

**8 WINDMILL HEIGHTS
CUNNINGHAMS LANE
DUNGANNON
CO. TYRONE
BT71 6DU**



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

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'A CREDIT TO ITS CURRENT OWNERS'

AN IMMACULATE SEMI-DETACHED TOWN PROPERTY WITH A GARAGE & A FANTASTIC REAR GARDEN

THIS IMMACULATELY PRESENTED SEMI-DETACHED PROPERTY IS SITUATED ON A SUBERB SITE WITHIN THIS POPULAR, ESTABLISHED & CONVENIENT RESIDENTIAL DEVELOPMENT, JUST OFF CUNNINGHAMS LANE AND ONLY A STROLL TO LOCAL SHOPS, RENOWNED SCHOOLS, TAKEAWAYS, THE PICTURESQUE DUNGANNON PARK & ALL OTHER TOWN AMENITIES.

THIS FANTASTIC PROPERTY IS A FINE EXAMPLE OF A WELL-MAINTAINED HOME AND BENEFITS FROM VERSATILE INTERNAL ACCOMMODATION WITH A LIVING ROOM, A SPACIOUS KITCHEN / FAMILY DINING AREA, A SEPARATE UTILITY STORE & A SUNROOM ROOM TO THE GROUND FLOOR. WITH 3 WELL-PROPORTIONED BEDROOMS; ALL WITH BUILT-IN FURNITURE AND A FAMILY BATHROOM TO THE FIRST FLOOR THIS PROPERTY HAS SPACE THAT IS SURE TO APPEAL TO BOTH FIRST-TIME BUYERS & FAMILIES ALIKE.

METICULOUSLY MAINTAINED EXTERNALLY, BOASTING A LARGE PATIO AREA & ENCLOSED GARDENS TO THE REAR WITH THE BONUS OF A GARAGE & OFF-STREET PARKING.



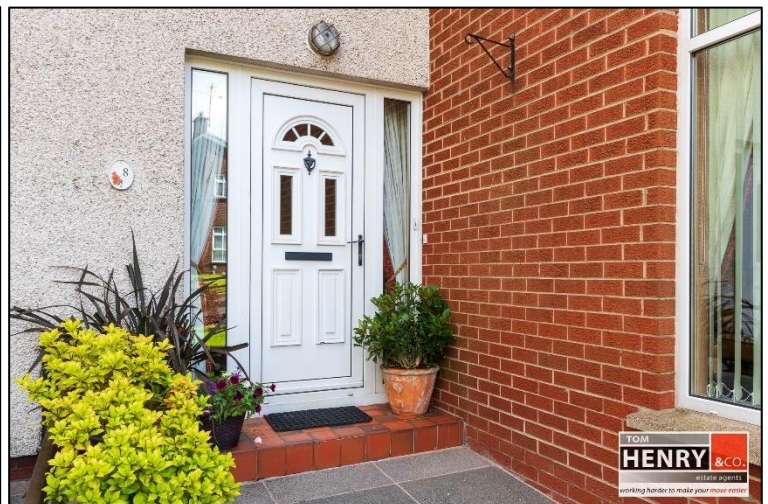
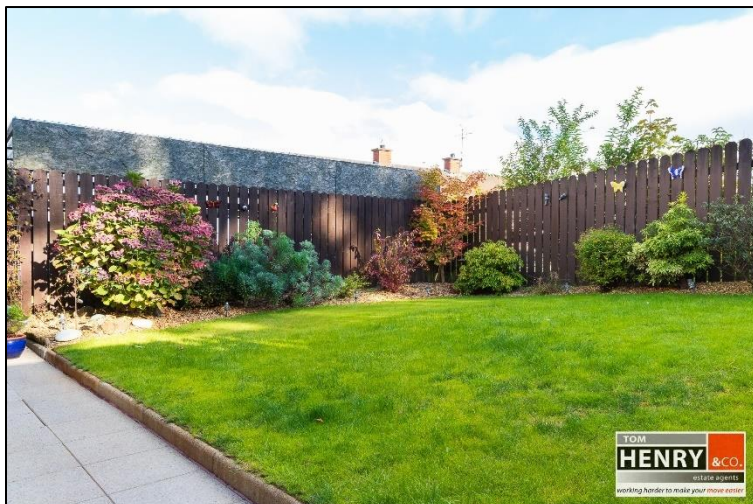
OFFERS OVER: £144,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A FLAWLESS SEMI-DETACHED PROPERTY.
- 3 BEDROOMS; ALL WITH BUILT-IN STORAGE.
- 2 RECEPTION ROOMS.
- QUIET, ESTABLISHED & CONVENIENT RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS, ETC.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- ATTACHED GARAGE WITH ROLL UP DOOR.
- OFF STREET PARKING TO FRONT.
- SITTING ROOM WITH OPEN FIREPLACE.
- SUNROOM WITH PATIO DOORS TO REAR GARDENS.
- SPACIOUS FITTED KITCHEN WITH SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- 6 PANEL WHITE INTERNAL DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- U.P.V.C EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- BEAUTIFUL & IMMACULATE GARDENS TO FRONT & REAR.
- PERFECT AS AN AFFORDABLE & CONVENIENT HOME.



