

“HONEYSUCKLE COTTAGE”

40 FERNAGREEVAGH ROAD

LOUGHGALL

ARMAGH

CO. ARMAGH

BT61 8PN



working harder to make your *move easier*

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

A WELL-PRESENTED DETACHED BUNGALOW ON A PLEASANT & GENEROUS SITE

LOCATED IN THE PICTURESQUE LOUGHGALL COUNTRYSIDE, THIS COMFORTABLE BUNGALOW BENEFITS FROM A SPACIOUS SITE WITH PLENTY OF ROOM FOR A GROWING FAMILY...

THIS DETACHED 3 BEDROOM BUNGALOW HAS BEEN WELL-MAINTAINED OVER THE YEARS BY ITS CURRENT OWNERS & BENEFITS FROM A MOST PLEASANT SITUATION IN THE BEAUTIFUL LOUGHGALL COUNTRYSIDE, YET IS WITHIN EASY DRIVING DISTANCE OF LOUGHGALL, DUNGANNON, ARMAGH CITY AND THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

THE WELL-PROPORTIONED INTERNAL ACCOMMODATION INCLUDES A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A KITCHEN THAT OPENS TO A FURTHER LIVING AREA WITH ACCESS TO A RAISED DECKING AREA & THE REAR GARDENS, 3 DOUBLE BEDROOMS AND A FAMILY SHOWER ROOM.

EXTERNALLY THE PROPERTY BOASTS A SPACIOUS SITE WITH GENEROUS LAWNS, A DETACHED GARAGE & A CARPORT.

“A FANTASTIC BUNGALOW THAT IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS”



OFFERS OVER: £219,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A MOST PLEASANT DETACHED BUNGALOW.
- SITUATED ON A GENEROUS MATURE SITE.
- QUIET RURAL LOCATION.
- ONLY MINUTES BY CAR TO LOUGHGALL, DUNGANNON & ARMAGH.
- EXCELLENT ACCESS TO THE MAIN ROADS NETWORKS FOR COMMUTING.
- 3 DOUBLE BEDROOMS.
- KITCHEN PART OPEN TO LIVING AREA.
- LIVING AREA WITH PATIO DOORS TO EXTERNAL DECKING.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- SHOWER ROOM.
- OIL FIRED CENTRAL HEATING.
- COTTAGE STYLE WHITE TONGUE & GROOVE INTERNAL DOORS.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA & SOFFITS.
- PILLARED ENTRANCE WITH CONCRETE DRIVEWAY.
- COTTAGE STYLE GARDEN TO FRONT LAID TO LAWNS WITH MATURE TREES.
- DETACHED GARAGE.
- GARDEN TO REAR LAID TO LAWNS WITH RAISED DECKED AREA.
- SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS & FAMILIES ALIKE.



ACCOMMODATION IN BRIEF...

STEPS TO FRONT DOOR. OUTSIDE LIGHT.

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL. WOODEN FLOOR.



SITTING ROOM:

WOODEN FLOOR. GLASS FRONTED STOVE IN TILED SURROUND WITH RAILWAY SLEEPER STYLE MANTLE.



KITCHEN:
FITTED HIGH & LOW LEVEL UNITS. INTEGRATED OVEN & HOB WITH X-FAN OVER IN CANOPY. S.S.SINK & DRAINER WITH MIXER TAP FITTING.
SPACE FOR DISHWASHER. SPACE A.W.M. TILED SPLASHBACKS. GLASS FRONTED STOVE WITH BACK BOILER (HEATS WATER) WITH BRICK
HEARTH & OPEN INGLENOOK TO LIVING AREA. TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH GLASS PANEL.





FAMILY ROOM:
PART OPEN FROM KITCHEN. PRE-FINISHED FLOOR. PATIO DOORS TO RAISED EXTERNAL DECKED AREA.





BEDROOM 1:
TO FRONT. WOODEN FLOOR.





BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 3:
TO SIDE. PRE-FINISHED FLOOR.



SHOWER ROOM:
TOILET. WASH HAND BASIN IN VANITY UNIT. P.V.C. PANELLED SHOWER. HEATED TOWEL RAIL. P.V.C CEILING WITH SPOTLIGHTS. TILED FLOOR. PART TILED WALLS. X-FAN.



OUTSIDE:

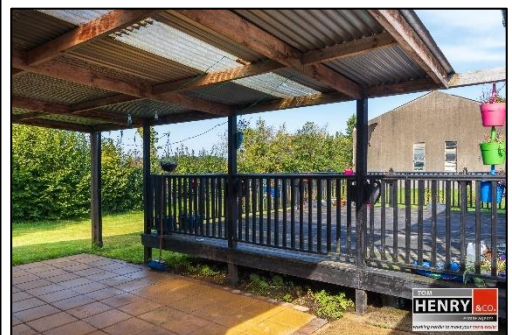
PILLARED ENTRANCE. CONCRETE DRIVEWAY TO DETACHED GARAGE.

DETACHED GARAGE:
UP & OVER DOOR.

OUTSIDE WATER TAP.

PILLARED GATED PEDESTRIAN ENTRANCE WITH PATH TO FRONT DOOR. COTTAGE STYLE GARDEN TO FRONT LAID TO LAWNS, SHRUB BEDS & MATURE TREE.

BOILER HOUSE TO REAR. PEDESTRIAN GATE TO SIDE. COVERED CONCRETE & PAVIA PATIO AREA. RAISED DECKING AREA. ENCLOSED BY BOUNDARY HEDGES & FENCING. GARDEN LAID TO LAWNS.





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



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

GARAGE
6.4m x 3.1m

40 Fernagreevagh Road
Loughall, BT61 9PN
(Floorplan for illustrative purposes only)

BEDROOM 2
3.8m x 2.4m

BEDROOM 1
3.3m x 3.1m

BEDROOM 3
3.3m x 2.8m

KITCHEN
4.4m x 4.0m

DINING ROOM
4.4m x 3.3m

SITTING ROOM
4.0m x 3.3m

ENTRANCE

BATHROOM

BOILER

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	51 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

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

FLOORPLANS FOR I.D. PURPOSES ONLY.

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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.