

# 9 BLACKWATER MANOR TAMNAMORE DUNGANNON CO. TYRONE BT71 6WY



working harder to make your *move easier*

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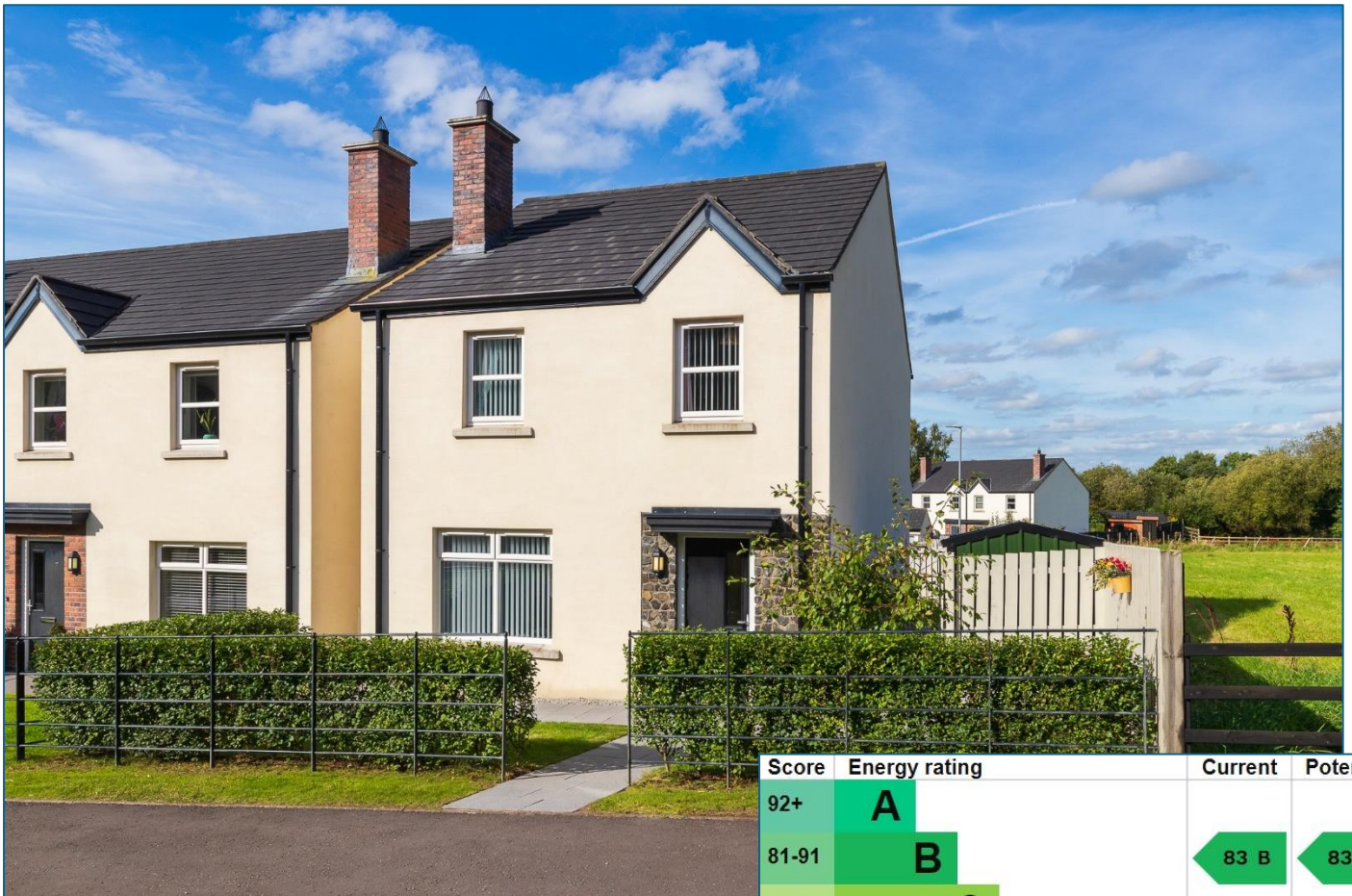
## “BEAUTIFUL AT BLACKWATER MANOR – PERFECT AS A FIRST OR FAMILY HOME”

