

**7 KILLYVEEN
GRANVILLE
DUNGANNON
CO. TYRONE
BT70 1AN**



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

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VERSATILE & CONVENIENT; A WELL-PRESENTED PROPERTY IN POPULAR GRANVILLE

PRESENTED FOR SALE IN "READY TO OCCUPY" CONDITION THROUGHOUT, THIS ATTRACTIVE SEMI-DETACHED, 3 BEDROOM, 3 RECEPTION ROOM VILLAGE PROPERTY AFFORDS SPACIOUS INTERNAL ACCOMMODATION & A GREAT GARDEN IN THIS MOST CONVENIENT & POPULAR LOCATION.

WITHIN WALKING DISTANCE OF THE LOCAL SHOP & MAJOR EMPLOYERS AND ONLY MINUTES BY CAR TO DUNGANNON & THE A4 / M1 FOR COMMUTING, THIS PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS; WHETHER FIRST-TIME BUYERS, FAMILIES OR INVESTORS...

PROPERTY IN THIS LOCALITY ALWAYS ATTRACTS GOOD INTEREST; VIEW EARLY TO AVOID MISSING OUT!



GUIDE PRICE: £159,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

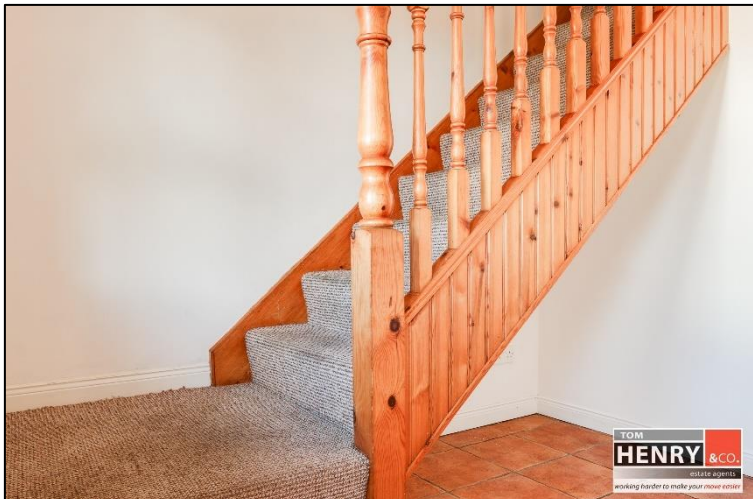
- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN “MOVE IN” READY CONDITION THROUGHOUT.
- LOCATED IN POPULAR & CONVENIENT GRANVILLE.
- ONLY A STROLL TO MAJOR EMPLOYERS & THE LOCAL SHOP.
- ONLY MINUTES BY CAR TO THE A4 / M1 & DUNGANNON TOWN.
- 3 WELL-PROPORTIONED BEDROOMS; 1 WITH BUILT-IN WARDROBE.
- 3 RECEPTION ROOMS; INCLUDING HOME OFFICE WITH OWN EXTERNAL ACCESS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- MAJORITY 6 PANEL INTERNAL DOORS.
- OFF STREET PARKING.
- GARDEN TO FRONT WITH GRAVELLED SHRUB BEDS.
- GENEROUS ENCLOSED GARDENS TO REAR.
- SUITABLE FOR CO-OWNERSHIP.
- PERFECT AS A FIRST OR FAMILY HOME.
- MAY ALSO APPEAL TO THE DISCERNING BUY-TO-LET INVESTOR.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE STEP.

ENTRANCE HALL:
U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL. TILED FLOOR. CARPET TO STAIRS TO FRIST FLOOR.



POWDER ROOM:
WHITE SUITE. TOILET. WASH HAND BASIN. TILED FLOOR. X-FAN.



SITTING ROOM:
OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND. PRE-FINISHED FLOOR. PART GLAZED DOUBLE DOORS TO DINING ROOM.



DINING ROOM:

PART GLAZED DOUBLE DOORS FROM SITTING ROOM. PRE-FINISHED FLOOR.



KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. WINE RACK. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED OVEN. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED DISHWASHER. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. WOODEN CEILING.



UTILITY ROOM:
FITTED UNITS. PLUMBED FOR A.W.M. U.P.V.C EXTERNAL DOOR WITH
GLASS PANEL.

