

**4 KINGARVE COURT
LURGABOY LANE
DUNGANNON
CO. TYRONE
BT71 6XQ**



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

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A VERSATILE HOME IN A DESIRABLE & CONVENIENT DEVELOPMENT

ENJOYING A SUPERB CORNER SITE IN A QUIET CUL-DE-SAC SITUATION, THIS ATTRACTIVE SEMI-DETACHED, 3 BEDROOM PROPERTY IS LOCATED IN THIS QUIET & HIGHLY DESIRABLE RESIDENTIAL DEVELOPMENT, JUST OFF THE PRESTIGIOUS & MOST SOUGHT-AFTER LURGABOY LANE, CONVENIENT TO MANY TOWN FACILITIES; SOME WITHIN EASY WALKING DISTANCE (RENOWNED SCHOOLS, LOCAL CINEMA, SHOPS, COSTA COFFEE, LEISURE CENTRE, ETC.) AND ONLY A SHORT DRIVE TO THE MAIN ROADS NETWORK - HANDY FOR COMMUTING!

THIS PROPERTY PROVIDES SPACIOUS, VERSATILE & AFFORDABLE ACCOMMODATION, WITH THE POTENTIAL FOR THE FORTUNATE PURCHASER TO EXERT THEIR OWN TASTE / ADD FURTHER VALUE; PERFECT FOR FIRST-TIME BUYERS, FAMILIES & RIGHT SIZERS ALIKE!

“WILL ATTRACT SIGNIFICANT INTEREST – *VIEW EARLY* TO AVOID DISAPPOINTMENT”



OFFERS OVER: £144,950

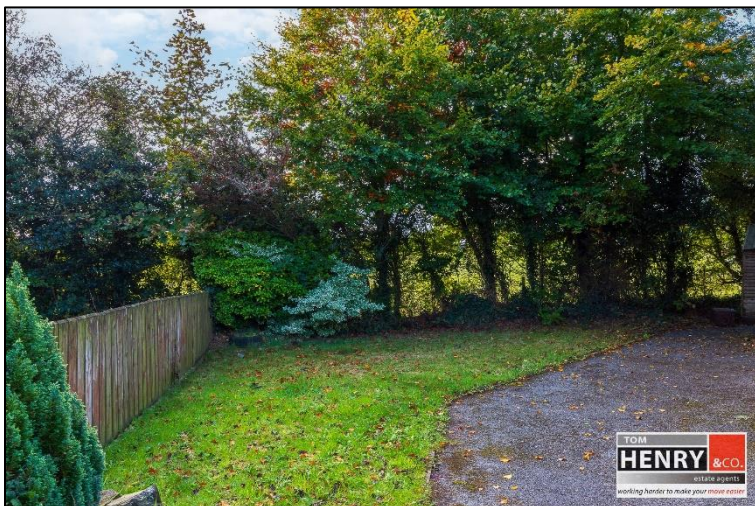
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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

PROPERTY FEATURES...

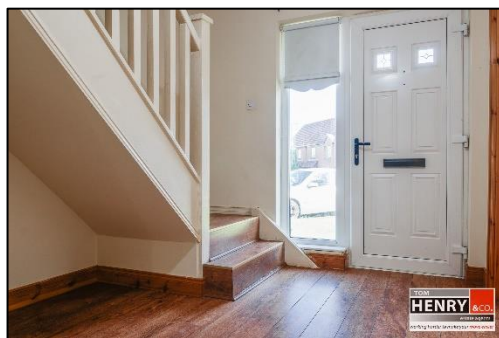
- A MOST ATTRACTIVE SEMI-DETACHED PROPERTY.
- SITUATED ON A SUPERB CORNER SITE.
- LOCATED IN A POPULAR, DESIRABLE & QUIET RESIDENTIAL CUL-DE-SAC.
- JUST OFF THE MOST CONVENIENT LURGABOY LANE.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, RENOWNED SCHOOLS, ETC.
- 3 BEDROOMS; ALL WITH BUILT-IN / FITTED STORAGE.
- DUAL ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- DINING AREA WITH FRENCH DOORS TO REAR GARDEN.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- AMPLE OFF-STREET PARKING.
- PRIVATE PATIO AREA TO REAR.
- WOODEN UTILITY STORE INCLUDED IN SALE.
- PERFECT AS A FIRST OR FAMILY HOME.
- SURE TO ALSO APPEAL TO THOSE WISHING TO DOWNSIZE WITH CONVENIENCE.
- A GREAT OPPORTUNITY TO ADD YOUR OWN TASTE / STAMP.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C EXTERNAL DOOR WITH LEADED GLASS PANEL & GLAZED SIDE PANEL. PRE-FINISHED FLOOR. CLOAK CUPBOARD: WALK-IN WITH ELECTRIC LIGHT.