### AN IMMACULATE DETACHED HOME IN COMMUTER CONVENIENT TAMNAMORE

SITUATED ON AN END OF CUL-DE-SAC FRONT ROW SITE WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT OF ONLY 26 HOMES, NO. 9 BLACKWATER MANOR IS PRESENTED TO THE MARKET IN WHAT MAY ONLY BE DESCRIBED AS IMMACULATE, READY-TO-OCCUPY CONDITION THROUGHOUT. BENEFITTING FROM SUPERB ACCESS TO JUNCTION 14 OF THE M1 FOR COMMUTING, ONLY MINUTES BY CAR TO DUNGANNON, PORTADOWN & PICTURESQUE MOY VILLAGE AND WITHIN WALKING DISTANCE OF LOCAL SHOPS / TAKEAWAYS & TRANSLINK “PARK & RIDE”, THIS PROPERTY IS THE DEFINITION OF COMMUTER CONVENIENCE.

BOASTING 3 BEDROOMS, INCLUDING A MASTER ENSUITE, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A BEAUTIFUL KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING, A HANDY SEPARATE GROUND FLOOR CLOAK W.C. & UTILITY ROOM AND A FURTHER FAMILY BATHROOM WITH A 4 PIECE SUITE; ALL ON A GENEROUS & MOST PRIVATE END SITE WITH AN ENCLOSED GARDEN & DESIGNATED PARKING TO ITS REAR, THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE...

### “AS GOOD AS NEW & READY FOR YOU”



**OFFERS OVER: £184,950**

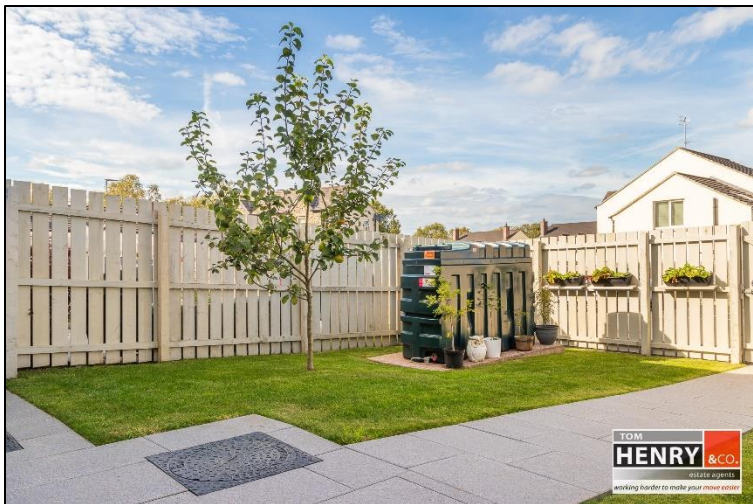
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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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		

