

**24 ANNAGHER ROAD  
COALISLAND  
DUNGANNON  
CO. TYRONE  
BT71 4NE**



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

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**\*CASH OFFERS ONLY – REFURBISHMENT OPPORTUNITY\***

**A DETACHED BUNGALOW ON AN EXCEPTIONALLY GENEROUS SITE**

MOST CONVENIENTLY LOCATED ON THE ANNAGHER ROAD IN COALISLAND, THIS DETACHED BUNGALOW IS WITHIN WALKING DISTANCE OF “SPRINGISLAND” SUPERMARKET, NEWELL STORES, FAST FOOD TAKEAWAYS & MANY OTHER TOWN AMENITIES AND IS ALSO CONVENIENT BY CAR TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.

THIS PROPERTY IS IN NEED OF SOME REFURBISHMENT, BUT PRESENTS A SUPERB OPPORTUNITY FOR SOMEONE SEEKING LIFE ON ONE LEVEL IN A MOST CONVENIENT TOWN LOCATION & WILL SURELY ALSO APPEAL TO THE DISCERNING INVESTOR AS A PROPERTY PROJECT WITH POTENTIAL.



**OFFERS AROUND: £89,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**www.tomhenryandco.com**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		39 E
21-38	F		
1-20	G	16 G	

# PROPERTY FEATURES...

- **CASH OFFERS ONLY;** REFURBISHMENT OPPORTUNITY.
- A DETACHED BUNGALOW.
- SITUATED ON A MOST GENEROUS SITE.
- CONVENIENT LOCATION WITHIN WALKING DISTANCE OF AMENITIES.
- ONLY A SHORT DRIVE TO DUNGANNON & COOKSTOWN.
- GOOD ACCESS TO THE M1 MOTORWAY FOR COMMUTING.
- 3 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- OFF-STREET PARKING.
- GENEROUS GARDEN TO REAR LAID TO LAWN.
- A SUPERB OPPORTUNITY FOR SOMEONE REQUIRING A TOWN BUNGALOW.
- SURE TO ALSO APPEAL AS A PROPERTY PROJECT TO THE DISCERNING INVESTOR.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL. TILED FLOOR.



**SITTING ROOM:**

OPEN FIREPLACE. PRE-FINISHED FLOOR.



**KITCHEN / DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. INTEGRATED FRIDGE FREEZER. INTEGRATED HOB & UNDER OVER WITH X-FAN OVER. PLUMBED FOR A.W.M. TILED FLOOR.

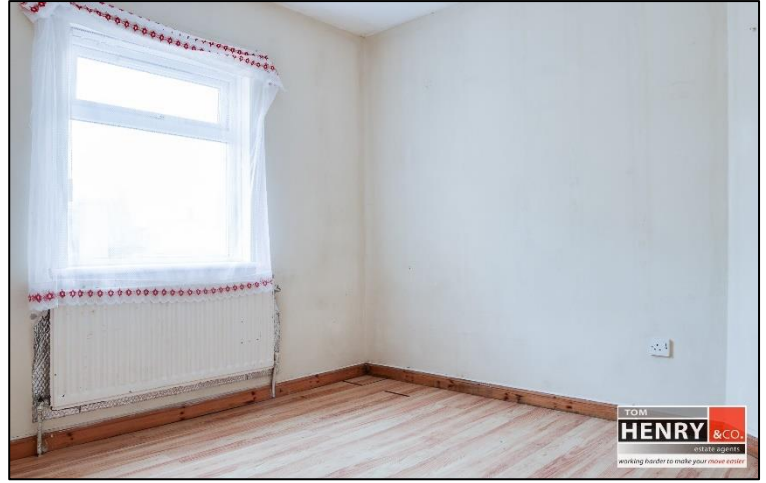


**REAR LOBBY:**

TILED FLOOR. U.P.V.C. EXTERNAL DOOR.



**BEDROOM 1:**  
TO FRONT. PRE-FINISHED FLOOR.



**BEDROOM 2:**  
TO REAR. PRE-FINISHED FLOOR.



**BEDROOM 3:**  
TO SIDE. PRE-FINISHED FLOOR. HOTPRESS: SHELVED.



**BATHROOM:**  
BATH WITH ELECTRIC SHOWER OVER. TOILET. WASH BASIN. TILED WALLS. TILED FLOOR.



**OUTSIDE:**

SMALL GARDEN TO FRONT. GARDEN TO SIDE & REAR LAID TO LAWN.

PARKING TO SIDE & REAR.

GARDEN STORE:

CENTRAL HEATING BURNER. ELECTRIC LIGHT & POWER POINTS.





TOM  
**HENRY & CO.**  
estate agents  
*working harder to make your move easier*

**FLOORPLANS FOR I.D. PURPOSES ONLY.**



**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.**

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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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**