

**72 LAMBFIELD DRIVE
LURGABOY LANE
DUNGANNON
CO. TYRONE
BT71 6GG**



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

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“LOVELY IN LAMBFIELD DRIVE” – A CONVENIENT FIRST OR FAMILY HOME

PRESENTED FOR SALE IN “READY-TO-OCCUPY” CONDITION THROUGHOUT, THIS 4 BEDROOM SEMI-DETACHED PROPERTY IS SITUATED ON A PRIME END FRONT ROW SITE IN THIS POPULAR & HIGHLY- SOUGHT AFTER RESIDENTIAL DEVELOPMENT, WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES INCLUDING “THE OAKS” SHOPPING CENTRE, RENOWNED SCHOOLS & MAJOR EMPLOYERS.

PROVIDING DECEPTIVELY SPACIOUS INTERNAL ACCOMMODATION PLUS PRIVATE OFF STREET PARKING & AN ENCLOSED REAR GARDEN, THIS AFFORDABLE PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & DISCERNING INVESTORS ALIKE.

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



OFFERS OVER: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A WELL PRESENTED SEMI-DETACHED PROPERTY.
- 4 BEDROOMS; PERFECT FOR FAMILIES.
- SITUATED ON A PRIME END, FRONT ROW SITE.
- EVER POPULAR & HIGHLY SOUGHT-AFTER DEVELOPMENT.
- WITHIN WALKING DISTANCE OF MAJOR EMPLOYERS, LOCAL SHOPS, RENOWNED SCHOOLS, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- DUAL ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- OFF STREET PARKING TO FRONT / SIDE.
- ENCLOSED GARDEN TO REAR LAID TO LAWN.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT FIRST OR FAMILY HOME.
- MAY ALSO APPEAL TO THE DISCERNING INVESTOR.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

WOODEN EXTERNAL DOOR WITH GLAZED PANEL, SIDE & TOP PANELS. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



SITTING ROOM:

DUAL ASPECT. OPEN FIREPLACE WITH MANTLE & SURROUND. CARPET TO FLOOR.





KITCHEN / DINING AREA:

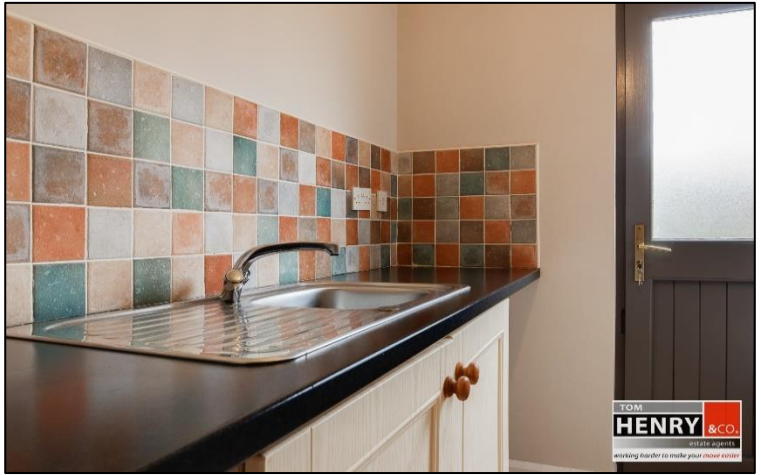
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE FREEZER. SPACE FOR DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR.





UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. X-FAN. WOODEN REAR EXTERNAL DOOR WITH GLAZED PANEL.



POWDER ROOM:

WHITE SUITE. TOILET. SINK. LINO TO FLOOR. X-FAN.

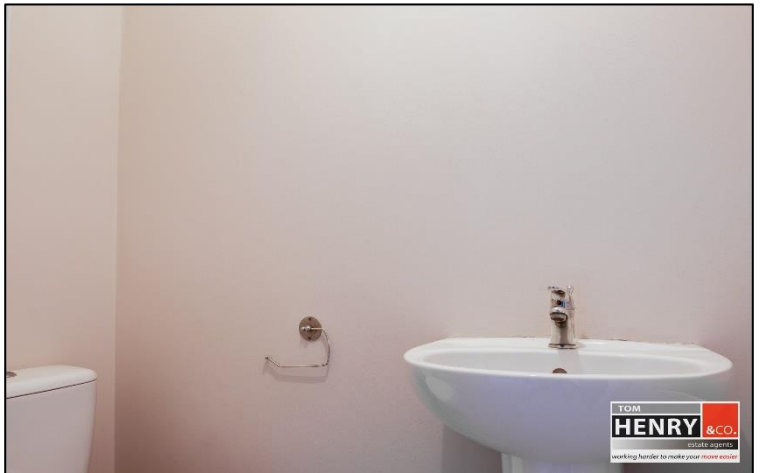
FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR.

