

**7 MULLENKILL PARK  
TAMNAMORE  
DUNGANNON  
CO. TYRONE  
BT71 6PG**



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

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**A COMFORTABLE & COMMUTER CONVENIENT PROPERTY WITH FURTHER POTENTIAL**

TOM HENRY & COMPANY ARE PLEASED TO PRESENT TO THE MARKET THIS 3 BEDROOM SEMI-DETACHED PROPERTY, CONVENIENTLY LOCATED IN MULLENKILL PARK, ONLY A FEW MINUTES BY CAR TO THE M1 INTERSECTION FOR COMMUTING TO DUNGANNON, PORTADOWN OR FURTHER AFIELD. INTERNALLY THE PROPERTY BOASTS 3 BEDROOMS; ALL WITH BUILT-IN / FITTED STORAGE, A BATHROOM WITH 3 PIECE SUITE INCLUDING AN ELECTRIC SHOWER OVER BATH, LIVING ROOM WITH A BOW WINDOW, A KITCHEN WITH SPACE FOR DINING & A MOST HANDY SEPARATE UTILITY ROOM.

EXTERNALLY THE PROPERTY ENJOYS A PRIVATE END SITE WITH LOW MAINTENANCE GARDENS AND OFF-STREET PARKING.

PRESENTED FOR SALE IN "COMFORTABLE" CONDITION, YET WITH THE POTENTIAL TO ADD "FURTHER VALUE" THIS PROPERTY WOULD BE IDEAL FOR FIRST-TIME BUYERS SEEKING AN AFFORDABLE HOME ON WHICH TO "PUT THEIR OWN STAMP" OR IS SURE TO APPEAL AS A BUY-TO-LET.

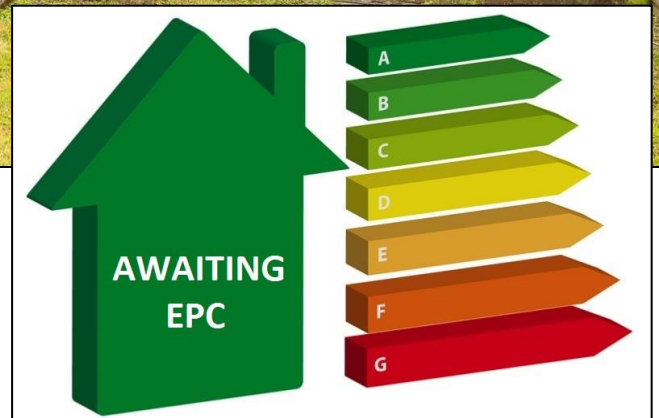
**"KEENLY PRICED AND SURE TO ATTRACT SIGNIFICANT INTEREST..."**



**GUIDE PRICE: £89,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A COMFORTABLE & AFFORDABLE SEMI-DETACHED PROPERTY.
- WOULD BENEFIT FROM SOME MODERNISATION / POTENTIAL TO ADD VALUE.
- SITUATED ON A GENEROUS END SITE WITH OFF-STREET PARKING.
- CONVENIENT LOCATION CLOSE TO THE M1 INTERSECTION FOR COMMUTING.
- WITHIN WALKING DISTANCE OF THE LOCAL SHOP.
- 3 BEDROOMS; ALL WITH FITTED / BUILT-IN STORAGE.
- SITTING ROOM WITH BOW WINDOW.
- KITCHEN WITH SPACE FOR DINING.
- SEPARATE UTILITY ROOM.
- BATHROOM WITH 3 PIECE WHITE SUITE WITH SHOWER OVER BATH.
- ELECTRIC / ECONOMY 7 HEATING.
- MAJORITY U.P.V.C. DOUBLE GLAZED WINDOWS.
- LOW MAINTENANCE GARDENS.
- WOULD BE IDEAL AS AN AFFORDABLE HOME ON WHICH TO PUT YOUR OWN STAMP.
- SURE TO ALSO APPEAL AS A BUY-TO-LET.

