

**14 CULNAGREW ROAD
DUNGANNON
CO. TYRONE
BT71 6RU**



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

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'WELL ABOVE PAR'

A SUPERIOR DETACHED RESIDENCE ON A FANTASTIC SITE IN A MOST SOUGHT-AFTER SITUATION

TOM HENRY & CO ARE PLEASED TO BRING TO THE MARKET THIS SUBSTANTIAL & IMPRESSIVE DETACHED RESIDENCE SITUATED ON A GENEROUS, MATURE SITE MOST CONVENIENTLY LOCATED ONLY MINUTES FROM DUNGANNON TOWN, KILLYMAN & MOY VILLAGES AND THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.

THIS PROPERTY LEAVES NOTHING TO BE DESIRED; BOASTING VERSATILE ACCOMMODATION WITH UP TO 5 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS, INCLUDING A MASTER SUITE WITH ENSUITE AND WALK-IN WARDROBE, A FURTHER SHOWER ROOM, BATHROOM & POWDER ROOM, 2 RECEPTION ROOMS, A HOME OFFICE AND AN IMPRESSIVE KITCHEN / FAMILY DINING AREA. EXTERNALLY THE PROPERTY BOASTS PRIVATE & MATURE GARDENS WITH PATIO AREAS, MATURE SHRUBBERY, LAWNED AREAS, POTTING SHED, A LARGE DETACHED GARAGE BLOCK, A SEPARATE SHED SUITABLE FOR STORING A CAMPER VAN / CARAVAN / BOAT, A "PITCH AND PUTT" AREA & AMPLE PARKING FOR NUMEROUS CARS.

"DESIRABLE LOCATION, VERSATILE ACCOMMODATION, ENVIABLE PRIVATE GARDENS – A MUST VIEW FOR THOSE SEEKING THE BEST IN MODERN FAMILY LIVING!"



OFFERS OVER: £359,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A SUPERIOR DETACHED RESIDENCE OF INTERESTING & INDIVIDUAL DESIGN.
- MOST CONVENIENT & HIGHLY SOUGHT-AFTER LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON, MOY & KILLYMAN.
- SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- SITUATED ON A GENEROUS & MATURE SITE.
- SPACIOUS & VERSATILE INTERNAL ACCOMMODATION.
- UP TO 5 BEDROOMS DEPENDANT ON INDIVIDUAL REQUIREMENTS.
- MASTER BEDROOM SUITE ENSUITE WITH WALK-IN WARDROBE.
- 2 RECEPTION ROOMS.
- HOME OFFICE.
- SPACIOUS KITCHEN / FAMILY DINING AREA WITH AMTICO FLOORING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM.
- SOLID CEDAR INTERNAL DOORS.
- FEATURE DEEP SKIRTINGS & ARCHITRAVES.
- HIGH QUALITY FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- LARGE GARAGE BLOCK.
- FURTHER LARGE STORE / SHED; PERFECT FOR STORING CAMPER VAN / CARAVAN / BOAT / JETSKI / ETC.
- “PITCH & PUTT” AREA.
- A MUST VIEW FOR THOSE SEEKING THE BEST IN MODERN FAMILY LIVING.



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ACCOMMODATION IN BRIEF...

OUTER HALL WAY:
TIMBER EXTERNAL DOOR. TIMBER CEILING. TILED FLOOR.



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INNER / ENTRANCE HALL:
WOODEN FLOOR.



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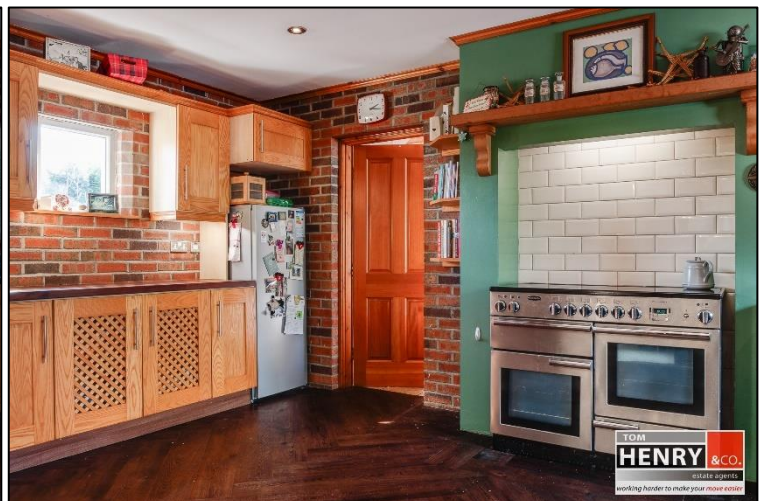
SITTING ROOM:

OPEN FIREPLACE WITH TILED INSET & SLATE HEARTH. WOODEN FLOOR. WALL WITH FEATURE WALLPAPER WITH "SWAROVSKI" CRYSTALS. WALL & CENTRE LIGHT POINTS. VIEW TO FRONT GARDEN.



