

**39 ASHBEG GROVE
PARK ROAD
DUNGANNON
CO. TYRONE
BT71 7BQ**



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

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A PROPERTY PROJECT WITH POTENTIAL; INVESTMENT OR A HOME ON WHICH TO ADD VALUE?

THIS CONVENIENT 3 BEDROOM, MID-TERRACE TOWN PROPERTY IS LOCATED WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN CENTRE AMENITIES & FACILITIES; INCLUDING GOOD SCHOOLS, LOCAL SHOPS, PLACES OF EMPLOYMENT, ETC AND IS ONLY MINUTES ON FOOT FROM THE TRANSLINK BUS DEPOT FOR THOSE TRAVELLING TO FURTHER AFIELD.

WITH INTERNAL ACCOMMODATION EXTENDING TO 3 BEDROOMS, A KITCHEN WITH SPACE FOR DINING, A SITTING ROOM WITH AN OPEN FIREPLACE WITH A BACK BOILER AND A BATHROOM WITH A 3 PIECE SUITE, THIS PROPERTY ALSO BOASTS AN ENCLOSED LOW MAINTENANCE GARDEN TO ITS REAR.

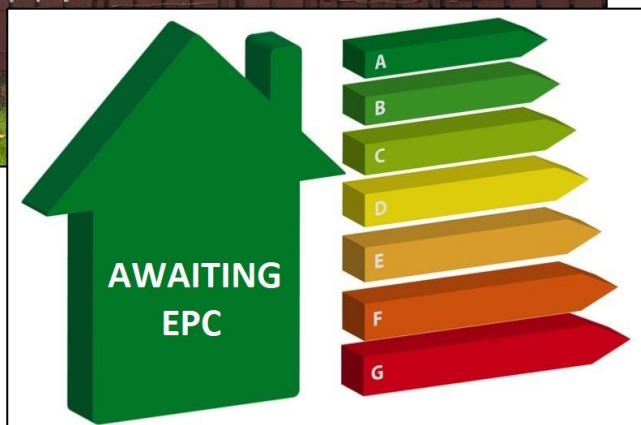
PRICED TO REFLECT THE FACT THAT IT WOULD BENEFIT FROM SOME MODERNISATION / T.L.C. THIS PROPERTY IS SURE TO ATTRACT INTEREST FROM THE DISCERNING BUY-TO-LET INVESTOR OR THOSE SEEKING AN AFFORDABLE & CONVENIENT HOME ON WHICH TO ADD THEIR OWN STAMP...



GUIDE PRICE: £74,950

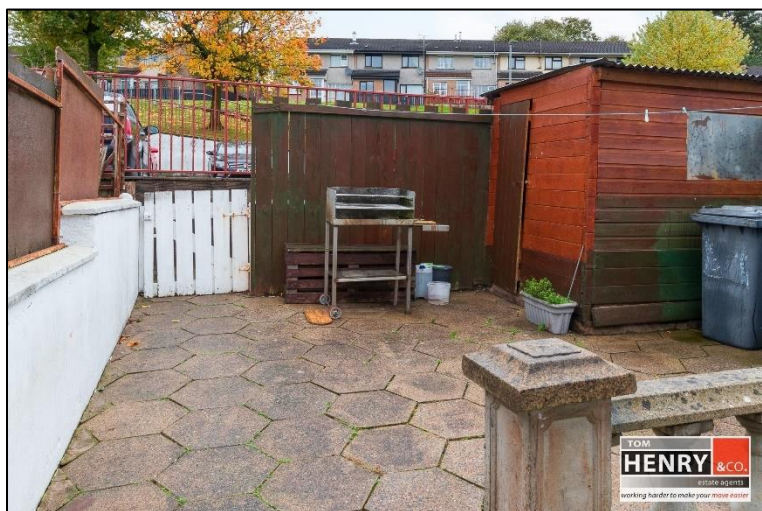
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A CONVENIENT MID-TERRACE PROPERTY.
- IN NEED OF SOME MODERNISATION / UPDATING.
- LOCATED WITHIN STROLLING DISTANCE OF DUNGANNON TOWN CENTRE.
- ONLY MINUTES ON FOOT TO TESCO & TRANSLINK BUS DEPOT.
- 3 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- OPEN FIREPLACE WITH BACK BOILER.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- BATHROOM WITH 3 PIECE SUITE.
- LOW MAINTENANCE ENCLOSED REAR YARD.
- MAJORITY P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- WOULD MAKE A CONVENIENT & AFFORDABLE FIRST HOME ON WHICH TO PUT YOUR OWN TASTE.
- SURE TO ALSO APPEAL TO THE DISCERNING PROPERTY INVESTOR / AS A BUY-TO-LET.