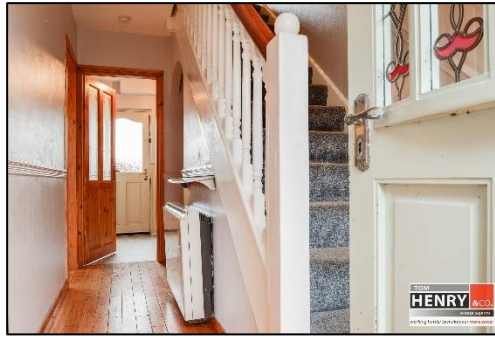
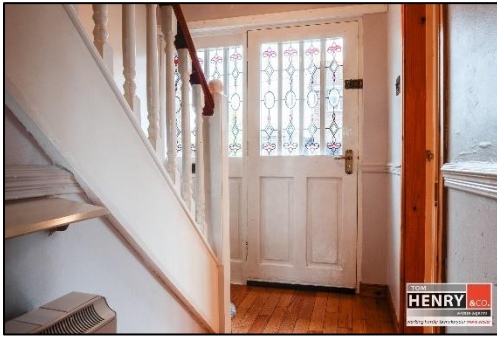


**ACCOMMODATION IN BRIEF...**

**COVERED PORCH:  
TILED STEP.**



**ENTRANCE HALL:  
TIMBER EXTERNAL DOOR WITH LEADED GLASS PANEL & SIDE PANEL. WOODEN FLOOR. DADO RAIL. UNDER STAIR STORAGE. STAIRS TO FIRST FLOOR IN CARPET.**



**SITTING ROOM:  
PART GLAZED DOOR FROM ENTRANCE HALL. BOW WINDOW. STONE MANTLE, SURROUND & HEARTH WITH ELECTRIC INSET. PRE-FINISHED FLOOR. DADO RAIL. COVING & CENTRE PIECE TO CEILING.**





**KITCHEN / FAMILY DINING:**

PART GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. S.S. 1 1/2 SINK WITH MIXER TAP FITTING. LEADED GLASS DISPLAY UNIT. INTEGRATED HOB & OVEN WITH X-FAN OVER. PANELLING BETWEEN UNITS. TIMBER CEILING. DADO RAIL.



**UTILITY ROOM:**

PART GLAZED DOOR FROM ENTRANCE HALL. FITTED LOW LEVEL UNIT. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. PART PANELLED WALLS. TIMBER EXTERNAL DOOR WITH GLASS PANEL.



**FIRST FLOOR:**

**STAIRS & LANDING:**  
CARPET. DADO RAIL.

**HOTPRESS:**  
SHELVED.



**BEDROOM 1:**

TO FRONT. PRE-FINISHED FLOOR. FITTED UNITS TO INCLUDE; SHELVING, DRAWERS & DRESSING TABLE. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE.



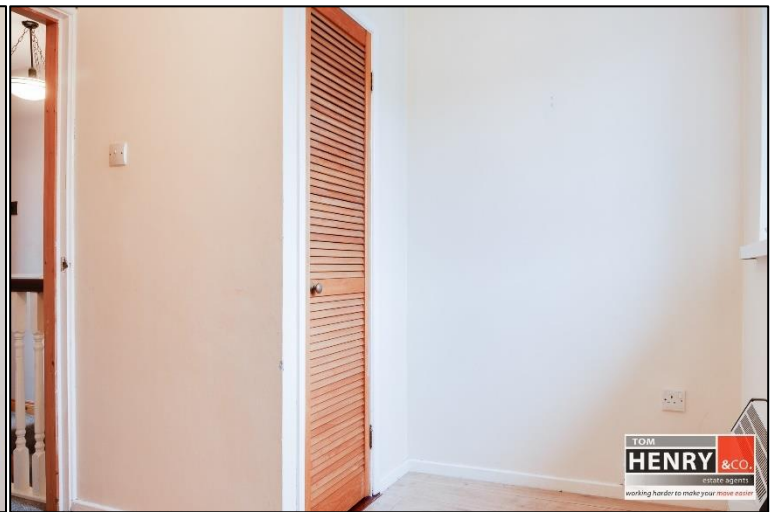
**BEDROOM 2:**

TO REAR. CARPET TO FLOOR. DADO RAIL. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE.



**BEDROOM 3:**

TO FRONT. PRE-FINISHED FLOOR. BUILT-IN CUPBOARD; SHELVED.



**BATHROOM:**

WHITE SUITE. TOILET. WASH HAND BASIN. BATH WITH ELECTRIC SHOWER OVER. SOME WALL TILING.



