

**4 LOUGHVIEW HEIGHTS  
GRANVILLE ROAD  
DUNGANNON  
CO. TYRONE  
BT70 1UN**



working harder to make your *move easier*

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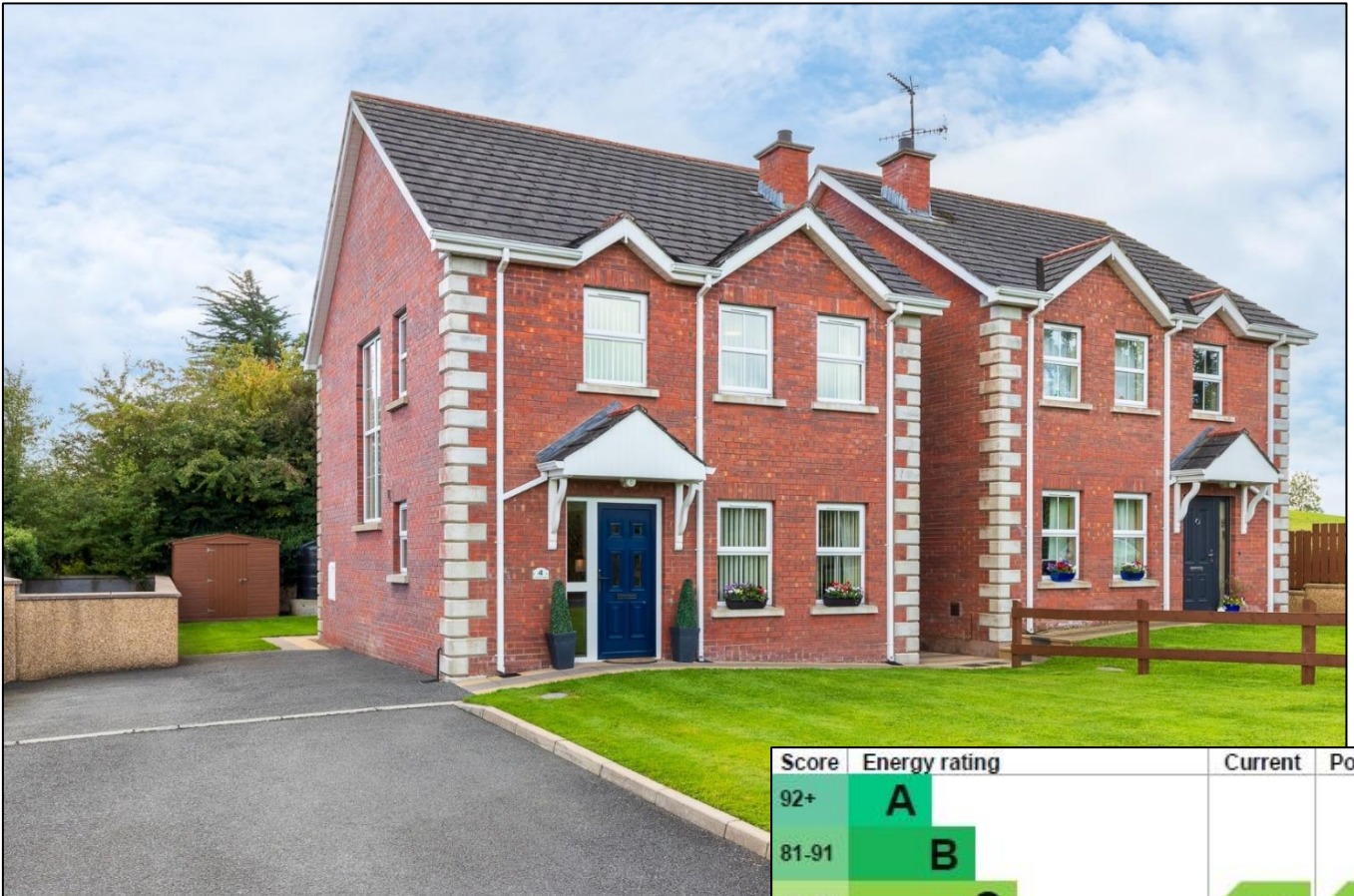
**“LOVELY AT LOUGHVIEW” A GORGEOUS DETACHED HOME IN THIS EXCLUSIVE DEVELOPMENT**