ACCOMMODATION IN BRIEF...

LOWER GROUND FLOOR:

ENTRANCE PORCH:

P.V.C. EXTERNAL DOOR WITH GLASS PANEL & SIDE PANEL. CARPET TO FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH MARBLE SURROUND & HIGH OUTPUT BACK BOILER. CARPET TO FLOOR.



HALLWAY:

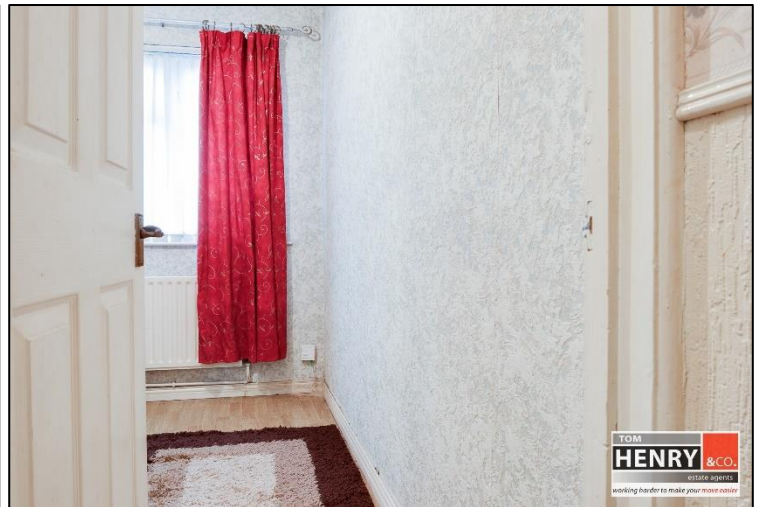
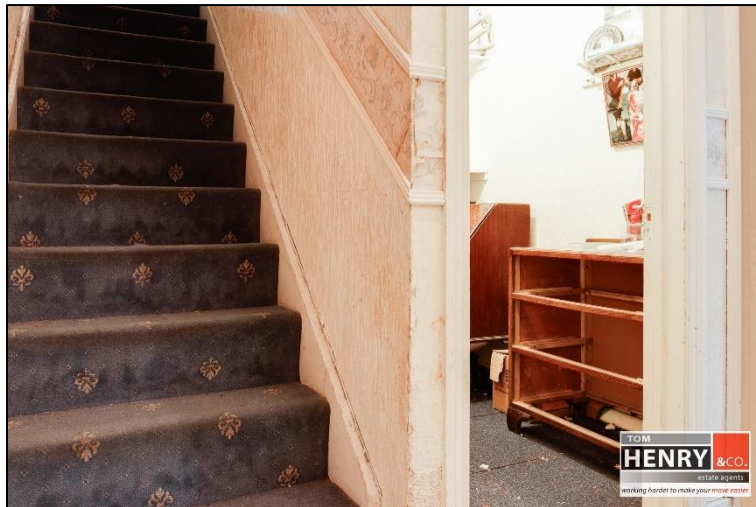
CARPET TO FLOOR.

CLOAK STORE / POTENTIAL HOME OFFICE:

SHELVED. CARPET TO FLOOR.

BEDROOM 3:

TO FRONT. PRE-FINISHED FLOOR.



GROUND FLOOR:

STAIRS & LANDING:

CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING. DADO RAIL. U.P.V.C. EXTERNAL REAR DOOR WITH GLASS PANEL.

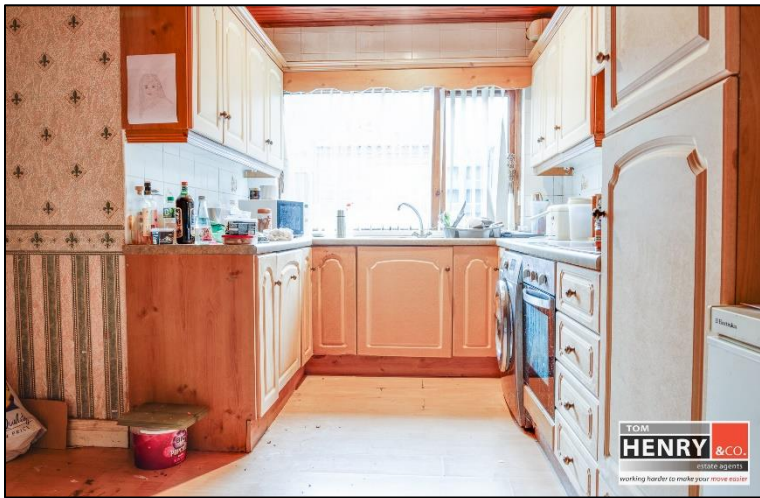
HOTPRESS & LINEN CUPBOARD:

SHELVED.



