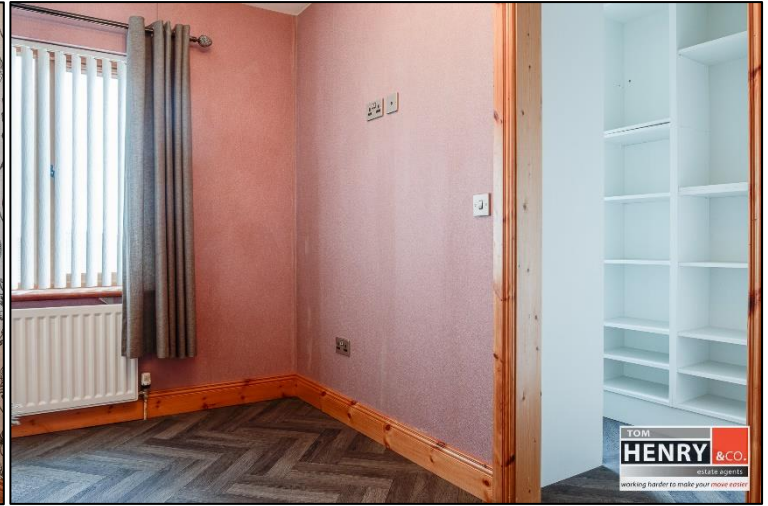
FIRST FLOOR:

STAIRS & LANDING:
WOODEN STAIRS. VINYL TO FLOOR TO LANDING.



MASTER BEDROOM / BEDROOM 1:

TO FRONT. BUILT-IN WARDROBE. VINYL TO FLOOR. WALK-IN WARDROBE / DRESSING ROOM: SHELVED & HANGING SPACE.



BEDROOM 3 / STUDY:

TO FRONT. DUAL ASPECT. VINYL TO FLOOR.



BEDROOM 4:

TO REAR. BUILT-IN CUPBOARD. VINYL TO FLOOR.

SHOWER ROOM:

WHITE SUITE. FULLY TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN IN VANITY UNIT. NO. 2 HEATED TOWEL RAILS. P.V.C. CLADDING TO CEILING. TILED WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

REMOTE GATED & PILLARED ENTRANCE. CONCRETE PATIO TO FRONT. CONCRETE PARKING TO SIDE. COVERED CARPORT AREA WITH OUTSIDE WATER TAP. FUEL STORE. OUTSIDE TOILET.

GARAGE / LARGE STORE 1: WOODEN SLIDING DOOR. ELECTRIC LIGHTS & POWER POINTS. WATER TAP. PART LOFT STORAGE.

GARAGE / LARGE STORE 2: SLIDING WOODEN DOOR. ELECTRIC LIGHTS & POWER POINTS. PEDESTRIAN DOOR.

RAISED GRASSED AREA TO REAR.

SUMMER HOUSE: COVERED DECKED AREA. DOUBLE FRENCH DOORS TO KITCHEN / DINING AREA. SEPARATE TOILET.







UTILITY
2.3m x 2.6m

W.C.

KITCHEN / DINING
4.3m x 8.1m

LIVING ROOM
3.7m x 4.2m

BEDROOM 4
5.2m x 3.8m

ENTRANCE



**10 Lough Terrace
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(Floorplan for illustrative purposes only)



BATHROOM

BEDROOM 2
2.5m x 3.3m

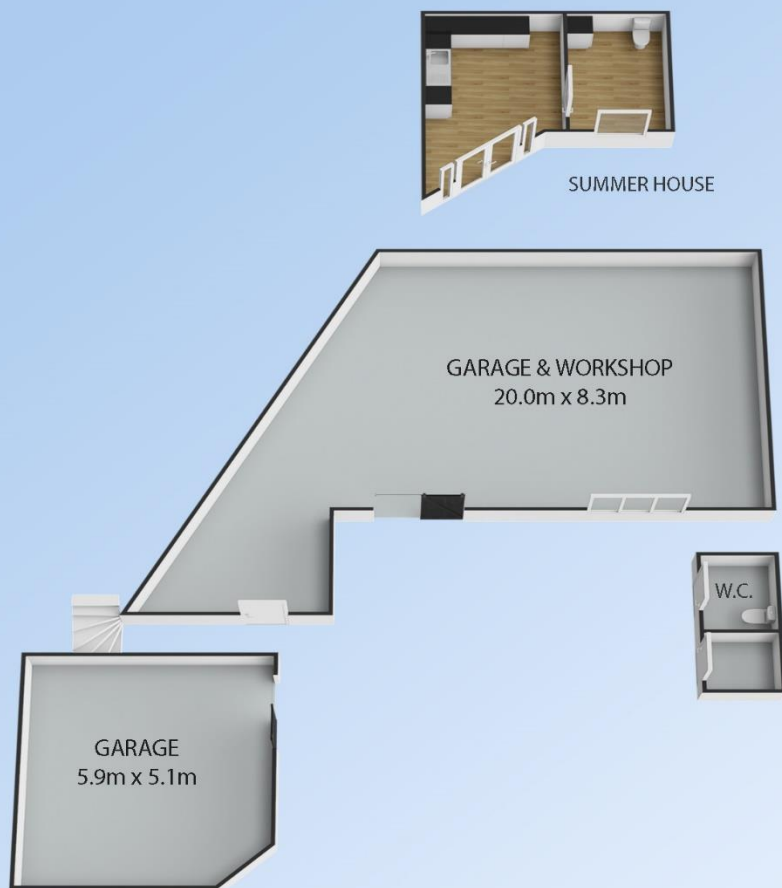
BEDROOM 1
4.0m x 3.1m

BEDROOM 3
3.8m x 2.7m



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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.