ACCOMMODATION IN BRIEF...

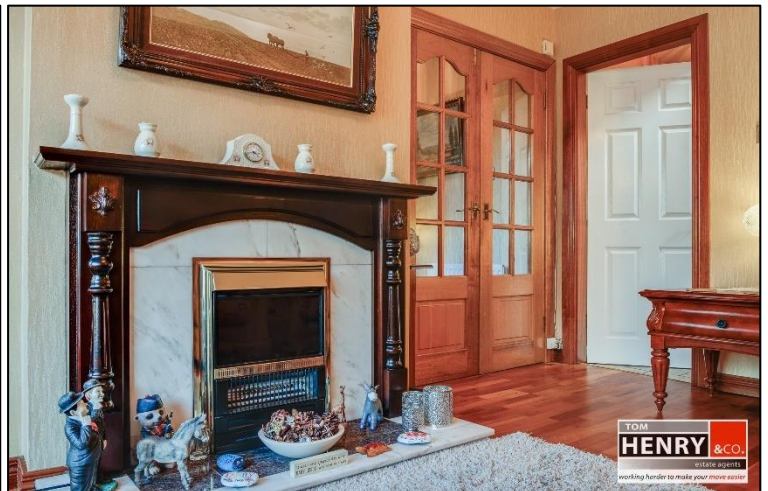
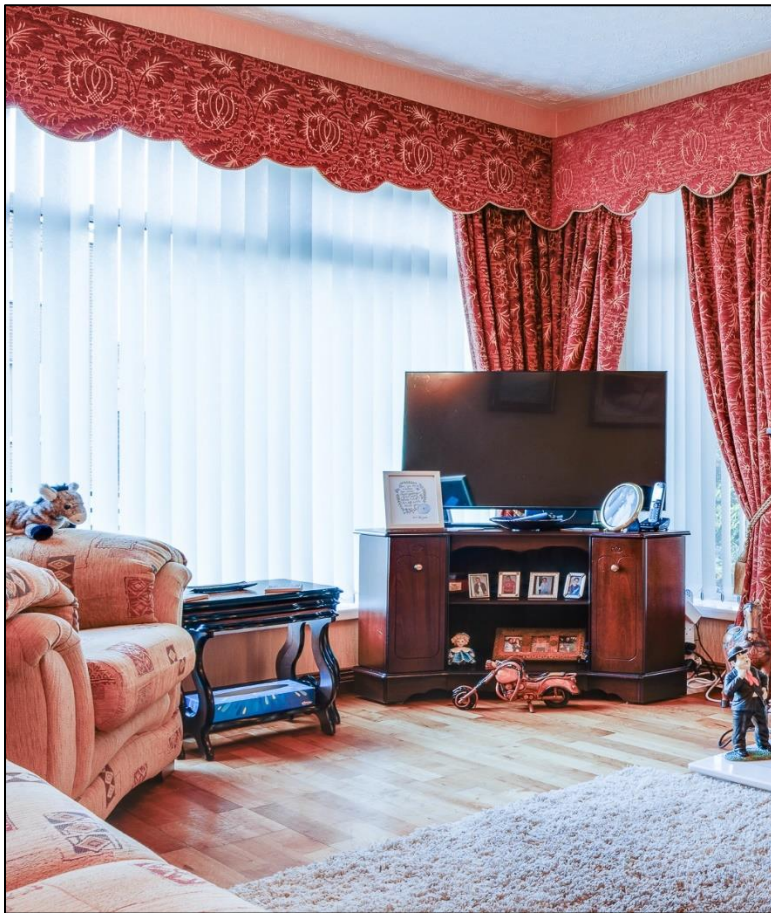
ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH GLAZED SUNBURST & GLAZED SIDE PANEL. QUALITY PRE-FINISHED FLOOR. DOUBLE GEORGIAN GLAZED DOORS TO SITTING ROOM.