HOTPRESS:

SHELVED



BEDROOM 1:
TO REAR. CARPET TO FLOOR.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



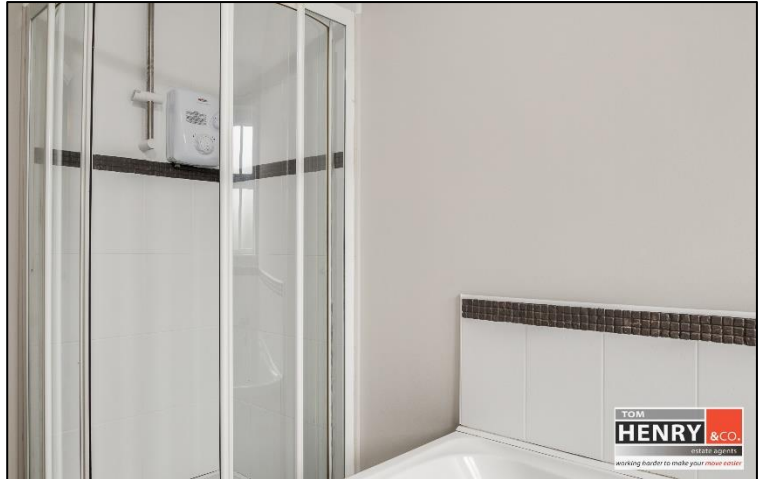
BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BEDROOM 4:
TO FRONT. CARPET TO FLOOR.



BATHROOM:
WHITE SUITE. TILED ELECTRIC SHOWER. BATH WITH TILED SPLASH BACK. TOILET. SINK WITH TILED SPLASH BACK. LINO TO FLOOR. X-FAN.



OUTSIDE:

SITUATED ON A PRIME FRONT ROW, END SITE.

TARMAC DRIVEWAY & PARKING TO FRONT / SIDE. LAWNED AREA TO FRONT.

WELL ENCLOSED GARDEN TO REAR LAID TO LAWN. SMALL PAVED AREA. OUTSIDE WATER TAP.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



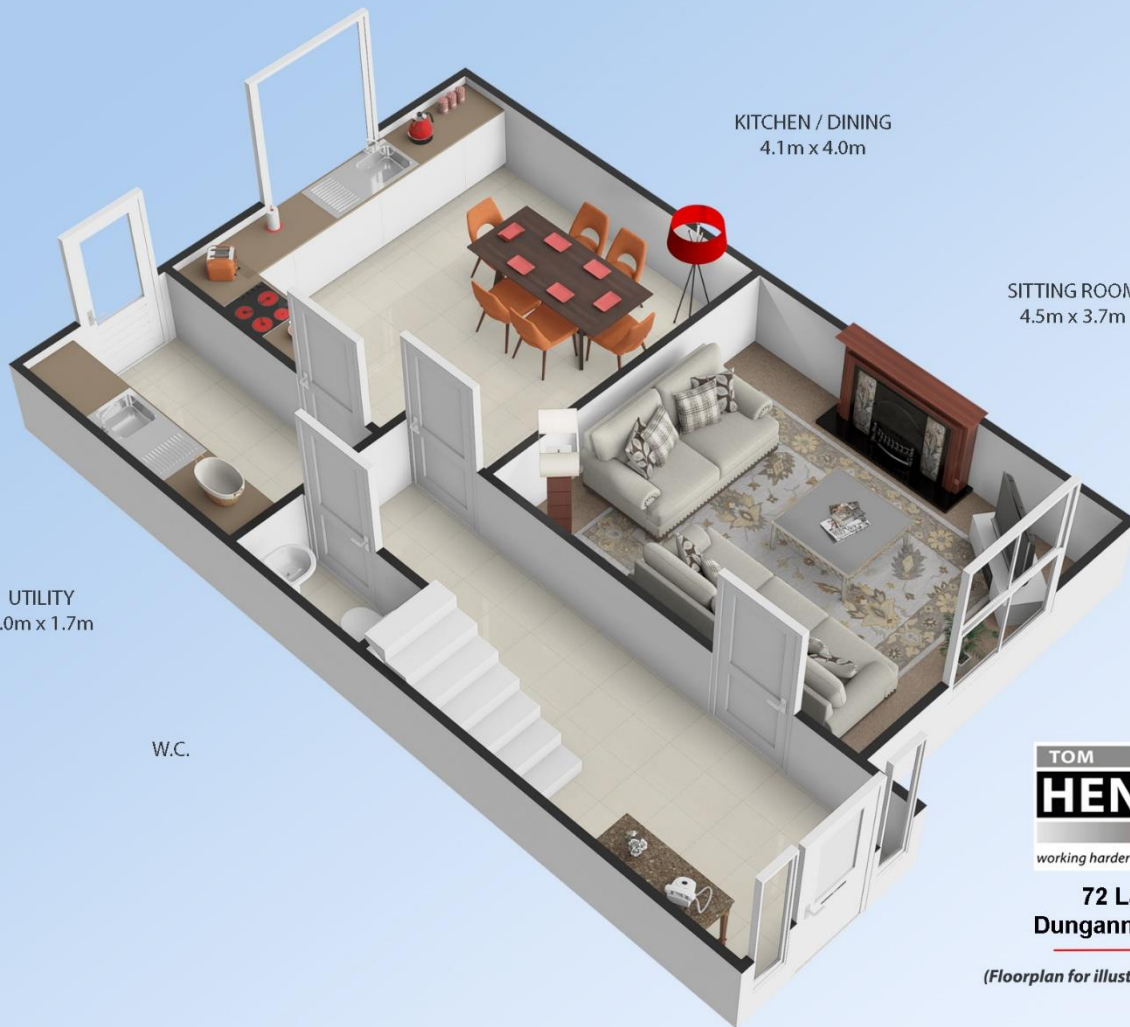
estate agents est. 1979

Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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Dungannon, BT71 6GG**

(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.