

**8 BLACKWATER MANOR
TAMNAMORE
DUNGANNON
CO. TYRONE
BT71 6WJ**



working harder to make your *move easier*

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Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

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“BEAUTIFUL AT BLACKWATER MANOR”

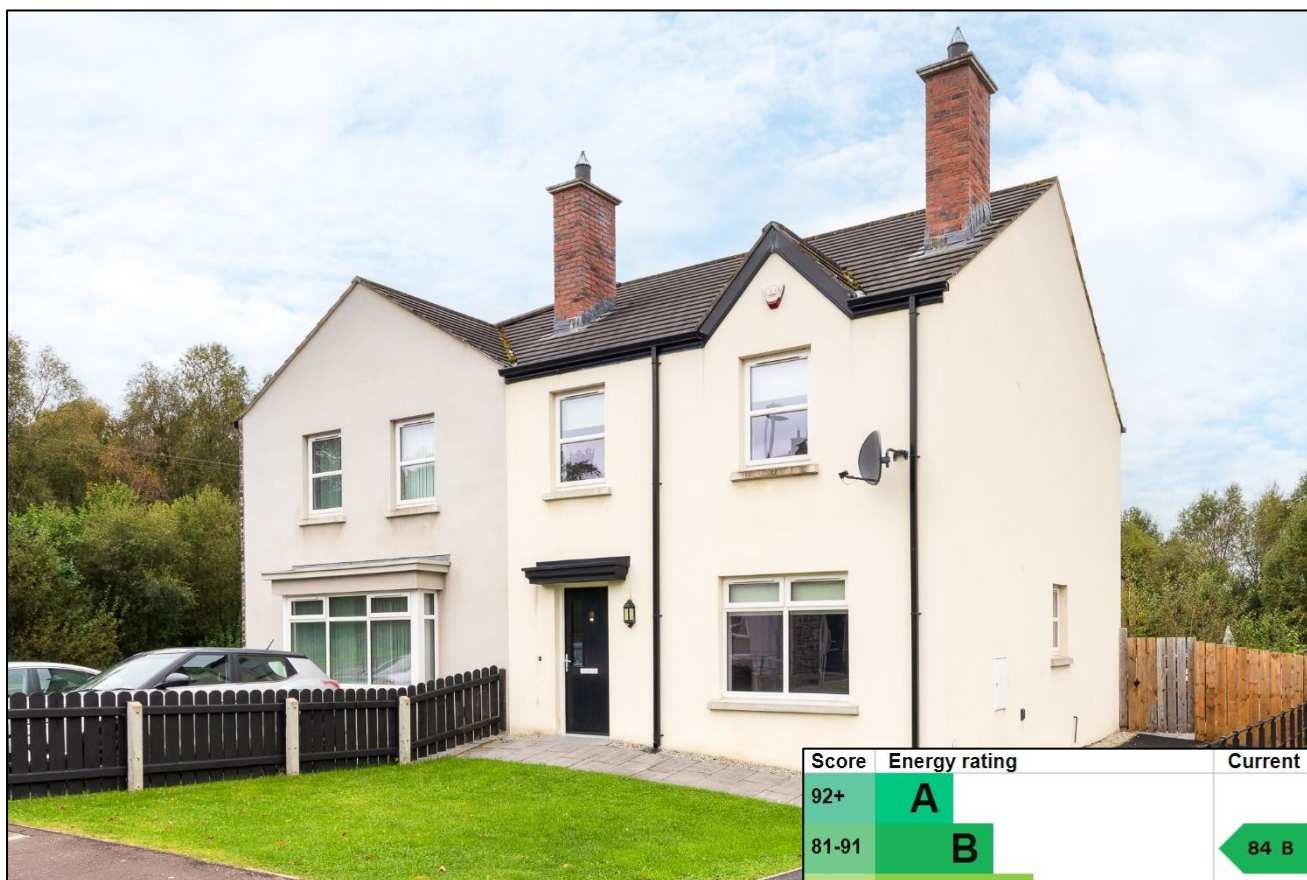
A SIMPLY IMMACULATE SEMI-DETACHED HOME IN COMMUTER CONVENIENT TAMNAMORE

SITUATED ON A GENEROUS SITE WITH ITS OWN PRIVATE DRIVEWAY WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT OF ONLY 26 HOMES, NO. 8 BLACKWATER MANOR IS PRESENTED TO THE MARKET IN WHAT MAY ONLY BE DESCRIBED AS IMMACULATE, READY-TO-OCCUPY CONDITION THROUGHOUT.

