

“WINDYRIDGE”
26 EGLISH ROAD
DUNGANNON
CO. TYRONE
BT70 1UD



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

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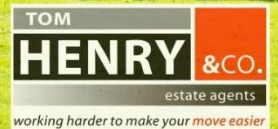
REFURBISHMENT / REDEVELOPMENT OPPORTUNITY ON A PRIME SITE WITH FANTASTIC LOUGH VIEWS

A PROMINENT PROPERTY IN DUNGANNON FOR MANY YEARS, THIS DETACHED 4 BEDROOM, 3 RECEPTION ROOM RESIDENCE ENJOYS AN INCOMPARABLE SITUATION JUST OFF THE HIGHLY SOUGHT-AFTER EGLISH ROAD, DUNGANNON.

OFFERING UNPARALLELED VISTAS TO THE BLACK LOUGH, DISTANT COUNTRYSIDE & DUNGANNON TOWN, THIS PROPERTY IS IDEALLY LOCATED ONLY A SHORT WALK FROM DUNGANNON TOWN CENTRE AND ALSO BENEFITS FROM SUPERB ACCESS TO THE A4 / M1 FOR COMMUTING TO FURTHER AFIELD.

ORIGINALLY BUILT FOR OWNER OCCUPATION, THE PROPERTY NOW REQUIRES MODERNISATION TO RECAPTURE ITS FORMER STATURE & THE DISCERNING PROSPECTIVE PURCHASER WILL RECOGNISE THE POTENTIAL TO CREATE AN INCREDIBLE FAMILY HOME.

“SUPERB POTENTIAL TO CREATE A FANTASTIC HOME ON A TRULY ENVIABLE SITE”



PRICE ON APPLICATION

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A DETACHED RESIDENCE REQUIRING MODERNISATION.
- SITUATED ON A TRULY ENVIABLE ELEVATED SITE.
- SITE EXTENDING TO CIRCA. 0.5 ACRES.
- OUTSTANDING VIEWS TO THE PICTURESQUE “BLACK LOUGH”.
- FANTASTIC EDGE OF TOWN LOCATION.
- WITHIN WALKING DISTANCE OF MANY AMENITIES.
- GOOD ACCESS TO THE M1 / A4 FOR COMMUTING.
- 4 BEDROOMS.
- 3 RECEPTION ROOMS; 2 WITH OPEN FIREPLACES.
- GROUND FLOOR CLOAK W.C.
- FIRST FLOOR BATHROOM.
- DETACHED GARAGE & UTILITY STORE.
- GENEROUS GARDENS LAID TO LAWNS.
- WITH SOME T.L.C. WOULD MAKE A STUNNING FAMILY HOME.
- MAY HAVE REDEVELOPMENT POTENTIAL (SUBJECT TO PLANNING APPROVAL).
- A ONCE IN A LIFETIME OPPORTUNITY.



THE AGENT IS INSTRUCTED TO REQUEST PROOF OF FUNDS PRIOR TO VIEWING

ACCOMMODATION IN BRIEF...

ENTRANCE HALL:
EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANEL. TILED FLOOR.
CLOAK STORE. STORAGE UNDER STAIRS.

LIVING ROOM:
OPEN FIREPLACE.

SITTING ROOM:
OPEN FIREPLACE.

KITCHEN:
RANGE OF CUPBOARDS & WORKTOPS.

REAR SUN LOBBY / DINING ROOM:
VIEWS TO BACK GARDEN

CLOAK WC:

FIRST FLOOR:

STAIRS & LANDING:
CARPET.

BEDROOM 1:
DUAL ASPECT. FITTED STORAGE.

BEDROOM 2:
DUAL ASPECT.

BEDROOM 3:
TO REAR.

BEDROOM 4:
TO REAR.

BATHROOM:
TOILET. WASH HAND BASIN. BATH.

OUTSIDE:

SITUATED ON AN ENVIABLE SITE EXTENDING TO CIRCA. 0.5 ACRES.

PILLARED ENTRANCE TO TREE LINED AVENUE.

LARGE GARDENS TO FRONT LAID TO LAWNS.

DETACHED GARAGE:
UP & OVER DOOR. ELECTRIC LIGHT.

DETACHED UTILITY STORE.

GARDENS TO REAR LAID TO LAWNS WITH FRUIT TREES. SLABBED
PATIO AREA.

FLOORPLANS FOR I.D. PURPOSES ONLY.





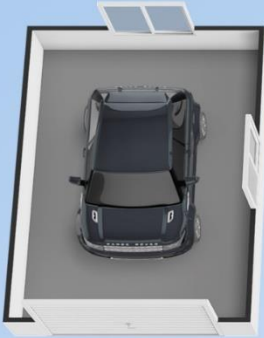
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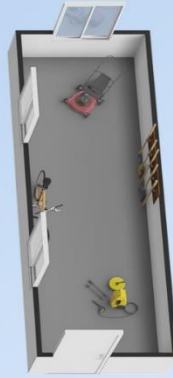
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GARAGE
6.0m x 4.0m



STORE
7.0m x 2.2m



LIVING ROOM
11.9m x 4.7m

W.C.



SITTING ROOM
4.1m x 3.3m

DINING ROOM
2.7m x 3.1m

KITCHEN
2.6m x 3.0m

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Dungannon, BT71 7UD**

(Floorplan for illustrative purposes only)

BEDROOM 3
3.1m x 2.3m

BEDROOM 2
3.1m x 2.4m



BEDROOM 2
4.1m x 3.8m

BEDROOM 1
4.1m x 3.3m

BATHROOM

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	33 F	
1-20	G		

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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.