

**23 CAVAN ROAD
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6QW**



working harder to make your *move easier*

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“ESCAPE TO THE COUNTRY” A BEAUTIFUL BUNGALOW SET ON C. 0.6 ACRES INCLUDING A YARD & STORE

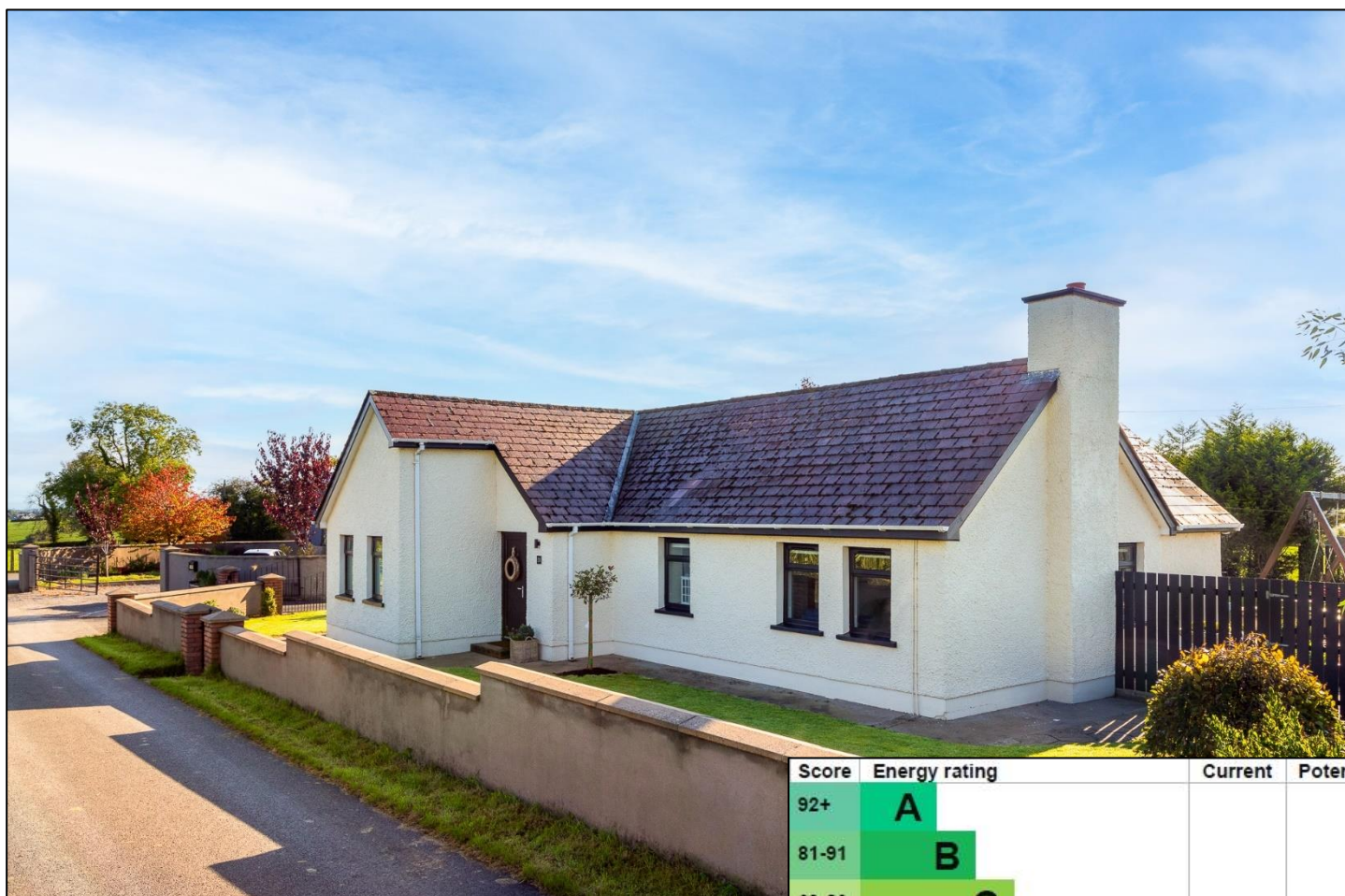
A COMMUTER CONVENIENT 3 BEDROOM BUNGALOW WITH FANTASTIC GARDENS, A GARAGE, YARD & SHED

