

**35 LISNAMONAGHAN ROAD
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3NH**



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

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A SPACIOUS DETACHED BUNGALOW WITH A GARAGE IN A MOST SOUGHT-AFTER SITUATION

THIS IMMACULATE DETACHED BUNGALOW WAS CONSTRUCTED FOR OWNER OCCUPATION CIRCA. 20 YEARS AGO AND IS SITUATED ON A TRULY ENVIABLE SITE (APPROX. 0.4 ACRES) ON THE OUTSKIRTS OF THE EVER POPULAR VILLAGE OF CASTLECAULFIELD.

WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES INCLUDING RENOWNED PRIMARY SCHOOLS, THE VILLAGE CHIPPY, SHOP AND LOCAL PUB, THE PROPERTY ALSO BENEFITS FROM GOOD ACCESS BY CAR TO THE MAIN ROADS NETWORK & THE M1 MOTORWAY, CIRCA. 2 MILES FROM DONAGHMORE & CIRCA. 3 MILES FROM DUNGANNON TOWN.

BOASTING WELL-PROPORTIONED & PRESENTED ACCOMMODATION EXTENDING TO 3 BEDROOMS, MASTER SUITE ENSUITE WITH DRESSING ROOM, 3 RECEPTION ROOMS, A DETACHED GARAGE BLOCK & ENCLOSED GARDENS, THIS PROPERTY IS SURE TO APPEAL AS A FOREVER FAMILY HOME OR TO THOSE REQUIRING LIFE ON ONE LEVEL WITH THE CONVENIENCE OF VILLAGE LIVING ALIKE.

“MAY ONLY BE FULLY APPRECIATED ON INSPECTION”



OFFERS AROUND: £314,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A WELL-PRESENTED DETACHED BUNGALOW.
- SITUATED ON AN ENVIABLE ELEVATED SITE.
- SITE EXTENDING TO APPROX. 0.4 ACRES.
- WITHIN WALKING DISTANCE OF ALL PICTURESQUE CASTLECAULFIELD AMENITIES.
- GOOD ACCESS TO THE A4 / M1 FOR COMMUTING.
- ONLY MINUTES BY CAR TO DUNGANNON, DONAGHMORE & COOKSTOWN.
- 3 BEDROOMS; MASTER SUITE ENSUITE WITH DRESSING AREA.
- 3 RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- MOST GENEROUS KITCHEN WITH SPACE FOR FAMILY DINING / LIVING.
- SEPARATE UTILITY ROOM.
- CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 5 PIECE SUITE.
- POTENTIAL FOR FURTHER ACCOMMODATION TO FIRST FLOOR IF REQUIRED (S.T.S.C.)
- DETACHED GARAGE BLOCK.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA & SOFFITS
- 6 PANEL INTERNAL DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- ENCLOSED GARDENS LAID TO LAWNS & SHRUB BEDS.
- GOOD PROVISION OF OFF-STREET PARKING TO FRONT / SIDE.
- SURE TO APPEAL AS A FOREVER FAMILY HOME OR TO THOSE SEEKING LIFE ON ONE LEVEL.