KITCHEN:

DUAL ASPECT. FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. BELFAST SINK WITH MIXER TAP FITTING. DISHWASHER. ELECTRIC "RANGEMASTER" COOKER IN TILED INGLENOOK WITH OVER MANTLE. SPACE FOR FRIDGE FREEZER. BOOKSHELVING. TIMBER COVING TO CEILING. FEATURE BRICK DETAILING. SPOT LIGHTING. "AMTICO" FLOOR. PART OPEN TO FAMILY DINING AREA.





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FAMILY DINING AREA:
PART OPEN FROM KITCHEN. VAULTED / CATHEDRAL CEILING TO DINING AREA. "AMTICO" FLOORING TO DINING AREA. FRENCH DOORS TO REAR PATIO.



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UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SHEILA MAID. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. OIL FIRED BURNER. SPACE FOR FRIDGE / FREEZER. TILED FLOOR. TIMBER EXTERNAL DOOR WITH GLAZED PANELS.

POWDER ROOM / CLOAK W.C:

TOILET. WASH HAND BASIN. TILED FLOOR.

STORAGE CUPBOARD:

SHELVED.

BEDROOM 4:

CURRENTLY USED AS HOME GYM. FITTED WARDROBE UNIT WITH SHELVED & HANGING SPACE. BUILT-IN CUPBOARD.





BEDROOM 5:
WOODEN FLOOR. SHUTTERS TO WINDOW.



STUDY / HOME OFFICE:
WOODEN FLOOR. SHUTTERS TO WINDOW.