BENEFITTING FROM SUPERB ACCESS TO JUNCTION 14 OF THE M1 FOR COMMUTING AND ONLY MINUTES BY CAR TO DUNGANNON, PORTADOWN & PICTURESQUE MOY VILLAGE, AND WITHIN WALKING DISTANCE OF LOCAL SHOPS / TAKEAWAYS & TRANSLINK “PARK & RIDE”, THIS PROPERTY HAS COMMUTER CONVENIENCE TO MATCH ITS ACCOMMODATION.

BOASTING 3 BEDROOMS, INCLUDING AN ENSUITE MASTER, SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A BEAUTIFUL KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING, A SEPARATE UTILITY ROOM, A HANDY GROUND FLOOR CLOAK W.C. & A FURTHER FAMILY BATHROOM WITH A 4 PIECE SUITE; THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE...

“AS GOOD AS NEW & READY FOR YOU”



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFERS OVER: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BREIF OVERLEAF...

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PROPERTY FEATURES...

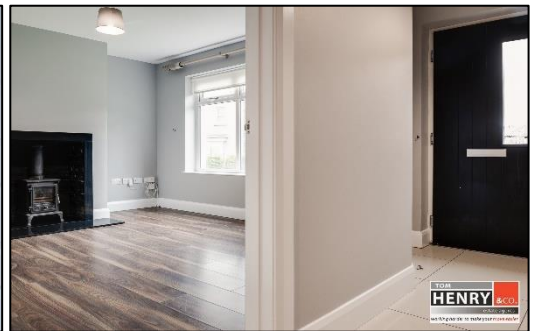
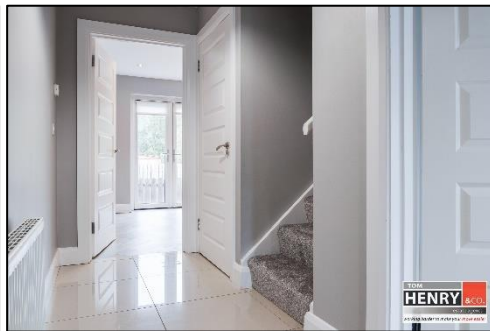
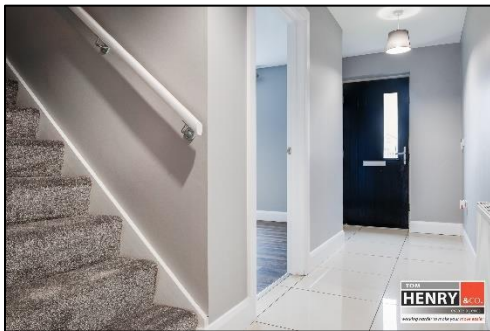
- AN IMMACULATE 3 BEDROOM SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2017.
- POPULAR & QUIET RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS & TRANSLINK PARK & RIDE.
- MOMENTS BY CAR TO THE M1 INTERSECTION FOR COMMUTING.
- ONLY A SHORT DRIVE TO DUNGANNON, PORTADOWN & MOY.
- 3 BEDROOMS, MASTER ENSUITE.
- ENCLOSED REAR GARDEN.
- OFF-STREET PARKING TO FRONT / SIDE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- DOUBLE HOTPRESS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- 5 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- PROPERTY WITHIN THIS DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST; EARLY VIEWING IS HIGHLY RECOMMENDED.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

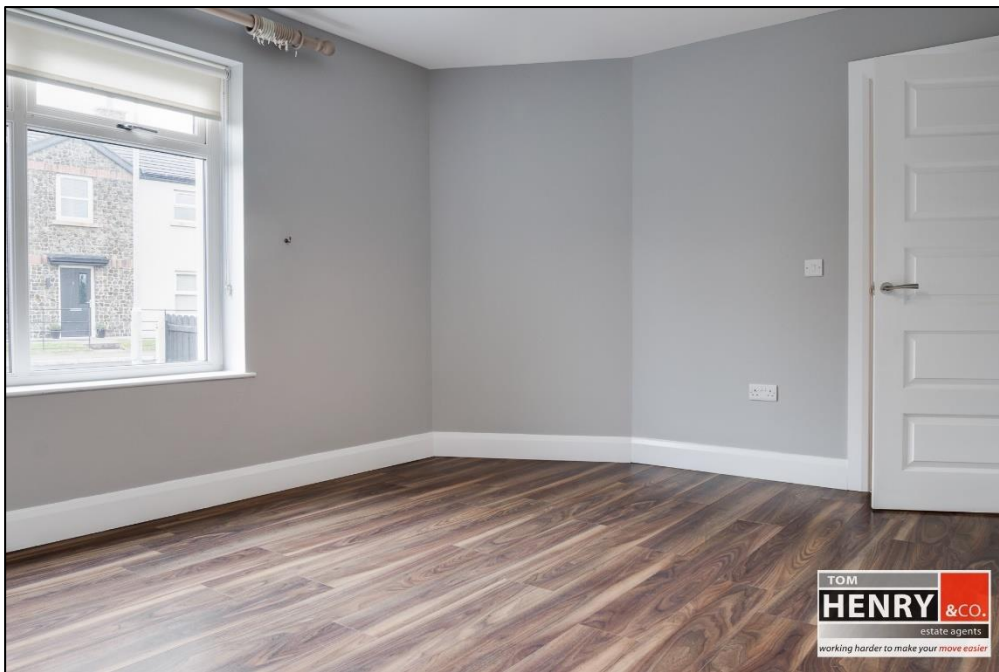
OUTSIDE LIGHT. COMPOSITE EXTERNAL DOOR WITH GLAZED PANEL. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