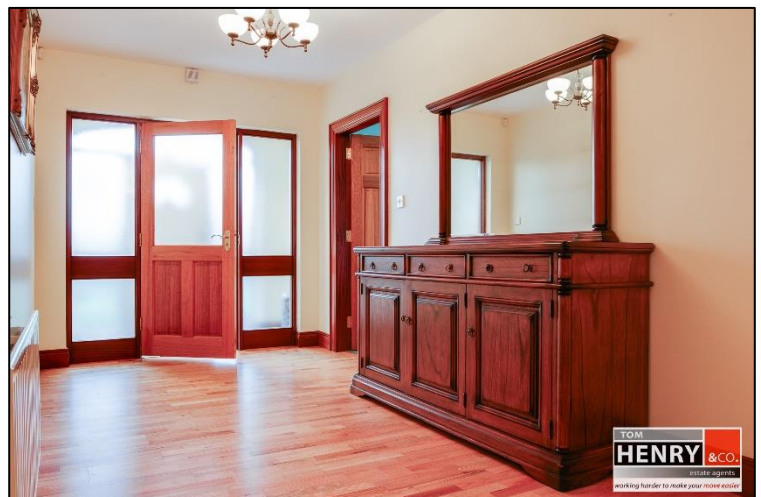


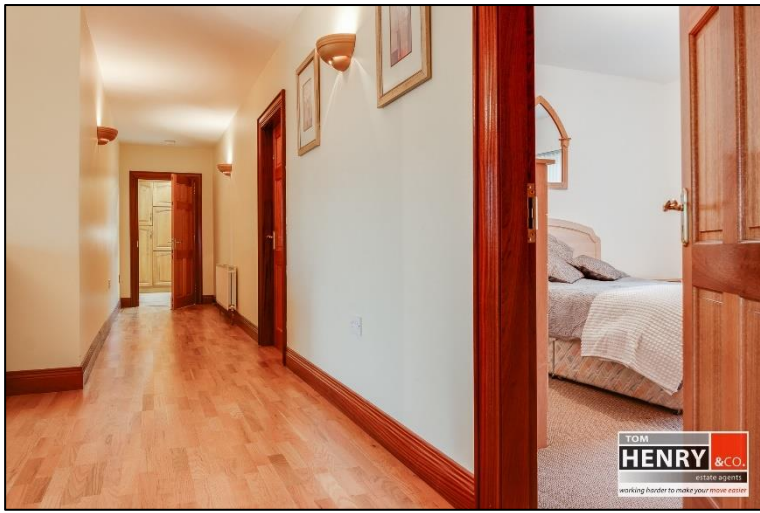
ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:
EXTERNAL LIGHTING. U.P.V.C EXTERNAL DOOR WITH GLAZED FANLIGHT & SIDE PANELS. TILED FLOOR.



ENTRANCE HALL:
PART GLAZED WOODEN INNER DOOR WITH GLAZED SIDE PANELS.
WOODEN FLOOR.





SITTING ROOM:

OPEN FIREPLACE WITH MARBLE HEARTH & SURROUND. COVING TO CEILING. CARPET TO FLOOR. PART GLAZED DOUBLE DOORS TO KITCHEN / FAMILY DINING AREA.





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KITCHEN / FAMILY DINING AREA:

DUAL ASPECT. FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED FRIDGE. INTEGRATED HOB & OVEN. INTEGRATED DISHWASHER. TILED FLOOR. TILED BETWEEN UNITS. UNDER UNIT LIGHTING. PART GLAZED DOUBLE DOORS TO SUNROOM.



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SUNROOM:

PART GLAZED DOUBLE DOORS FROM KITCHEN / FAMILY DINING AREA. BEAUTIFUL ASPECT TO GARDENS. GLAZED PANELS. GLAZED DOOR TO REAR GARDEN. TILED FLOOR.



REAR HALL:
U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANEL. TILED FLOOR.

REAR PORCH:
TILED.

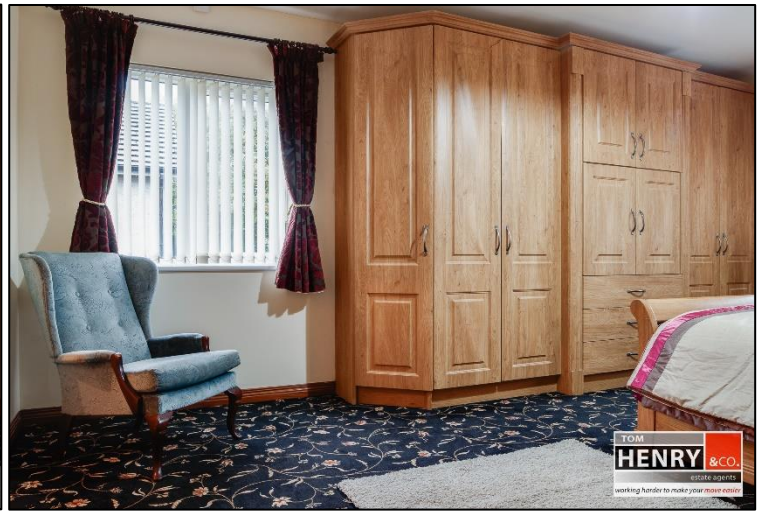
POWDER ROOM:
TOILET. WASH HAND BASIN. TILED FLOOR. ACCESS TO ROOF SPACE.

