

**198 BUSH ROAD
COALISLAND
DUNGANNON
CO. TYRONE
BT71 6EZ**



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

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"BEAUTIFUL ON THE BUSH ROAD"



A SUPERIOR DETACHED RESIDENCE IN A PRIME LOCATION

GUIDE PRICE: £344,950

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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198 BUSH ROAD, DUNGANNON, CO. TYRONE, BT71 6EZ

BUILT TO AN EXACTING STANDARD CIRCA. 20 YEARS AGO, THIS SUPERIOR DETACHED 5 BEDROOM, MASTER ENSUITE, 3 RECEPTION ROOM RESIDENCE AFFORDS MOST SPACIOUS & WELL-PRESENTED ACCOMMODATION IN EXCESS OF 2700 SQ FT SITUATED ON A PLEASANTLY MATURING SITE OF APPROX. 0.35 ACRES.

OFFERING INCREDIBLY VERSATILE ACCOMMODATION THIS RESIDENCE ENJOYS 4 BEDROOMS, MASTER ENSUITE PLUS AN ADDITIONAL GUEST BEDROOM TO THE GROUND FLOOR WITH ADJACENT SHOWER ROOM; THIS COULD EQUALLY BE UTILISED AS A CONSULTING ROOM DUE TO ITS SEPARATE REAR ACCESS.

BOASTING LUXURY, TASTEFUL & INDIVIDUAL FEATURES, THE FORMAL SITTING ROOM FEATURES A UNIQUE FIREPLACE BUILT FROM STONE RECLAIMED ON SITE FROM THE OLD RAILWAY LINE AND THE BATHROOM IS A TRIUMPH OF ITALIAN MARBLE; BEAUTIFULLY DESIGNED TO CREATE A HAVEN OF RELAXATION.

THIS PROPERTY REALLY MUST BE VIEWED TO BE FULLY APPRECIATED AND IS SURE TO IMPRESS EVEN THE MOST DISCERNING OF PURCHASERS SEEKING THEIR FOREVER FAMILY HOME ... ALL WITHIN EASY DRIVING DISTANCE OF DUNGANNON, COALISLAND & THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.

“QUITE SIMPLY; BEAUTIFUL ON THE BUSH ROAD!”



PROPERTY FEATURES...

- AN EXCEPTIONALLY FINE DETACHED RESIDENCE.
- LOCATED ON THE PRESTIGIOUS & HIGHLY SOUGHT-AFTER “BUSH ROAD”.
- ONLY A SHORT DRIVE FROM DUNGANNON & COALISLAND TOWNS.
- EASY ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 5 BEDROOMS; MASTER ENSUITE.
- GROUND FLOOR GUEST BEDROOM WITH POTENTIAL FOR OTHER USE E.G. CONSULTING ROOM / HOME OFFICE / PRIVATE PRACTICE / ETC.
- 3 RECEPTION ROOMS.
- MANY UNIQUE & INDIVIDUAL FEATURES.
- SITTING ROOM WITH FEATURE STONE FIREPLACE BUILT FROM STONE RECLAIMED ON SITE FROM HISTORIC RAILWAY HOLDING WALL.
- QUALITY FITTED KITCHEN WITH ISLAND UNIT, INTEGRATED APPLIANCES & SPACE FOR CASUAL DINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR SHOWER ROOM.
- FAMILY BATHROOM FINISHED IN LUXURY ITALIAN MARBLE.
- MINSTRELS’ GALLERY WITH AN ABUNDANCE OF NATURAL LIGHT – A GREAT SPACE FOR STUDY OR CONTEMPLATION.
- GENEROUS, WELL MATURING SITE APPROX. 0.35 ACRES.
- PILLARED ENTRANCE TO AMPLE PARKING TO FRONT.
- INTEGRAL DOUBLE GARAGE BLOCK.
- CONCRETE FIRST FLOORS.
- GENEROUS PROVISION OF AERIAL POINTS.
- OIL FIRED CENTRAL HEATING.

PROPERTY FEATURES CONTINUED...

- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA AND SOFFITS, SOFFIT DOWNLIGHTING TO SUNROOM.
- MOULDED SKIRTINGS, ARCHITRAVES & HOCKEY STICKS.
- ZONED ALARM SYSTEM.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- A GORGEOUS FOREVER FAMILY HOME THAT MUST BE VIEWED TO BE FULLY APPRECIATED.

ACCOMMODATION IN BRIEF...

RECEPTION HALL:

4 PANELLED EXTERNAL DOOR WITH GLAZED SIDE PANELS & SUNBURST. TILED FLOOR. OPEN TREAD STAIRS TO FIRST FLOOR. MINSTRELS' GALLERY TO LANDING. CLOAK CUPBOARD.





SITTING ROOM:

BEAUTIFUL FEATURE RECLAIMED STONE FIREPLACE WITH RAISED HEARTH. TRIPLE ASPECT. CARPET TO FLOOR. ACCESS TO FORMAL DINING AREA.





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FORMAL DINING AREA:
CURRENTLY USED AS A "SNUG". CARPET TO FLOOR. GEORGIAN GLAZED DOUBLE DOORS TO SUNROOM. ARCH TO KITCHEN.



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SUNROOM:
CARPET TO FLOOR. TIMBER SEMI-VAULTED CEILING. FRENCH DOORS TO REAR GARDEN.



KITCHEN / FAMILY DINING AREA:

ARCH FROM FORMAL DINING AREA. FITTED HIGH & LOW LEVEL UNITS. WINE RACK. PELMET WITH DOWN LIGHTING OVER SINK WITH MIXER TAP FITTING. SOLID WORKTOP. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED COMBI OVEN. ISLAND UNIT. AMERICAN STYLE FRIDGE FREEZER. FAMILY DINING AREA.