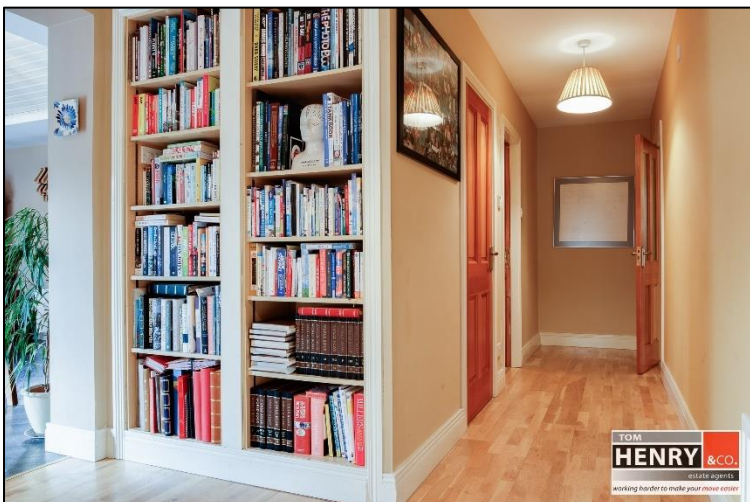
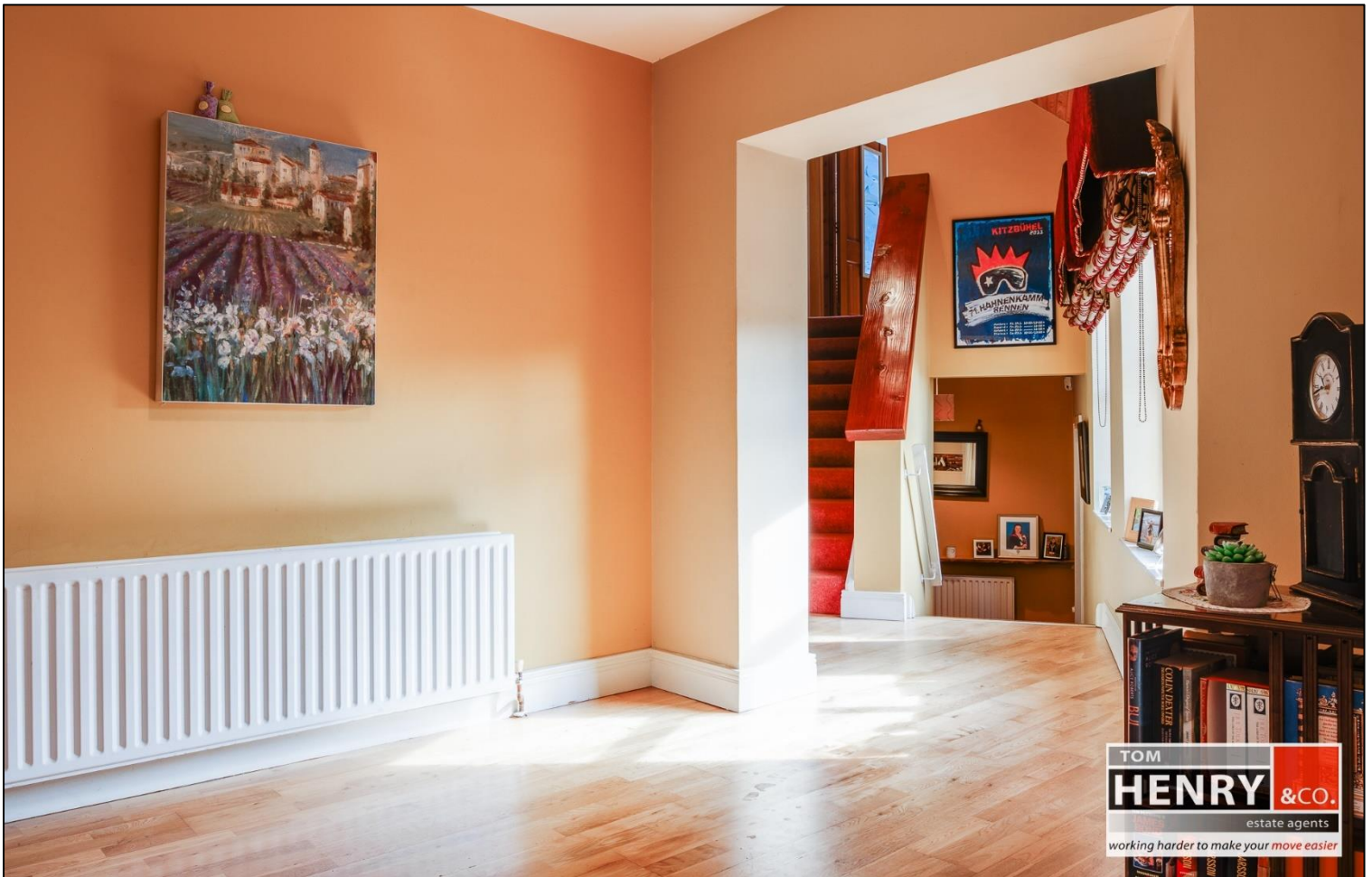
SHOWER ROOM:

TOILET. WASH HAND BASIN WITH MIXER TAP FITTING. TILED SHOWER . WALL PANELLING. DOWNLIGHTING TO CEILING. TILED FLOOR. HOTPRESS.



INNER RECEPTION HALL / READING AREA:

RECESSED BOOKSHELVING. WOODEN FLOOR. PART SEMI-VAULTED CEILING WITH STAIRS UP TO BEDROOM & DOWN TO...



LOWER GROUND FLOOR:

STAIRS & LOWER HALLWAY:
CARPET. STORAGE CUPBOARD.

FAMILY ROOM:

FEATURE WINDOW SEAT. OPEN FIREPLACE WITH RAISED HEARTH HOUSING SOLID FUEL STOVE. CARPET TO FLOOR. LIGHT ON DIMMER SWITCH. DOWN LIGHTING TO CEILING. FRENCH DOORS TO REAR PATIO.



MASTER BEDROOM SUITE / BEDROOM 1:

CARPET TO FLOOR. DOWN LIGHTING TO CEILING. WALK-IN WARDROBE WITH SHELVED & HANGING SPACE.

ENSUITE:

WET ROOM TYPE TILED SHOWER WITH HAND-HELD & RAINWATER SHOWER FITTING. HIS & HERS SINKS IN VANITY UNIT WITH ILLUMINATED MIRRORS OVER. TOILET. HEATED TOWEL RAIL. TILED FLOOR. DOWNLIGHTING TO CEILING. X-FAN.