# PROPERTY FEATURES...

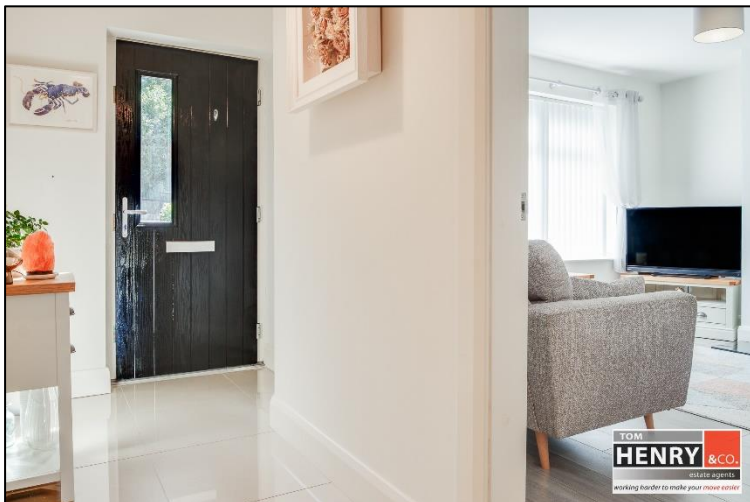
- AN IMMACULATE 3 BEDROOM DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2019.
- OWNER OCCUPIED SINCE NEW.
- ENJOYING AN END OF CUL-DE-SAC FRONT ROW SITE.
- POPULAR & QUIET RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS & TRANSLINK PARK & RIDE.
- MOMENTS BY CAR TO THE M1 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS, MASTER ENSUITE.
- PRIVATE ENCLOSED REAR GARDEN WITH UTILITY SHED INCLUDED IN SALE.
- ALLOCATED PARKING TO REAR.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM WITH WHITE GOODS INCLUDED IN SALE.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- DOUBLE HOTPRESS.
- BLINDS & CURTAINS INCLUDED IN SALE.
- 5 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

COMPOSITE EXTERNAL DOOR WITH GLASS PANEL. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



**SITTING ROOM:**

PRE-FINISHED FLOOR. GLASS FRONTED STOVE IN STONE EFFECT INGLENOOK WITH GRANITE HEARTH & SURROUND.





**KITCHEN / FAMILY DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED FLOOR. RECESSED LIGHTING. GLAZED FRENCH DOORS TO REAR GARDEN.





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**UTILITY ROOM:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. (INCLUDED). SPACE FOR TUMBLE DRYER (INLCUDED). TILED FLOOR. X-FAN.



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POWDER ROOM / CLOAK W.C:

WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.



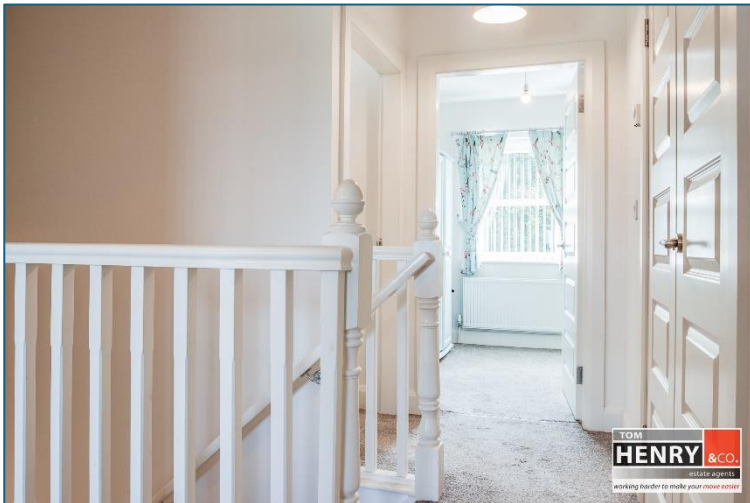
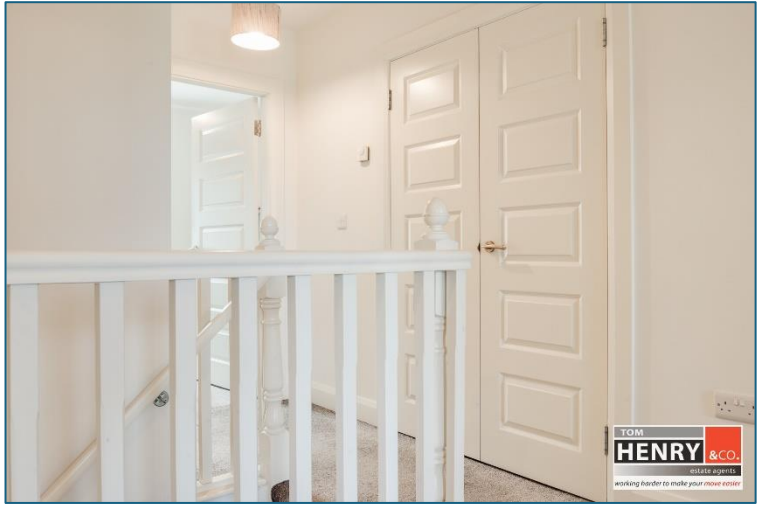
**FIRST FLOOR:**

STAIRS & LANDING:

CARPET. ACCESS TO ATTIC VIA FOLD DOWN LADDER.

