

**2 LOUGHVIEW GARDENS
COALISLAND
DUNGANNON
CO. TYRONE
BT71 4LF**



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

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"CLASS IN COALISLAND" AN ABSOLUTELY IMMACULATE TOWN HOME WITH A DETACHED GARAGE

IMMACULATELY PRESENTED FOR SALE, THIS 3 BEDROOM SEMI-DETACHED HOME IS IDEALLY LOCATED ON THE EDGE OF BUSTLING COALISLAND TOWN & HAS BEEN RECENTLY REFURBISHED THROUGHOUT.

BENEFITTING FROM TRIPLE GLAZED WINDOWS, A RECENTLY FITTED KITCHEN WITH INTEGRATED APPLIANCES INCLUDED, A NEW BATHROOM SUITE, RECENTLY FITTED FLOOR COVERINGS & A GENEROUS REAR GARDEN WITH LAWN & PATIO AREA, COMBINED WITH OFF-STREET PARKING AND A DETACHED GARAGE; THIS PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.

LOCATED WITHIN EASY WALKING DISTANCE OF LOCAL SHOPS & COALISLAND TOWN WHERE SCHOOLS, SHOPPING & RECREATIONAL FACILITIES CAN BE FOUND AND ALSO CONVENIENT TO DUNGANNON & THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD...

MUST BE VIEWED TO BE FULLY APPRECIATED... BOOK EARLY TO AVOID DISAPPOINTMENT!



OFFERS OVER: £144,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- RECENTLY REFURBISHED & IMMACULATELY PRESENTED.
- A SEMI-DETACHED PROPERTY.
- MOST CONVENIENT LOCATION.
- WITHIN WALKING DISTANCE OF ALL COALISLAND AMENITIES.
- SUPERB ACCESS TO THE ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.
- 3 BEDROOMS (POTENTIAL FOR 4TH TO GROUND FLOOR IF REQUIRED).
- 2 RECEPTION ROOMS.
- RECENTLY FITTED KITCHEN WITH INTEGRATED APPLIANCES INCLUDED.
- NEW BATHROOM SUITE.
- SITUATED ON A GENEROUS SITE WITH A LARGE REAR GARDEN.
- DETACHED GARAGE.
- TRIPLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING WITH CONDENSING BOILER.
- UNVENTED HOT WATER SYSTEM.
- CLADDING TO FASCIA & SOFFITS.
- MOULDED SKIRTING & ARCHITRAVE WITH HOCKEY STICKS.
- OAK FINISH INTERNAL DOORS.
- WOULD MAKE A SUPERB FIRST HOME.
- SURE TO ALSO APPEAL TO THOSE WISHING TO DOWNSIZE WITH TOWN CONVENIENCE.
- MUST BE VIEWED TO BE FULLY APPRECIATED.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.



ENTRANCE HALL:
TIMBER BOARDED EXTERNAL DOOR WITH TRIPLE GLAZED PANEL. PRE-FINISHED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.





SITTING ROOM:

FALSE FIREPLACE WITH TIMBER MANTLE & SURROUND. FITTED STORAGE; T.V. REST. PRE-FINISHED FLOOR. VIEW TO REAR GARDEN.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. SOLID GRANITE WORK TOP. S.S. SINK WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED UNDER OVEN. INTEGRATED FRIDGE FREEZER. SPACE FOR MICROWAVE. PRE-FINISHED FLOOR. DOWN LIGHTING TO CEILING. TIMBER BOARDED EXTERNAL DOOR WITH TRIPLE GLAZED PANEL.



DINING ROOM / STUDY / BEDROOM 4:
PRE-FINISHED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

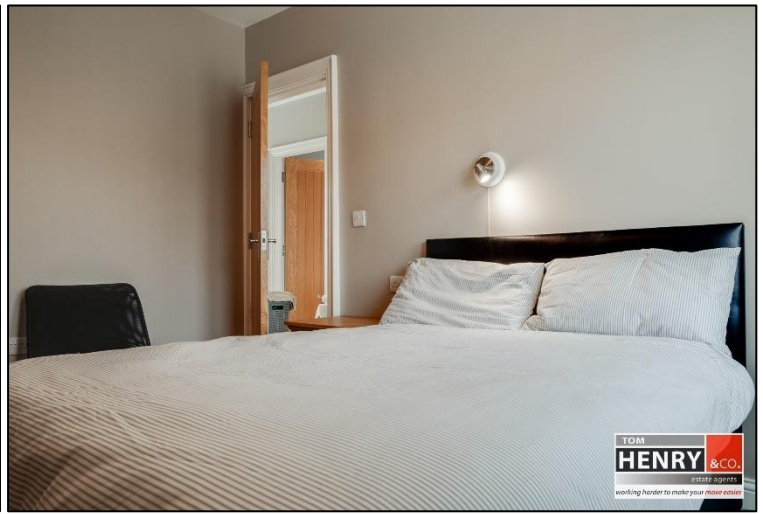
CARPET TO FLOOR. FEATURE PORTHOLE WINDOW. ACCESS TO ATTIC VIA WOODEN PULL-DOWN LADDER. ATTIC: ELECTRIC LIGHT.