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REAR LOBBY / UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. DOOR TO GARAGE WITH FEATURE PORTHOLE WINDOW. U.P.V.C. EXTERNAL REAR DOOR WITH GLAZED PANEL.



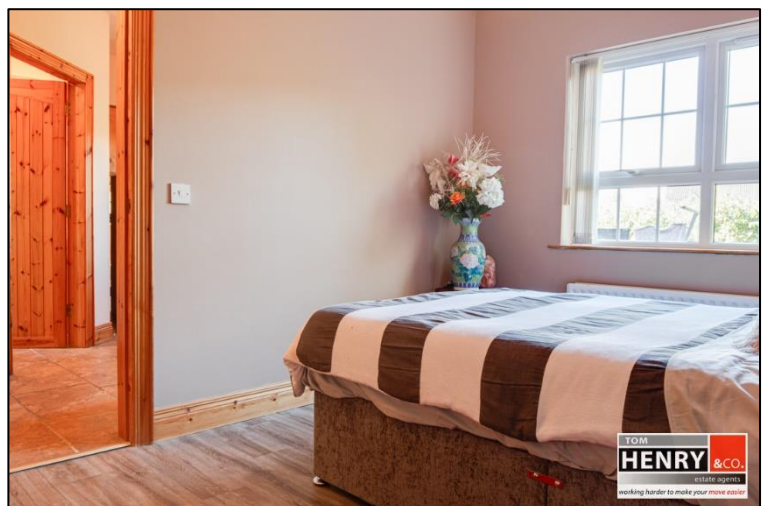
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GUEST BEDROOM / POTENTIAL CONSULTING ROOM:

PRE-FINISHED FLOOR. IDEAL AS A GUEST BEDROOM DUE TO PROXIMITY TO SHOWER ROOM OR AS A CONSULTING ROOM / HOME OFFICE DUE TO PROXIMITY TO REAR DOOR.



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SHOWER ROOM:

WHITE SUITE. TOILET. WASH HAND BASIN. SHOWER. MAJORITY TILED WALLS. TILED FLOOR. RECESSED WALL MIRROR.



FIRST FLOOR:

OPEN TREAD STAIRCASE WITH CARPET TO LANDING.

LANDING:
MINSTRELS' GALLERY. VIEWS TO FRONT GARDEN. FANTASTIC NATURAL LIGHT. SPACIOUS AREA SUITABLE FOR HOME OFFICE / STUDY / PERSONAL REFLECTION.

HOTPRESS:
SHELVED.





MASTER BEDROOM:
TO FRONT. CARPET TO FLOOR. BUILT-IN STORAGE.

ENSUITE:
WHITE SUITE. SHOWER. WASH HAND BASIN. ILLUMINATED MIRROR. TOILET. MAJORITY TILED WALLS.

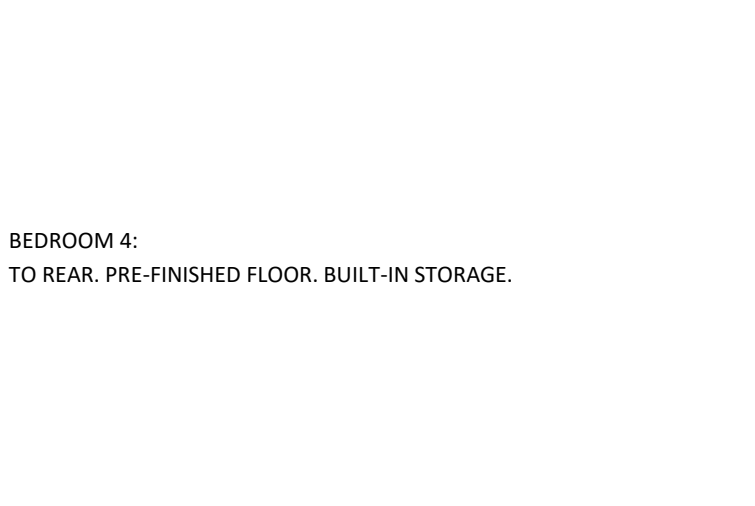




BEDROOM 2:
TO FRONT. CARPET TO FLOOR. BUILT-IN STORAGE.



BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BEDROOM 4:
TO REAR. PRE-FINISHED FLOOR. BUILT-IN STORAGE.





BATHROOM:

WHITE SUITE. CORNER JACUZZI BATH. WASH HAND BASIN. TOILET. WALK-IN SPA POWER SHOWER WITH "RAINFALL" HEAD. HEATED TOWEL RAIL. RECESSED MIRROR WITH FEATURE SIDE LIGHTS. FLOOR & WALLS TILED IN STUNNING ITALIAN MARBLE.



OUTSIDE:

GENEROUS, SLIGHTLY ELEVATED SITE EXTENDING TO APPROX. 0.35 ACRES.

PILLARED ENTRANCE TO ASPHALT DRIVEWAY & FORECOURT PARKING TO DOUBLE GARAGE BLOCK.

DOUBLE GARAGE:

INTEGRAL. CAVITY BLOCK CONSTRUCTION. 2 ROLLER DOORS. CENTRAL HEATING BURNER. ELECTRIC LIGHT & POWER POINT.

MATURE HEDGING TO BOUNDARYS. MATURE GARDENS TO FRONT LAID TO LAWNS, SHRUBS & PALMS.

GARDEN TO REAR LAID TO LAWNS. "RED" PAVIA PATIO & PATHWAY.

EXTERNAL WATER TAP & ELECTRIC SOCKETS.

FLOORPLANS FOR I.D. PURPOSES ONLY.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

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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.