HOTPRESS:

DOUBLE. SHELVED WITH IMMERSION HEATER.



BEDROOM 1:

TO REAR. CARPET.

ENSUITE:

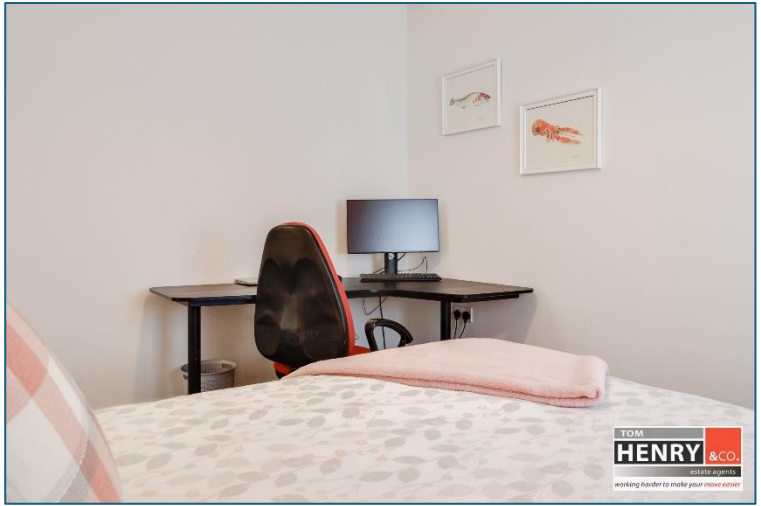
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TILED SPLASH BACK. FULLY TILED SHOWER. TILED FLOOR. X-FAN.





BEDROOM 2:  
TO FRONT. CARPET.





BEDROOM 3:  
TO FRONT. CARPET.



BATHROOM:  
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TOILET. FULLY TILED SHOWER. BATH WITH MIXER TAP FITTING. TILED SPLASH BACKS. TILED FLOOR. X-FAN.



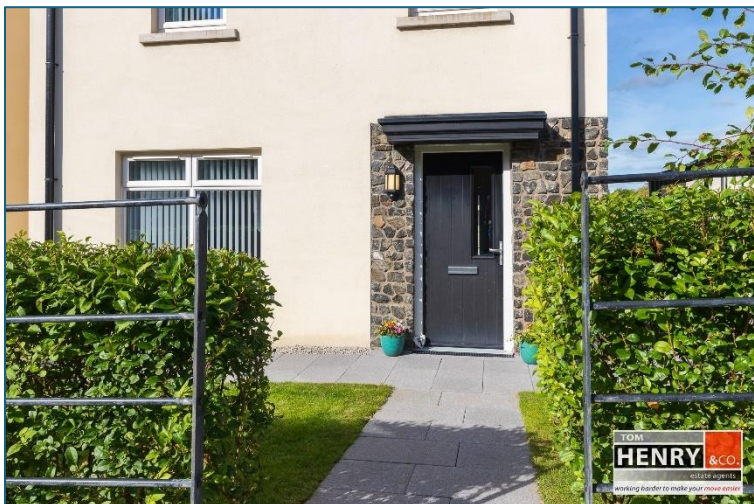




**OUTSIDE:**

GARDEN TO FRONT LAID TO LAWN WITH ESTATE RAILING & BOUNDARY HEDGING.

ENCLOSED GARDEN TO SIDE & REAR LAID TO LAWN WITH RAISED BEDS. GARDEN SHED INCLUDED IN SALE. EXTERNAL LIGHT & WATER TAP.





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**9 Blackwater Manor  
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(Floorplan for illustrative purposes only)



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