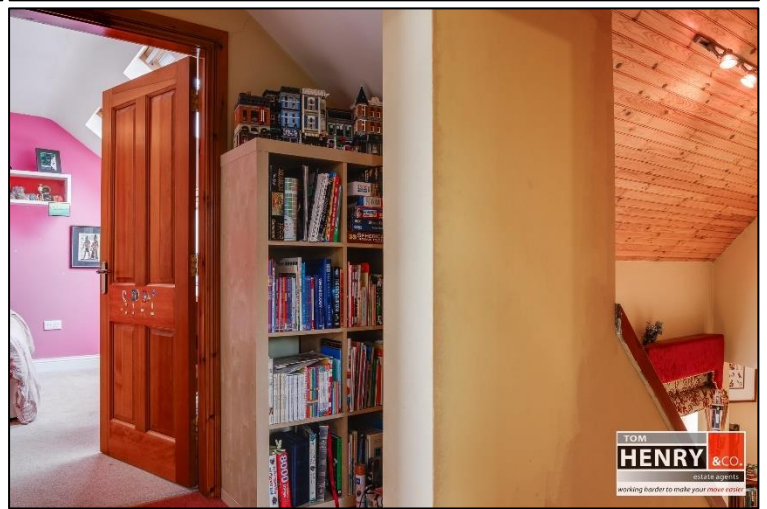


FROM INNER RECEPTION HALL STAIRS UP TO...

FIRST FLOOR:

STAIRS & LANDING:
CARPET.

BEDROOM 2:
TO SIDE. FITTED DESK / STUDY UNIT. CARPET TO FLOOR.
NO. 2 X BUILT-IN CUPBOARDS.



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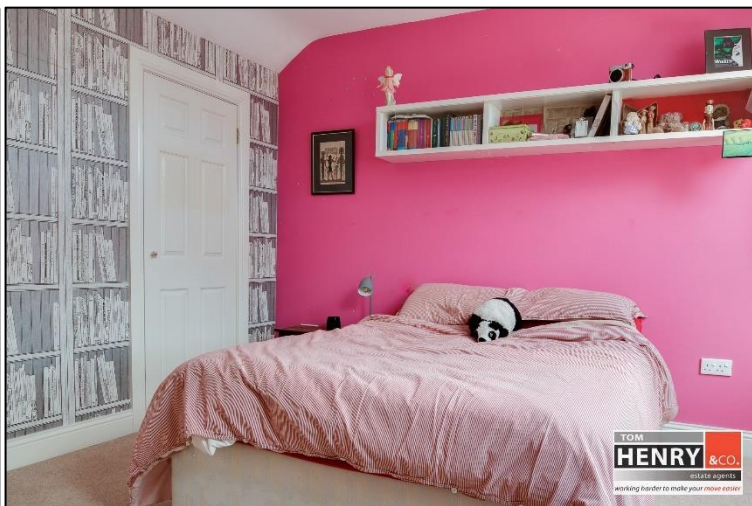
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BEDROOM 3:

TO REAR. CARPET TO FLOOR. NO. 2 X BUILT-IN CUPBOARDS. VELUX & GABLE WINDOWS.



BATHROOM:

BATH WITH MIXER TAP FITTING. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. HEATED TOWEL RAIL. TILED SHOWER. DOWN LIGHTING TO CEILING. TILED FLOOR. VELUX WINDOW.





OUTSIDE:

PILLARED ENTRANCE WITH TARMAC DRIVE & PARKING TO FRONT. GARDENS LAID TO LAWNS & SHRUBS.



RAISED LAWNEED AREA TO SIDE WITH MATURE SHRUBBERY. FURTHER TARMAC PARKING. PAVED PATIO AREAS.

INNER PATIO AREA / SEATING AREA BETWEEN 2 RECEPTION ROOMS WITH FRENCH DOORS.

SEPARATE REAR ENTRANCE / EXIT. TARMAC PARKING. OIL TANK. WOODEN GARDEN / POTTING SHED. GRAVELLED BEDS. LAWNEED AREA & PUTTING GREEN.

GARAGE:

SPACIOUS 3 CAR GARAGE. ELECTRIC LIGHT & POWER POINTS.

COVERED CAR PORT TO SIDE OF GARAGE.

STORE / SHED:

SUITABLE FOR STORING CAMPER VAN / CARAVAN / BOAT / JETSKI / ETC. ELECTRIC.

FURTHER LAWNEED AREA TO REAR OF PROPERTY WITH FRUIT BUSHES, ETC.







FLOORPLANS FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

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- > 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.