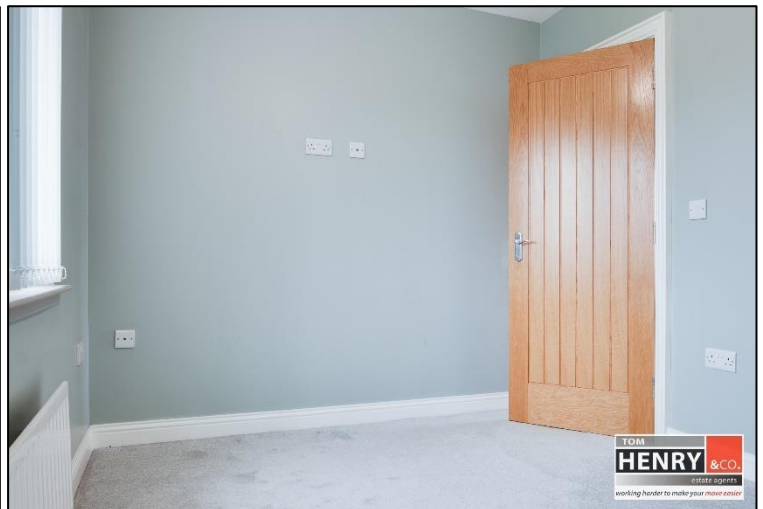
BEDROOM 1:

TO REAR. FITTED HIS & HERS STORAGE. CARPET TO FLOOR.





BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:
RECENTLY FITTED WHITE SUITE. BATH WITH POWER SHOWER OVER.
TOILET. WASH BASIN IN VANITY UNIT. PRE-FINISHED FLOOR. DOWN
LIGHTING TO CEILING. X-FAN.



OUTSIDE:

WELL-FENCED ENCLOSED GARDEN TO FRONT. SHRUB BED. PATIO AREA.

GENEROUS ENCLOSED GARDEN TO REAR WITH LAWNED AREA. PATIO AREA. RAISED BEDS FOR VEGETABLES.

GARAGE:
ROLL-UP DOOR. PEDESTRIAN DOOR. RADIATOR. TOILET. S.S. SINK.
PLUMBED FOR A.W.M. ELECTRIC LIGHT & POWER POINTS.

OUTSIDE WATER TAP. COMPOUND FOR BINS.





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

Thinking of selling or renting your home?