**“RARELY DOES A PROPERTY COME TO THE MARKET IN THIS PLEASANT & PEACEFUL RESIDENTIAL DEVELOPMENT OF ONLY 5 HOUSES IN TOTAL”**

ENJOYING A SEMI-RURAL ASPECT AND YET ONLY A PLEASANT STROLL TO MANY TOWN FACILITIES; SCHOOLS, LOCAL SHOPS, THE PICTURESQUE BLACK LOUGH, ETC. THIS PROPERTY IS PRESENTED TO THE MARKET BY ITS CURRENT OWNER OCCUPIERS IN WHAT MAY ONLY BE DESCRIBED AS ABSOLUTELY IMMACULATE ORDER, AND THE DISCERNING PURCHASER WILL ACQUIRE A FABULOUS ‘MOVE IN READY’ HOME.

BOASTING INTERNAL ACCOMMODATION THAT IS BOTH SPACIOUS & VERSATILE, INCLUDING A BRIGHT & SPACIOUS ENTRANCE / RECEPTION HALL INCORPORATING A FEATURE DOUBLE WINDER STAIRCASE WITH AN IMPRESSIVE 9 FT HIGH STAIRWELL WINDOW, A SITTING ROOM WITH AN OPEN FIREPLACE WITH STONE MANTLE & SURROUND, A MODERN KITCHEN WITH A SEPARATE UTILITY ROOM, A GROUND FLOOR POWDER ROOM / W.C. & A SEPARATE CLOAK / BOOT ROOM. THE FIRST FLOOR EXTENDS TO 3 BEDROOMS (MASTER BEDROOM WITH A DOUBLE WALK-IN WARDROBE & ENSUITE) & A FAMILY BATHROOM WITH A 4 PIECE SUITE. THIS FANTASTIC PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS, PARTICULARLY FIRST-TIME BUYERS & FAMILIES.

**“A RARE OPPORTUNITY TO ACQUIRE A GORGEOUS HOME, READY TO BE ENJOYED, IN THIS COMPACT & CONVENIENT RESIDENTIAL DEVELOPMENT”**



**GUIDE PRICE: £209,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**www.tomhenryandco.com**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# PROPERTY FEATURES:

- A SIMPLY IMMACULATE DETACHED PROPERTY.
- QUIET, CONVENIENT & COMPACT RESIDENTIAL DEVELOPMENT.
- DEVELOPMENT OF ONLY 5 HOUSES IN TOTAL.
- WITHIN WALKING DISTANCE TO MANY DUNGANNON TOWN AMENITIES.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING; ONLY MINUTES TO THE A4 / M1.
- SITUATED ON A FANTASTIC ELEVATED SITE WITH A GREAT REAR GARDEN.
- PICTURESQUE VIEWS TO THE “BLACK LOUGH” FROM FIRST FLOOR.
- BRIGHT & SPACIOUS ENTRANCE HALL WITH FEATURE DOUBLE WINDER STAIRCASE & IMPRESSIVE 9FT STAIRWELL WINDOW.
- SITTING ROOM WITH OPEN FIREPLACE WITH STONE MANTLE & SURROUND.
- BEAUTIFUL KITCHEN WITH SPACE FOR FAMILY DINING & FRENCH DOORS TO REAR GARDEN.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / W.C.
- BOOT ROOM / CLOAK STORE.
- MAJORITY OF GROUND FLOOR TILED (CARPET TO SITTING ROOM).
- 3 BEDROOMS; MASTER BEDROOM WITH DOUBLE WALK-IN WARDROBE & ENSUITE.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- 6 PANEL SOLID INTERNAL DOORS.
- MOULDED SKIRTING & ARCHITRAVES.
- CHROME FINISH TO LIGHT SWITCHES & POWER POINTS.
- SPACIOUS PRIVATE PARKING.
- PRIVATE REAR GARDEN LAID TO LAWN.
- WINDOW COVERINGS INCLUDED IN SALE.
- READY TO MOVE-IN & ENJOY!
- SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS & GLAZED SIDE PANELS. TILED FLOOR. CLOAK CUPBOARD. FEATURE DOUBLE WINDER STAIRCASE TO FIRST FLOOR.



**SITTING ROOM:**

OPEN FIREPLACE WITH STONE MANTLE & SURROUND. CARPET TO FLOOR.