SITUATED ON A GENEROUS SITE EXTENDING TO APPROX. 0.6 ACRES ONLY MINUTES FROM JUNCTION 14 OF THE M1 INTERSECTION, DUNGANNON TOWN & MOY VILLAGE, THIS BEAUTIFUL HOME ENJOYS EXCELLENT PROXIMITY TO TRANSPORT LINKS FOR COMMUTING ACROSS THE PROVINCE WHILST BOASTING ALL THE BENEFITS OF COUNTRY LIVING...

THE OUTSIDE SPACE THIS PROPERTY OFFERS UNDOUBTEDLY SETS IT APART FROM THE REST; WITH SPACIOUS GARDENS, A DETACHED GARAGE, A UTILITY STORE, AN ADDITIONAL HARDSTANDING YARD AND A USEFUL MULTI-PURPOSE SHED TO ITS SIDE.

WELL-PROPORTIONED INTERNAL ACCOMMODATION WILL ENSURE ITS ATTRACTIVENESS TO DISCERNING FIRST-TIME BUYERS, FAMILIES & THOSE SEEKING LIFE ON ONE LEVEL ALIKE; OFFERING 3 BEDROOMS, A RECEPTION ROOM, A KITCHEN WITH SPACE FOR DINING & A FAMILY BATHROOM.

MAINTAINED TO A GOOD STANDARD THROUGHOUT THIS IS A COMFORTABLE & VERSATILE “MOVE-IN” READY HOME THAT IS SURE TO ATTRACT SIGNIFICANT INTEREST.



GUIDE PRICE: £235,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	40 E	
21-38	F		
1-20	G		

PROPERTY FEATURES...

- A WELL-PRESENTED DETACHED BUNGALOW.
- SITUATED ON A FANTASTIC ELEVATED SITE EXTENDING TO CIRCA. 0.6 ACRES.
- ONLY MINUTES BY CAR TO DUNGANNON, COALISLAND, KILLYMAN & MOY.
- SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- GARAGE, UTILITY STORE, YARD & SHED.
- 3 BEDROOMS.
- DUAL ASPECT SITTING ROOM.
- KITCHEN WITH SPACE FOR DINING & VIEWS OF OPEN COUNTRYSIDE.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- WINDOW COVERINGS INCLUDED IN SALE.
- SURE TO ATTRACT SIGNIFICANT INTEREST – VIEW EARLY!



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

U.P.V.C EXTERNAL DOOR WITH LEADED GLAZED PANEL & SIDE PANEL. PRE-FINISHED FLOOR. ARCH TO ENTRANCE HALL.



ENTRANCE HALL:

ARCH FROM ENTRANCE PORCH. CARPET TO FLOOR.



SITTING ROOM:

DUAL ASPECT. FEATURE BEAMS TO CEILING. PRE-FINISHED FLOOR. ARCH TO KITCHEN / DINING AREA.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED OVEN & HOB WITH X-FAN OVER IN CANOPY. INTEGRATED WARMING DRAWER. SPACE FOR DISHWASHER. SPACE FOR FRIDGE. U.P.V.C EXTERNAL DOOR WITH 'STABLE' WINDOW.