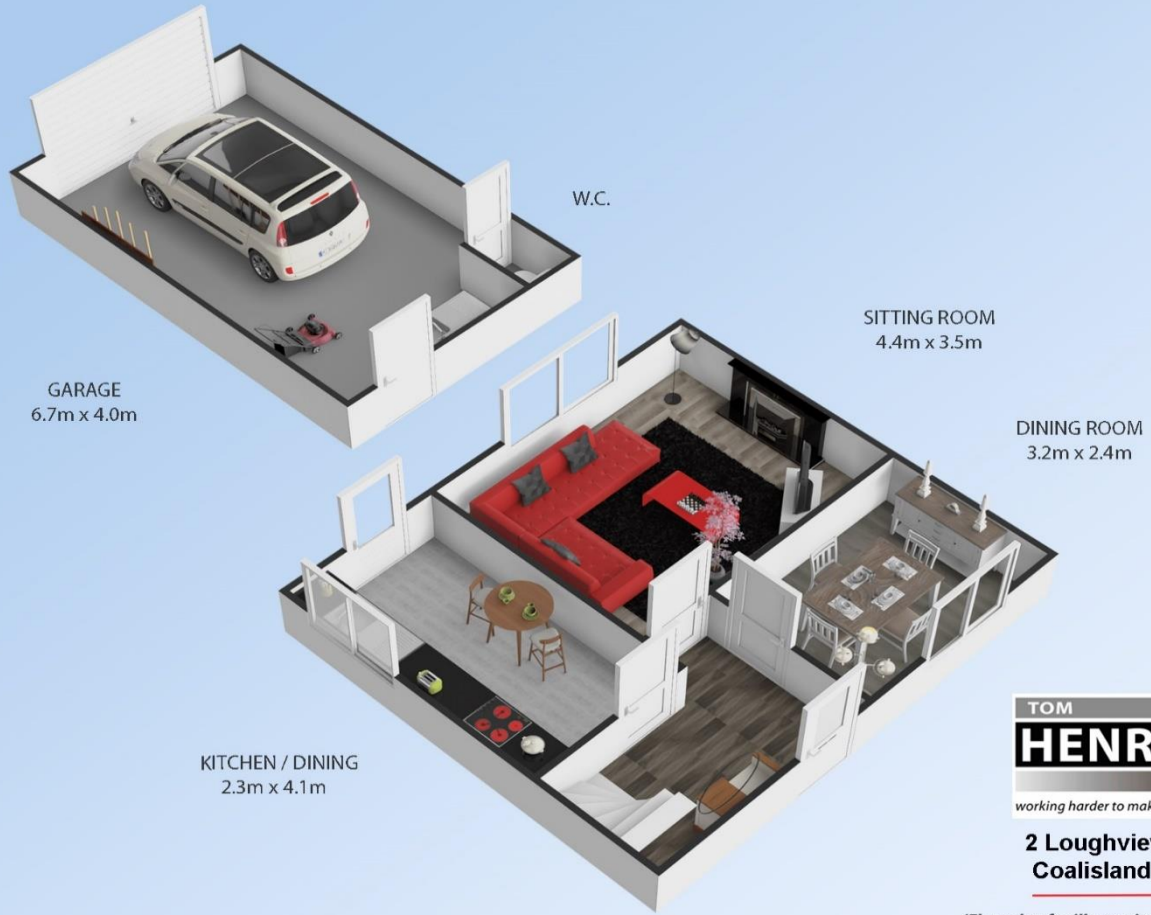


Want to know what your property is worth?

- > **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.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

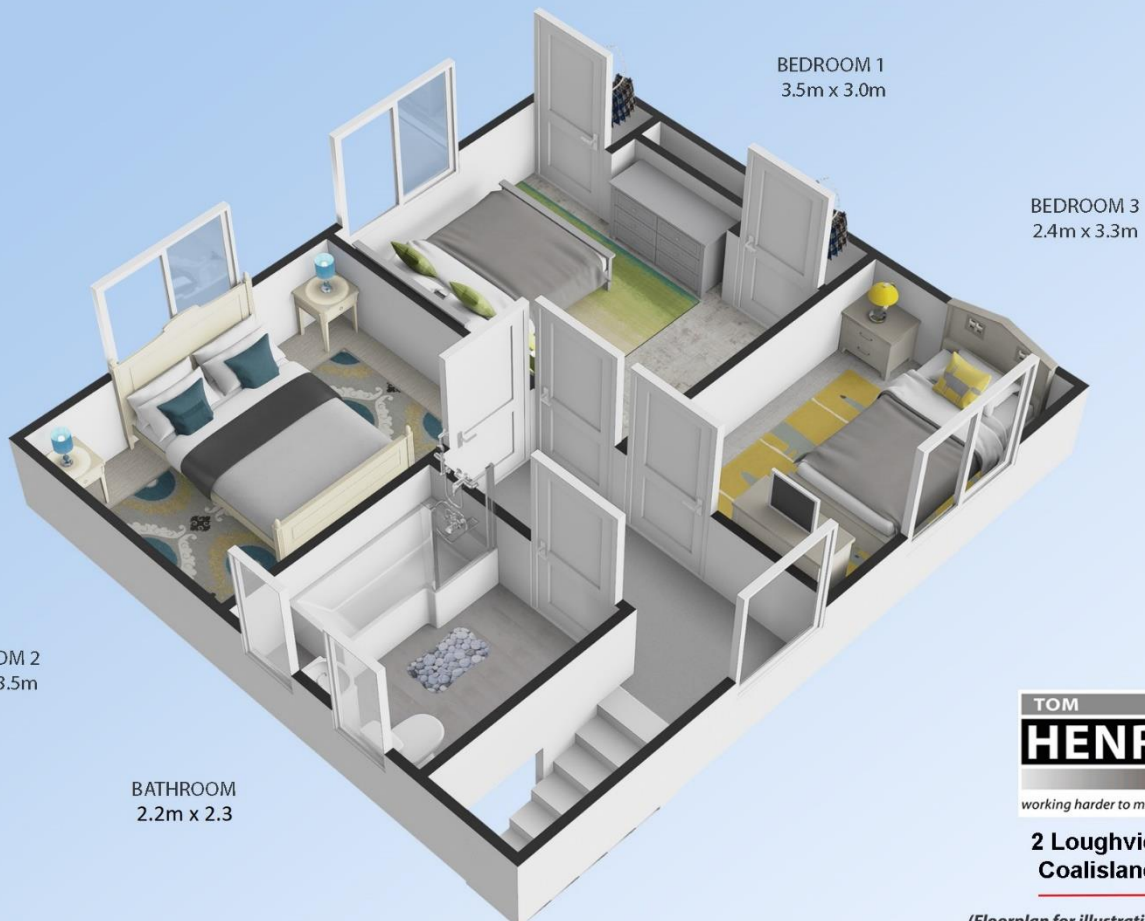
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(Floorplan for illustrative purposes only)



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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.