SITTING ROOM:

PRE-FINISHED FLOOR. GLASS FRONTED STOVE IN STONE EFFECT INGENOOK WITH GRANITE HEARTH & SURROUND.





KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED FLOOR. RECESSED LIGHTING. GLAZED FRENCH DOORS TO REAR GARDEN.





UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN.



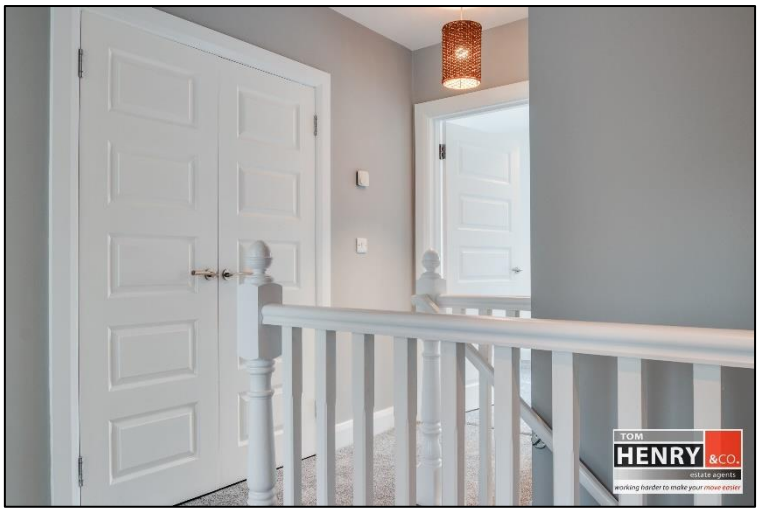
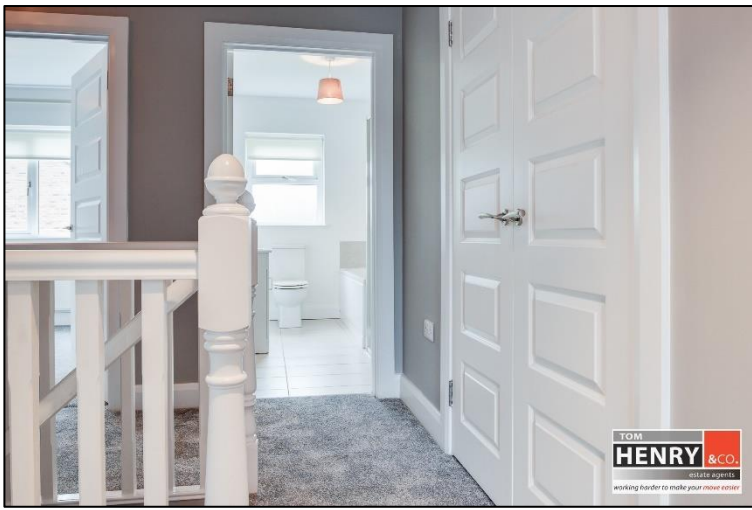
POWDER ROOM / CLOAK W.C:
 WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING &
 ILLUMINATED MIRROR OVER. TILED SPLASH BACK. TOILET. TILED
 FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:
 CARPET TO FLOOR.

HOTPRESS:
 DOUBLE / WALK-IN. SHELVED WITH IMMERSION HEATER. ELECTRIC LIGHT.
 CARPET TO FLOOR.





MASTER BEDROOM:
TO REAR. CARPET TO FLOOR.