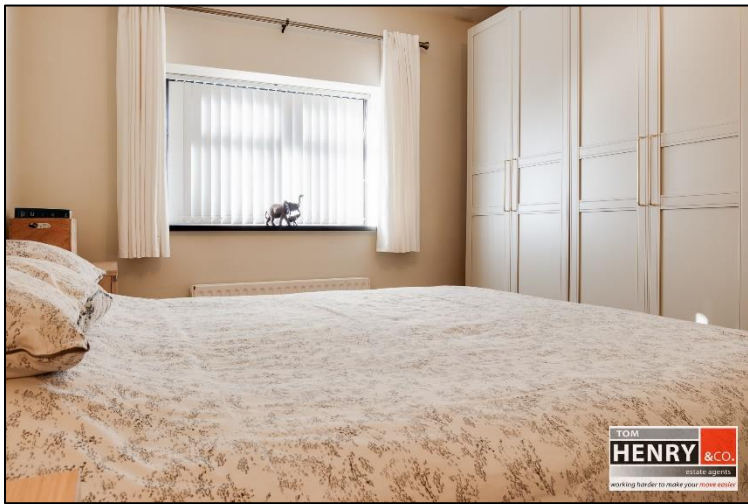


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MASTER BEDROOM / BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR.



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BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



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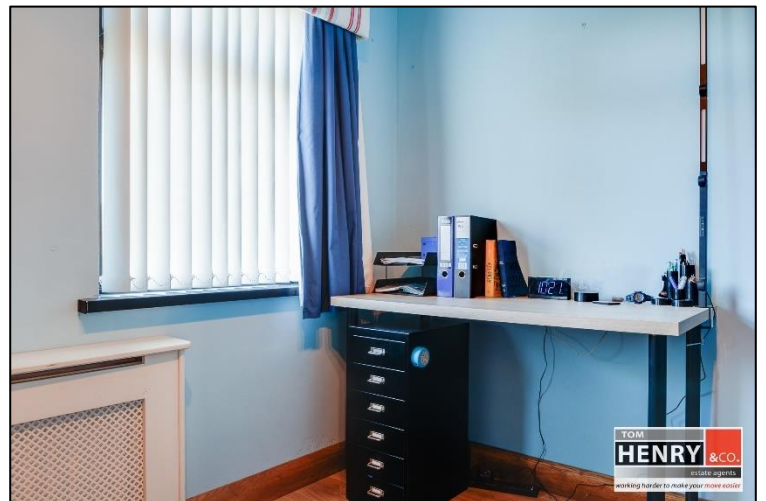
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BATHROOM:
BATH. FULLY TILED LARGE CORNER SHOWER ENCLOSURE. TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. PART TILED WALLS. TILED FLOOR.
ACCESS TO ATTIC.



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HOTPRESS:
 SHELVED. ELECTRIC LIGHT.

OUTSIDE:

PILLARED & GATED ENTRANCE WITH CATTLE GRID. WALLED GARDEN TO FRONT LAID TO LAWNS & SHRUBS. PEDESTRIAN GATE TO FRONT DOOR. TARMAC PARKING TO SIDE. PAVIA PATIO AREA.

GARAGE:
 UP & OVER DOOR. PRE-FINISHED FLOOR. ELECTRIC LIGHT & POWER POINTS. U.P.V.C PEDESTRIAN DOOR WITH GLAZED TOP PANEL.

UTILITY STORE:
 WOODEN EXTERNAL DOOR WITH GLAZED TOP PANEL. WORKTOP OVER SPACE FOR A.W.M. & PLUMBED FOR TUMBLE DRYER. SPACE FOR FRIDGE. OUTSIDE TOILET. BOILER HOUSE.

GENEROUS REAR GARDENS LAID TO LAWNS & SHRUB BEDS. PATIO AREA.

DOUBLE FIVE BAR GATES TO SIDE HARDSTANDING YARD. RAISED FLOWER BEDS.

DOMESTIC SHED. OUTSIDE WATER TAPS.