**OUTSIDE:**

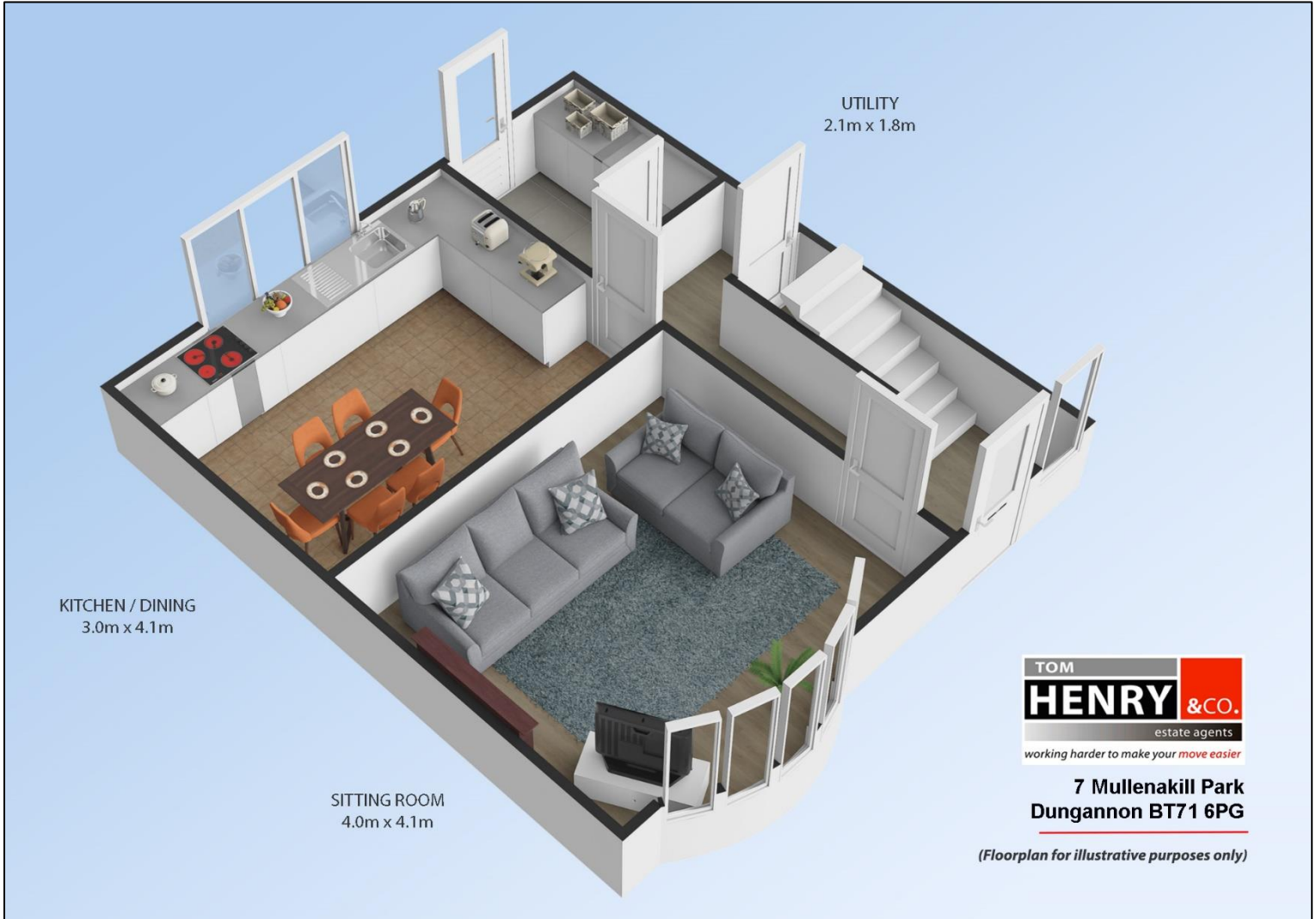
GARDEN TO FRONT LAID TO LAWN WITH GRAVELLED SHRUB BED. ENCLOSED AREA TO SIDE WITH PAVIA & TARMAC.

GATED OFF STREET PARKING TO REAR. OUTSIDE WATER TAP.





**FLOORPLANS FOR I.D. PURPOSES ONLY.**





BEDROOM 1  
2.6m x 4.1m

BEDROOM 2  
3.3m x 4.1m

BEDROOM 3  
2.5m x 3.0m

BATHROOM



**7 Mullenakill Park  
Dungannon BT71 6PG**

*(Floorplan for illustrative purposes only)*

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**FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**