ENSUITE:
WASH HAND BASIN IN VANITORY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TILED SPLASH BACK. FULLY TILED
SHOWER. TOILET. TILED FLOOR. X-FAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:

WHITE SUITE. WASH HAND BASIN WITH TILED SPLASH BACK IN VANITY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TOILET. FULLY TILED SHOWER. BATH WITH MIXER TAP FITTING AND TILED SPLASH BACK. TILED FLOOR. X-FAN.



OUTSIDE:

LAWNED AREA TO FRONT. TARMAC DRIVEWAY & PARKING TO FRONT / SIDE.

WELL-FENCED, ENCLOSED REAR GARDEN LAID TO LAWN WITH PAVED PATIO AREA. OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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Thinking of selling or renting your home?

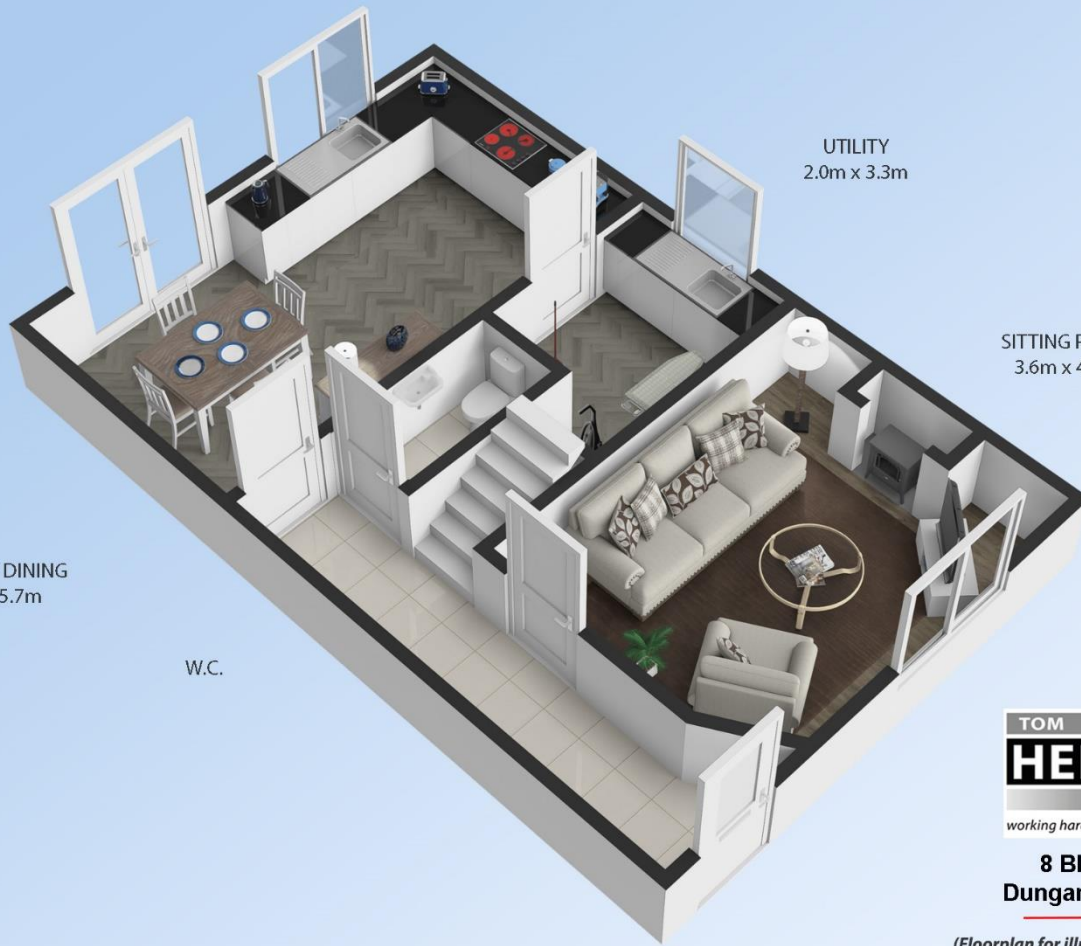
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KITCHEN / DINING
3.1m x 5.7m

UTILITY
2.0m x 3.3m

SITTING ROOM
3.6m x 4.3m

W.C.



**8 Blackwater Manor
Dungannon, BT71 6WY**

(Floorplan for illustrative purposes only)



BATHROOM

BEDROOM 3
2.4m x 2.8m

BEDROOM 1
3.0m x 3.6m

EN SUITE

BEDROOM 2
3.6m x 3.5m



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(Floorplan for illustrative purposes only)

N.B.

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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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.