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**KITCHEN / FAMILY DINING:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH "INSTANT BOILING WATER" TAP. INTEGRATED FRIDGE FREEZER. SPACE FOR MICROWAVE. INTEGRATED DISHWASHER. INTEGRATED UNDER OVEN. HOB WITH X-FAN OVER IN S.S. CANOPY. FULL UNDER UNIT & SPLASHBACK TILING. TILED FLOOR. FRENCH GLAZED DOORS TO REAR GARDEN.



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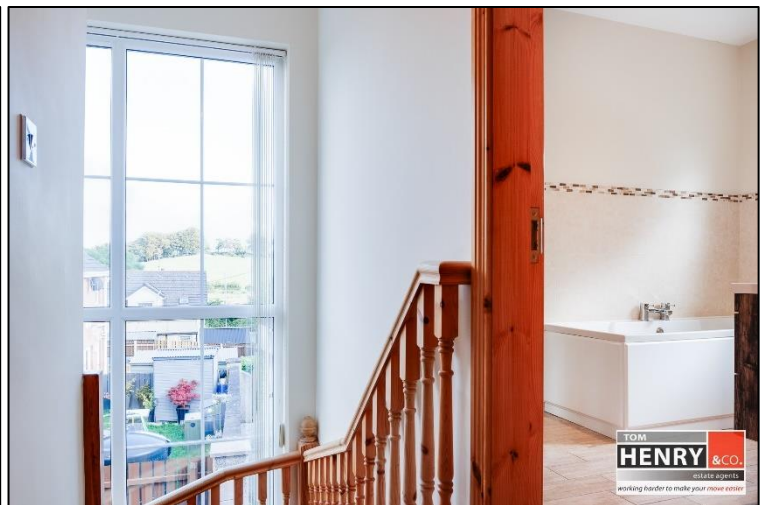
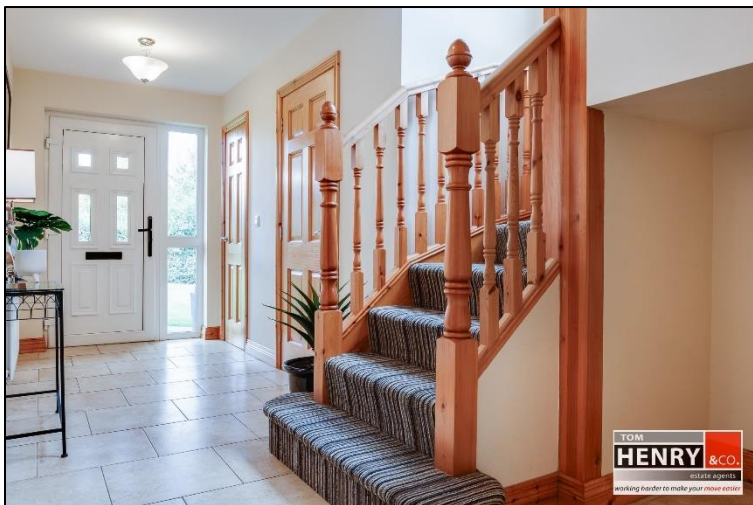
**UTILITY ROOM:**  
 FITTED LOW LEVEL UNITS. BROOM CUPBOARD. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. S.S. SINK & DRAINER WITH "FRANKIE" PULL OUT MIXER TAP FITTING. TILED SPLASH BACK.