SITTING ROOM:

PRE-FINISHED FLOOR CONTINUED FROM ENTRANCE HALL. OPEN FIREPLACE WITH ELECTRIC INSET.



REAR HALL:
TILED FLOOR. UNDERSTAIR STORAGE. CARPET TO STAIRS.



KITCHEN / FAMILY DINING:
FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. DISPLAY SHELVING. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. SPACE FOR COOKER (INCLUDED) WITH X-FAN OVER IN CANOPY. SPACE FOR FRIDGE FREEZER (INCLUDED). SPACE FOR DISHWASHER (INCLUDED). BREAKFAST BAR. U.P.V.C GLAZED DOOR TO SUNOOM.





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SUNROOM:
PRE-FINISHED FLOOR. SLIDING PATIO DOORS TO BACK GARDEN.



UTILITY ROOM:
PRE-FINISHED FLOOR. SPACE FOR A.W.M. DOOR TO BOILER ROOM.

FIRST FLOOR:

STAIRS & LANDING:
CARPET. DADO RAIL.



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BEDROOM 1:

DUAL ASPECT TO FRONT. PRE-FINISHED FLOOR. FITTED FURNITURE TO INCLUDE; WARDROBES, HATBOXES, DRAWERS & DRESSING TABLE.



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BEDROOM 2:

TO REAR. PRE-FINISHED FLOOR. WALL LENGTH FITTED STORAGE WITH SHELVED & HANGING SPACE.



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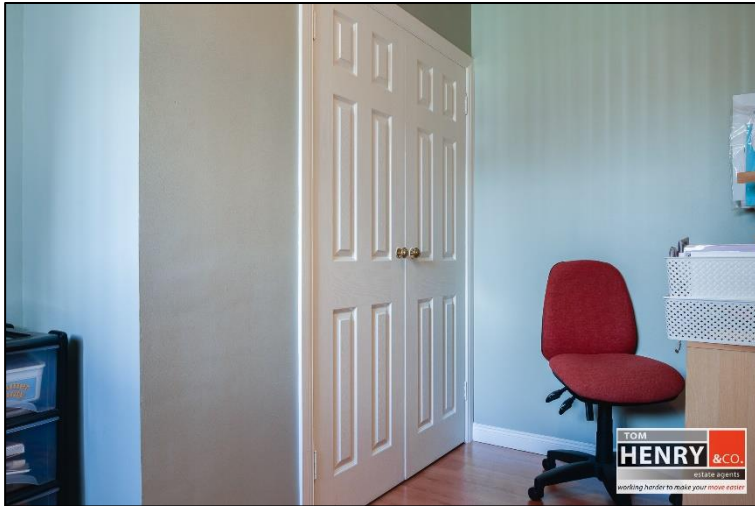


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BEDROOM 3:

TO FRONT. PRE-FINISHED FLOOR. BUILT-IN WARDROBES. ACCESS TO ROOFSpace VIA FOLD DOWN WOODEN LADDER.

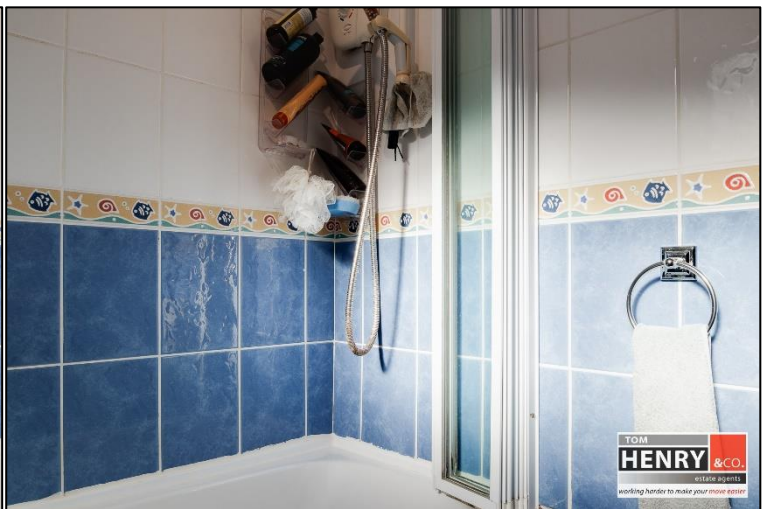


ROOFSpace:

FLOORED FOR STORAGE. ELECTRIC LIGHT.