UTILITY ROOM:
FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED
FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FREEZER. TILED
FLOOR.



MASTER BEDROOM / BEDROOM 1:
DUAL ASPECT TO FRONT & SIDE. CARPET TO FLOOR. FITTED STORAGE TO INCLUDE; WARDROBES & HATBOXES. ARCH TO DRESSING AREA.





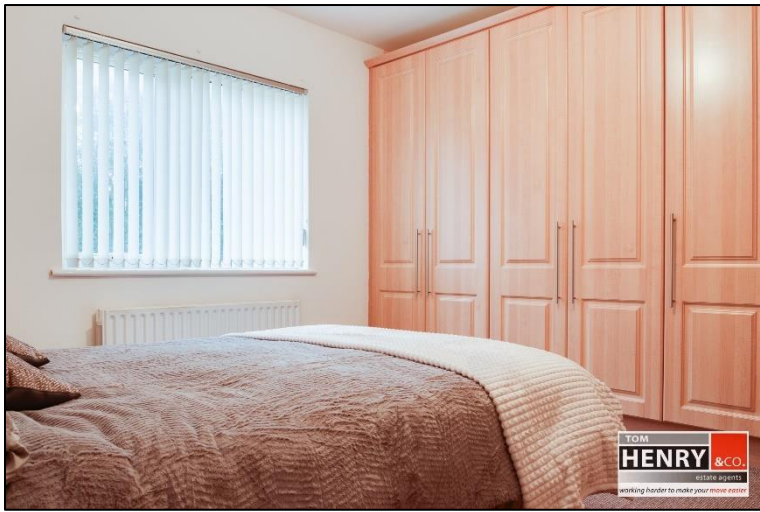
DRESSING AREA:
FITTED DRESSER UNIT.

ENSUITE:
WHITE SUITE. SHOWER. TOILET. WASH HAND BASIN.



BEDROOM 2:
TO REAR. CARPET TO FLOOR. FITTED WARDROBES.





BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. FITTED STORAGE.



BATHROOM:
5 PIECE SUITE. TOILET. WASH HAND BASIN. JACUZZI BATH. TILED ELECTRIC SHOWER. SOME WALL TILING. TILED FLOOR.





HOTPRESS:
WALK-IN. SHELVED & HANGING SPACE. ELECTRIC LIGHT.

ROOF SPACE:
ACCESS VIA WOODEN LADDER. CURRENTLY FLOORED FOR STORAGE. ELECTRIC LIGHTS. 2 X GABLE WINDOWS.

OUTSIDE:

SITUATED ON A GENEROUS, PRIVATE & SLIGHTLY ELEVATED SITE EXTENDING TO APPROX. 0.4 ACRES.

PILLARED & GATED ENTRANCE. TARMAC DRIVE & PARKING TO FRONT & SIDE. CONCRETE AREA TO REAR.