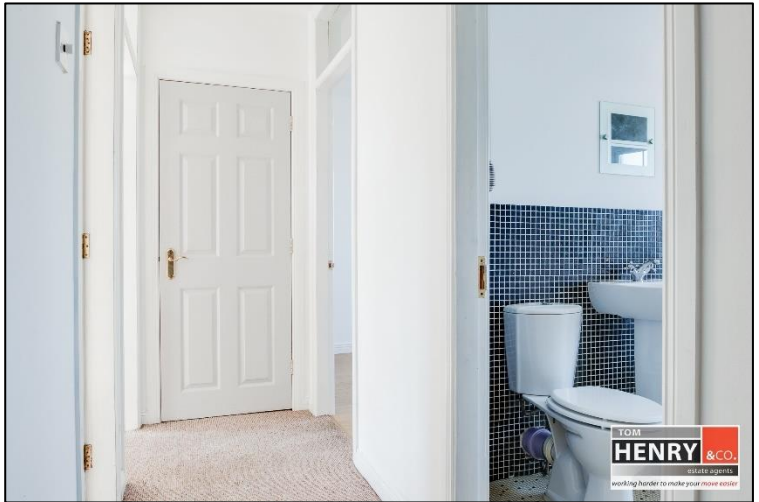
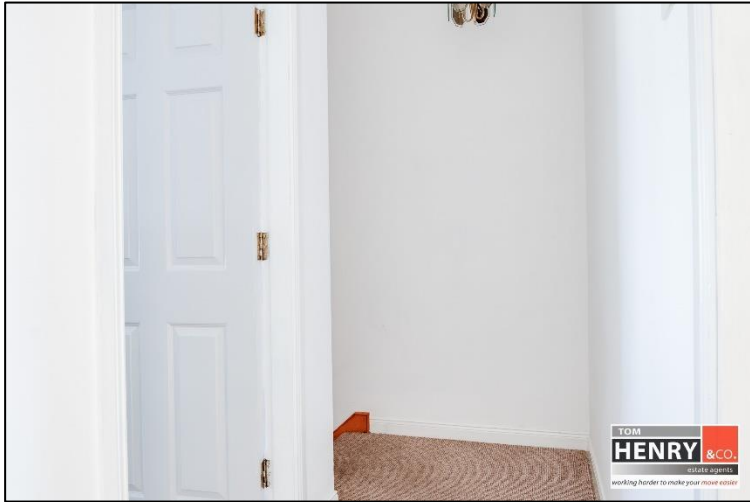


HOME OFFICE / CONSULTING ROOM / DEN:
GLAZED EXTERNAL DOOR & SIDE PANELS AFFORDING ACCESS FROM FRONT OF DWELLING. INTEGRAL ACCESS FROM UTILITY ROOM.



FIRST FLOOR:

STAIRS & LANDING:
CARPET. HOTPRESS: SHELVED.

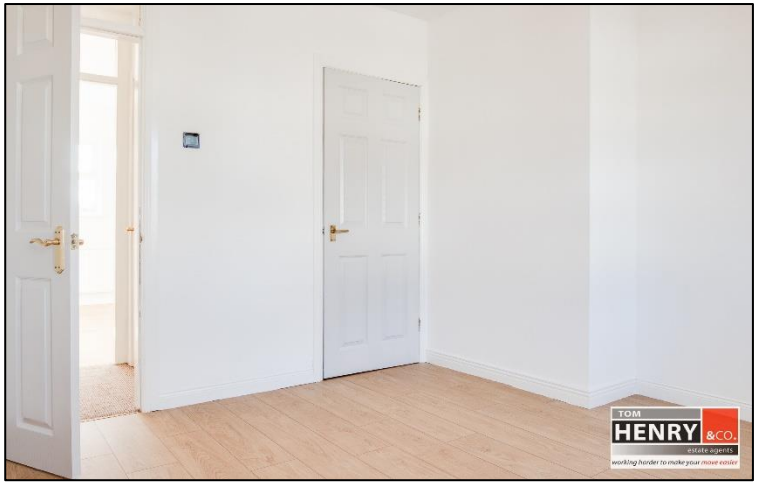


BEDROOM 1:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN WARDROBE.





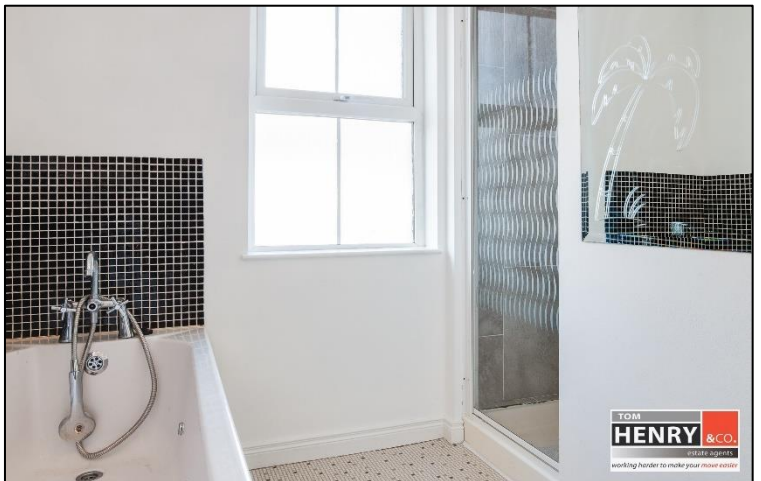
BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
WHITE SUITE. BATH WITH MIXER TAP SHOWER FITTING. TOILET. WASH HAND BASIN. TILED ELECTRIC SHOWER. SOME WALL TILING. X-FAN.



OUTSIDE:

GARDEN TO FRONT LAID TO GRAVELLED SHRUB BEDS. TARMAC DRIVE & PARKING TO FRONT.

GENEROUS WELL-FENCED GARDEN TO REAR LAID TO LAWN & GRAVELLED AREA. GARDEN STORE. CONCRETE AREA.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 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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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.