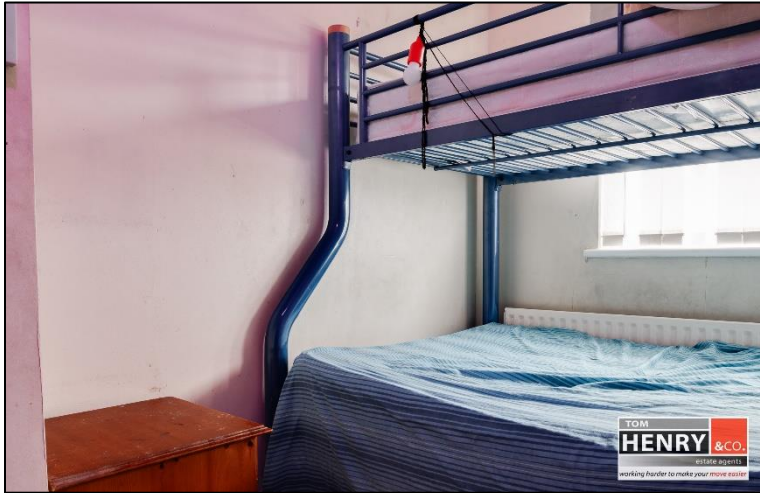
KITCHEN / DINING AREA:

RANGE OF FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. HOB & UNDER OVEN. SPACE FOR A.W.M. SPACE FOR DISHWASHER. SPACE FOR FRIDGE FREEZER. TILED SPLASH BACK. TIMBER CEILING WITH EYEBALL LIGHTING. PRE-FINISHED FLOOR.



BEDROOM 1:

TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 2:

TO FRONT. PRE-FINISHED FLOOR.



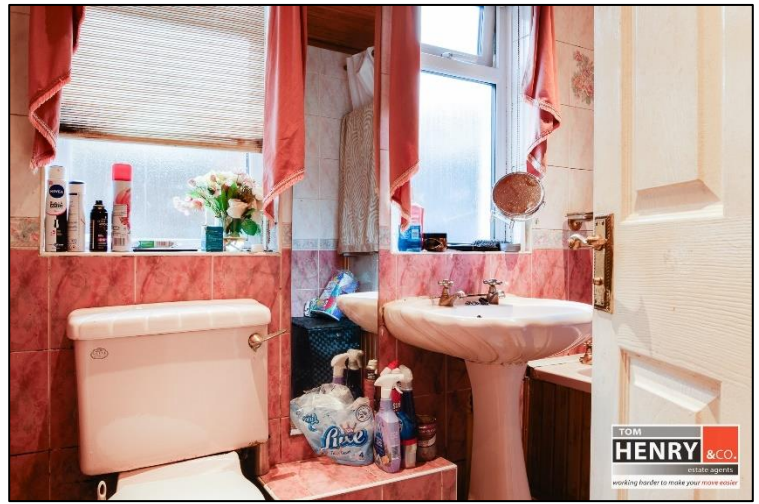
BATHROOM:
TOILET. SINK. BATH. TILED WALLS. TIMBER CEILING.

OUTSIDE:

GRAVELLED SHRUB BED TO FRONT.

PAVED ENCLOSED GARDEN TO REAR. GARDEN SHED INCLUDED IN SALE.
OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. PURPOSES ONLY.

A 3D isometric floorplan of the house. The layout includes an office (2.0m x 1.4m) with a desk and chair, a sitting room (4.8m x 3.9m) with a red sofa and coffee table, an entrance, and a bedroom (2.8m x 2.0m) with a bed. A staircase leads to an upper level. A logo for TOM HENRY & CO. estate agents is in the bottom right corner.

OFFICE
2.0m x 1.4m

SITTING ROOM
4.8m x 3.9m

ENTRANCE

BEDROOM 3
2.8m x 2.0m

TOM HENRY & CO.
estate agents
working harder to make your move easier

**39 Ashbeg Grove
Dungannon, BT71 7BQ**

(Floorplan for illustrative purposes only)



Thinking of selling or renting your home?



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- > **Competitive sales & rental rates.**
- > **RICS member firm.**
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- > **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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.