**POWDER ROOM / W.C:**  
 WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASHBACK. TILED FLOOR.



**FIRST FLOOR.**

**STAIRS & LANDING:**  
 DOUBLE WINDER STAIRCASE WITH FEATURE 9FT WINDOW. CARPET TO STAIRS & LANDING.



**MASTER BEDROOM / BEDROOM 1:**  
 TO REAR. CARPET TO FLOOR. BUILT-IN DOUBLE WARDROBE WITH HANGING & SHELVED SPACE.

**ENSUITE:**  
 WASH HAND BASIN. TOILET. ELECTRIC SHOWER. TILED FLOOR. X-FAN.



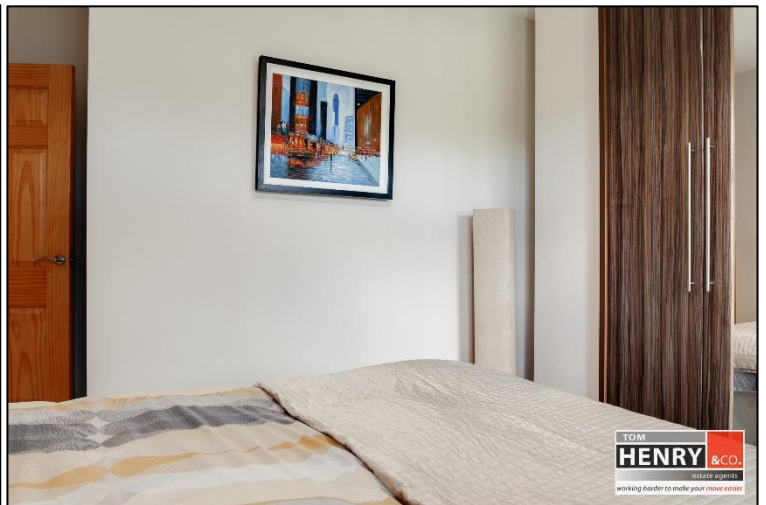
BEDROOM 2:  
TO FRONT. CARPET TO FLOOR.



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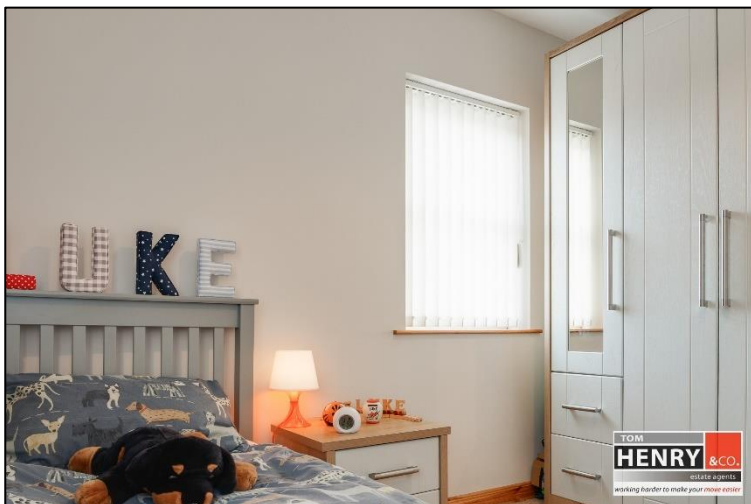


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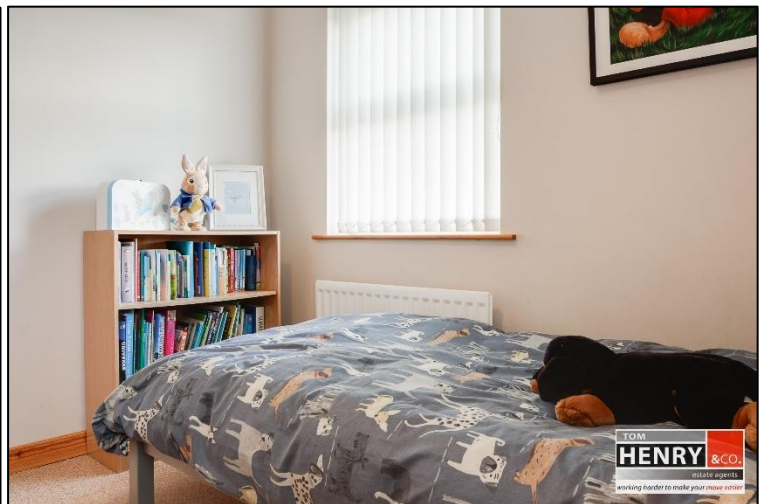


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BEDROOM 3:  
DUAL ASPECT TO FRONT & SIDE PICTURESQUE VIEWS TO THE "BLACK LOUGH". CARPET TO FLOOR.