BATHROOM:

WHITE SUITE. TOILET. WASH HAND BASIN. SHOWER OVER BATH. FULLY TILED WALLS. TILED FLOOR.



OUTSIDE:

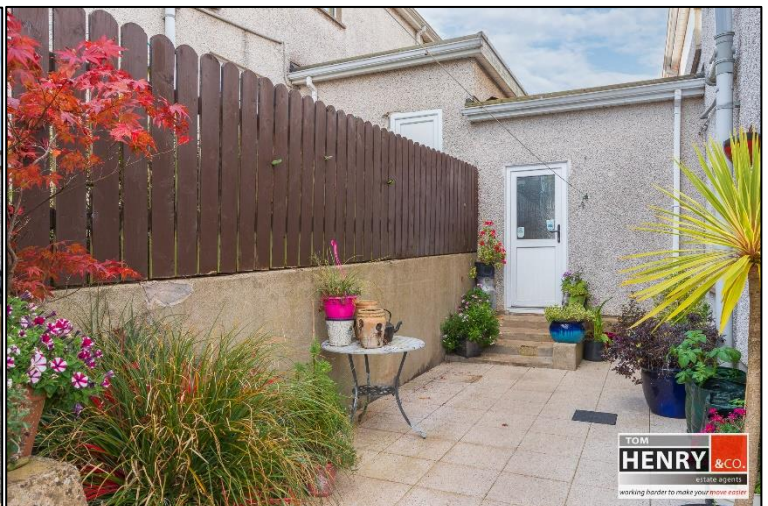
TARMAC DRIVE TO FRONT TO GARAGE.

GARAGE:

ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

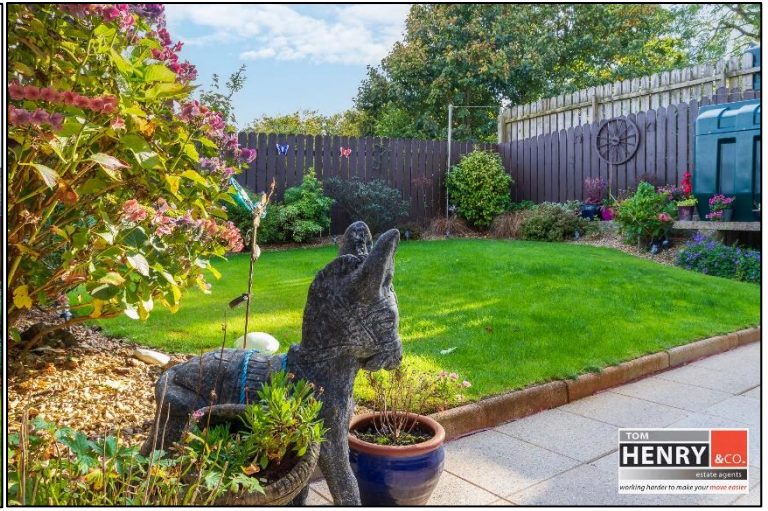
OFF STREET PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWN WITH GRAVELLED SHRUB BEDS.

VERY PLEASANT, ENCLOSED & GENEROUS GARDEN TO REAR, LAID TO LAWNS & GRAVEL SHRUB BEDS. PAVED PATIO AREA. OUTSIDE WATER TAP.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	48 E	
21-38	F		
1-20	G		

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FLOORPLANS FOR I.D. PURPOSES ONLY.



SUNROOM
3.5m x 2.1m

KITCHEN
5.2m x 3.6m

GARAGE
5.5m x 2.8m

SITTING ROOM
4.7m x 3.6m



**8 Windmill Heights
Dungannon, BT71 6DU**

(Floorplan for illustrative purposes only)



BEDROOM 2
3.2m x 3.0m

BATHROOM

BEDROOM 1
4.7m x 3.6m

BEDROOM 3
3.5m x 2.2m



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N.B.

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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.