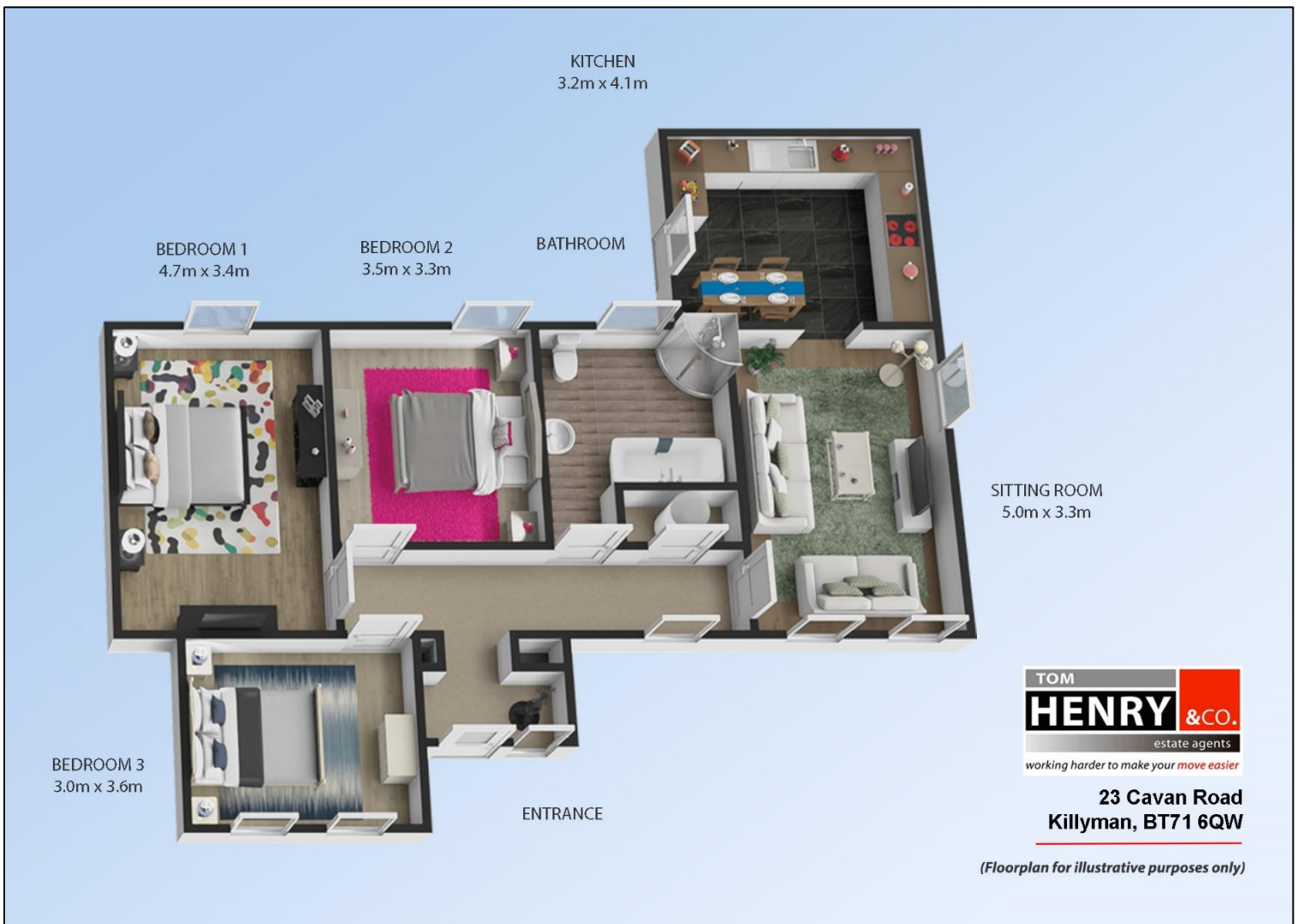






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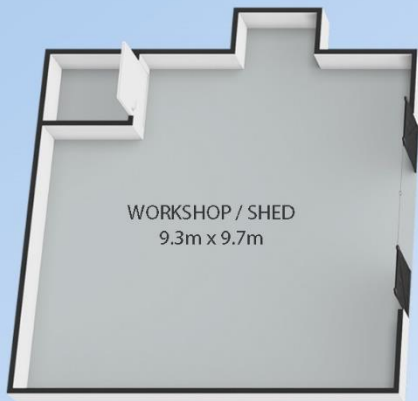
FLOORPLANS FOR I.D. PURPOSES ONLY.



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(Floorplan for illustrative purposes only)



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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.

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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.