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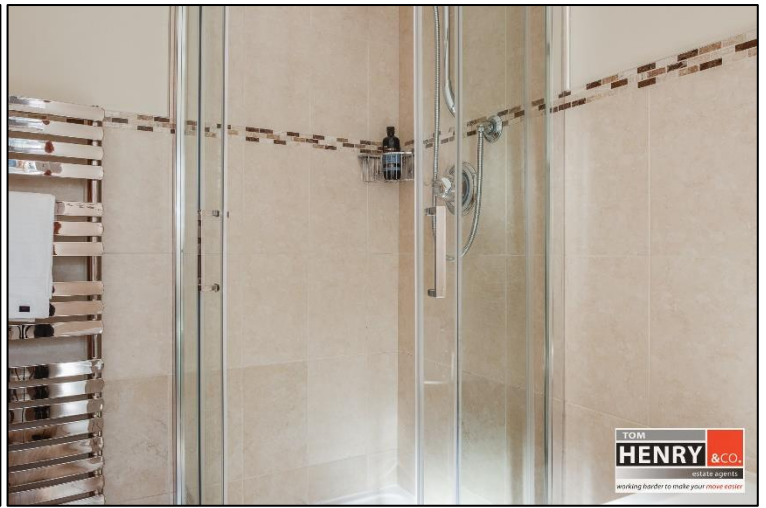
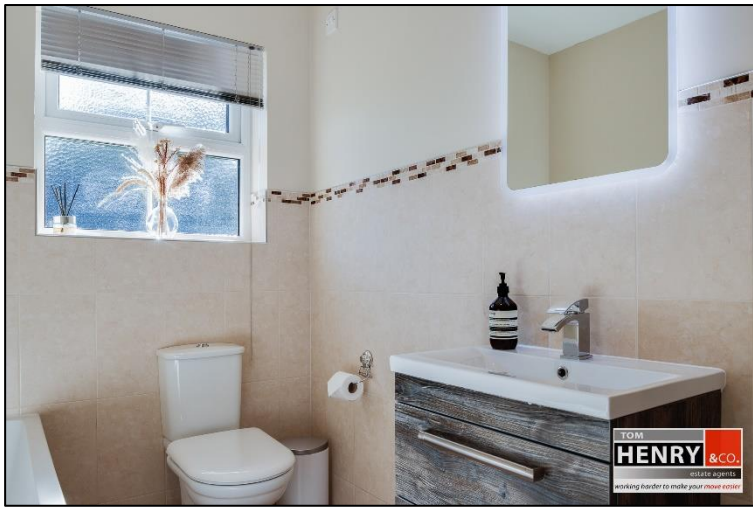
**BATHROOM:**

TOILET. WASH HAND BASIN IN "FLOATING" VANITY UNIT. AQUALISA AQUAVALVE SHOWER. BATH. HEATED & ILLUMINATED MIRROR WITH DEMISTER. HEATED TOWEL RAIL. TILED FLOOR. PART TILED WALLS.



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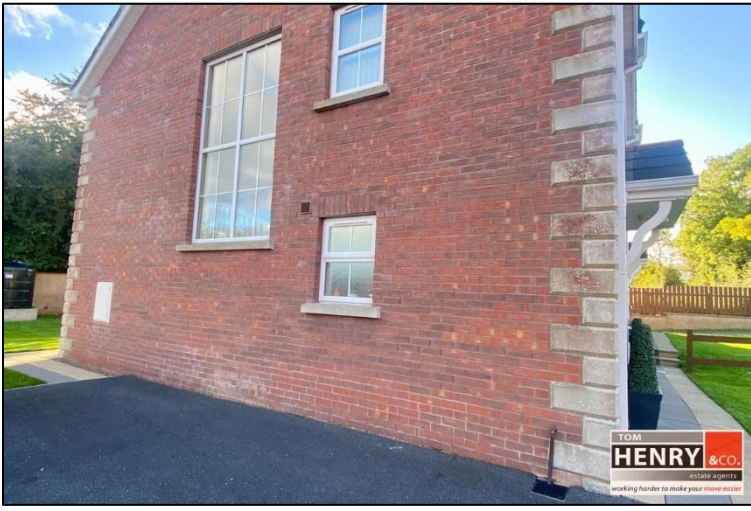


**OUTSIDE:**

TARMAC DRIVE TO FRONT / SIDE. GARDEN TO FRONT LAID TO LAWN.

PRIVATE, ENCLOSED GARDEN TO REAR, WALLED & FENCED, LAID TO LAWNS.







KITCHEN / DINING  
4.1m x 4.6m

SITTING ROOM  
4.1m x 3.5m

UTILITY  
3.0m x 1.6m

W.C.

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*(Floorplan for illustrative purposes only)*



BEDROOM 1  
4.1m x 3.5m

EN SUITE

BEDROOM 2  
4.1m x 3.5m

BATHROOM

BEDROOM 3  
3.0m x 2.7m

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- > **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.**