SITTING ROOM:
DUAL ASPECT. PRE-FINISHED FLOOR. OPEN FIREPLACE WITH H.O.B.B. OPEN TO DINING AREA.

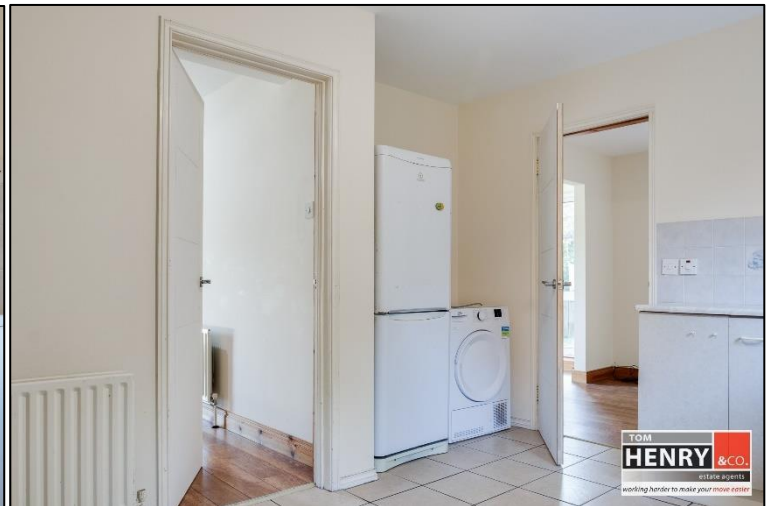




DINING AREA:
OPEN FROM SITTING ROOM. PRE-FINISHED FLOOR. FRENCH DOORS TO REAR PATIO / GARDEN.



KITCHEN:
FITTED HIGH & LOW LEVEL UNITS. S.S.SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. SPACE FOR COOKER. SPACE FOR FRIDGE FREEZER. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.





FIRST FLOOR:

STAIRS & LANDING:
PRE-FINISHED FLOOR.

HOTPRESS:



BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR. BUILT-IN STORAGE.





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BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN STORAGE.



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BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN STORAGE.



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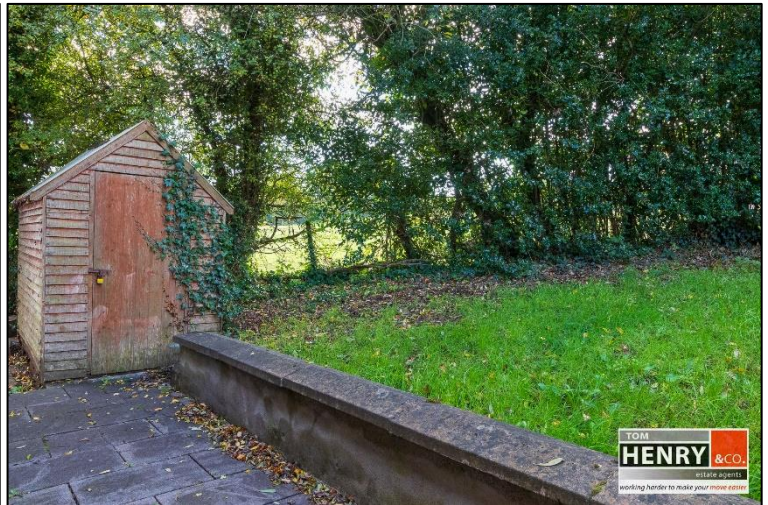
OUTSIDE:

SITUATED ON A SUBERB CORNER SITE.

TARMAC DRIVE & PARKING TO FRONT & SIDE. GARDENS TO FRONT LAID TO LAWNS.

GARDENS TO REAR LAID TO LAWNS. PATIO AREA. MATURE HEDGING.

FLOORPLANS FOR I.D. PURPOSES ONLY.



Thinking of selling or renting your home?



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- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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KITCHEN
3.4m x 4.1m

DINING ROOM
3.4m x 2.4m

SITTING ROOM
3.5m x 4.0m

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(Floorplan for illustrative purposes only)



BATHROOM

BEDROOM 3
2.6m x 2.0m

BEDROOM 1
2.7m x 4.7m

BEDROOM 2
3.6m x 3.5m

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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.