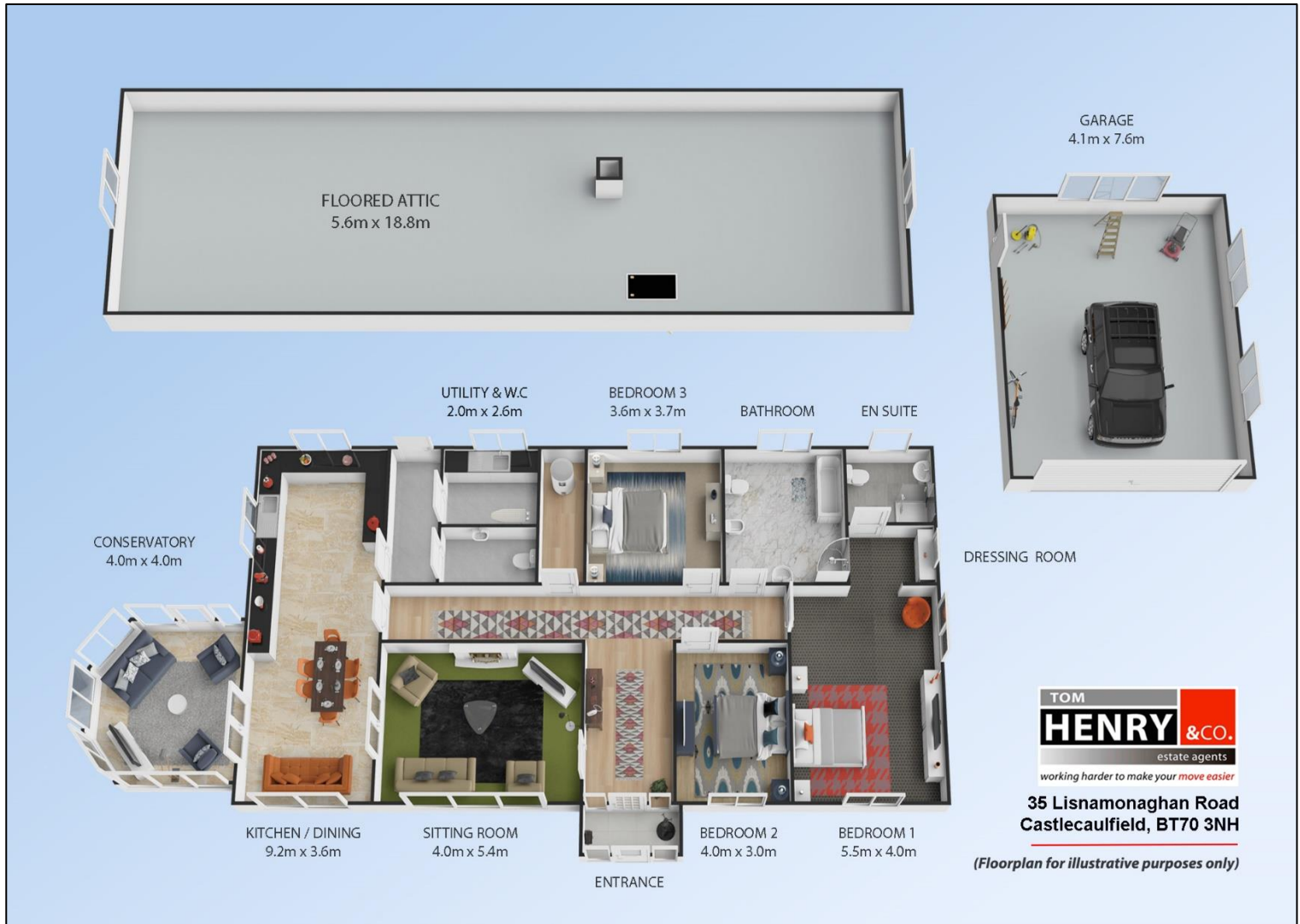
DETACHED GARAGE BLOCK:
CAVITY BUILT WITH ROLL UP DOOR. PEDESTRIAN DOOR TO SIDE. BEAM VACUUM UNIT. TOILET. ELECTRIC LIGHTS & POWERPOINTS.

GARDENS TO FRONT & REAR LAID TO LAWNS WITH SHRUB BEDS. ATTRACTIVE WALLED & IRON FENCING TO FRONT BOUNDARY. HEDGING TO REMAINDER OF BOUNDARY.





FLOORPLANS FOR I.D. PURPOSES ONLY.



35 Lisnamonaghan Road
Castlecaulfield, BT70 3NH

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

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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.