

**40 DRUMMAN GLEN
LOUGHMACRORY
OMAGH
CO. TYRONE
BT79 9LY**



working harder to make your move easier

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“DELIGHTFUL AT DRUMMAN GLEN”

AN IMMACULATE HOME WITH A FANTASTIC REAR GARDEN

WITHIN STROLLING DISTANCE OF ALL PICTURESQUE & POPULAR LOUGHMACRORY VILLAGE AMENITIES, INCLUDING THE LOCAL SHOP & PRIMARY SCHOOL; AND BOASTING GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO CARRICKMORE, OMAGH, COOKSTOWN & DUNGANNON, NO. 40 DRUMMAN GLEN IS A PROPERTY THAT IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.

PRESENTED FOR SALE IN ABSOLUTELY IMMACULATE CONDITION THROUGHOUT, THIS PROPERTY BENEFITS FROM 3 BEDROOMS (MASTER ENSUITE & 2 WITH FITTED STORAGE), A MOST GENEROUS SITTING ROOM WITH A BAY WINDOW, A KITCHEN WITH SPACE FOR FAMILY DINING, A HANDY GROUND FLOOR CLOAK W.C, A FAMILY BATHROOM WITH A 4 PIECE SUITE AND AN ENVIABLE REAR GARDEN WITH FURTHER POTENTIAL ON WHICH TO ADD YOUR OWN STAMP...

PERFECT AS AN AFFORDABLE “MOVE-IN” READY FIRST HOME, FOR FAMILIES OR AS A DISCERNING BUY-TO-LET



OFFERS AROUND: £139,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

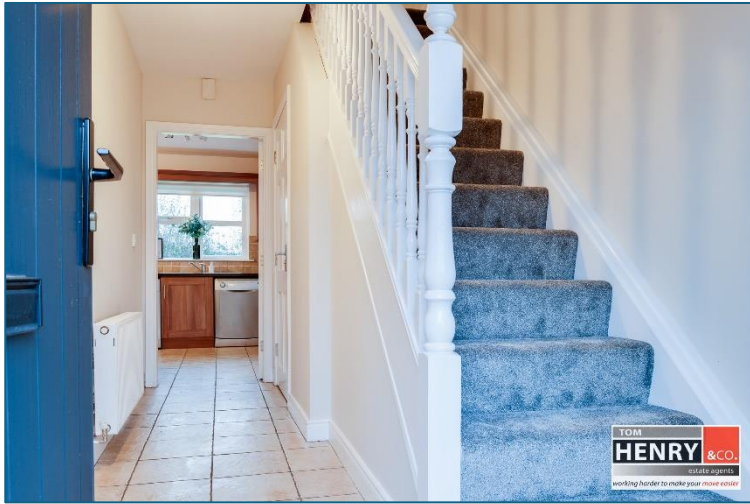
- AN IMMACULATE SEMI-DETACHED PROPERTY.
- SITUATED ON A GENEROUS SITE IN THIS QUIET RESIDENTIAL DEVELOPMENT.
- ONLY A STROLL TO ALL PICTURESQUE VILLAGE AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO CARRICKMORE, OMAGH, COOKSTOWN, DUNGANNON, ETC.
- 3 BEDROOMS; MASTER ENSUITE, 2 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH BAY WINDOW & FEATURE ELECTRIC FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- WINDOW COVERINGS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS (NOT FRONT DOOR).
- U.P.V.C. FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- PRIVATE OFF-STREET PARKING.
- MOST GENEROUS REAR GARDEN.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- SURE TO ALSO APPEAL AS A “READY-TO-GO” BUY-TO-LET.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

EXTERNAL LIGHT. TIMBER EXTERNAL DOOR WITH GLASS PANEL & SIDE PANEL. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



POWDER ROOM / CLOAK W.C:

WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.



SITTING ROOM:

BAY WINDOW. FEATURE FIREPLACE WITH ELECTRIC INSET. PRE-FINISHED FLOOR.





KITCHEN / FAMILY DINING AREA:

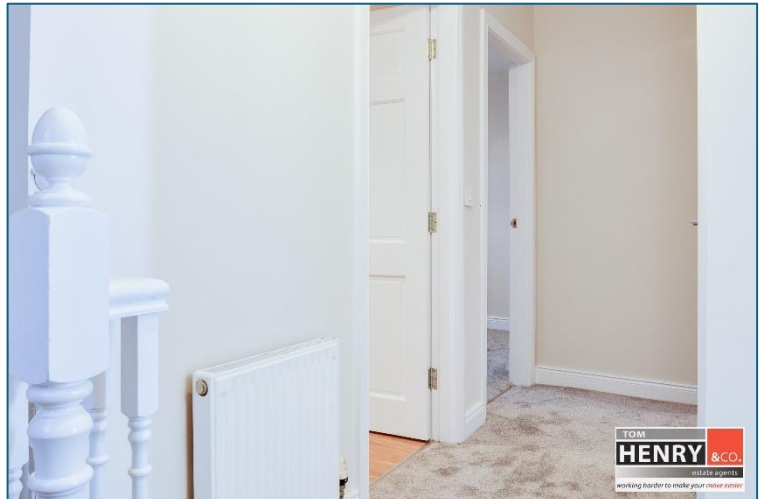
FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE FREEZER. SPACE FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR. GLAZED FRENCH DOORS TO REAR GARDEN. P.V.C. EXTERNAL DOOR WITH GLASS PANEL TO SIDE OF DWELLING.





FIRST FLOOR:

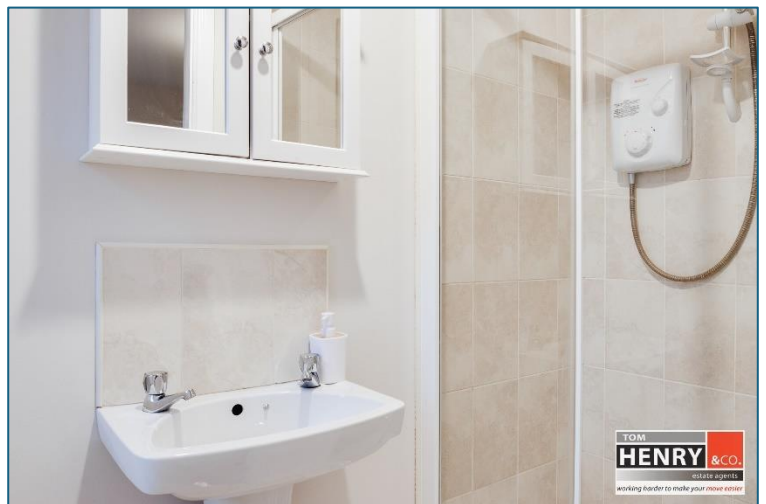
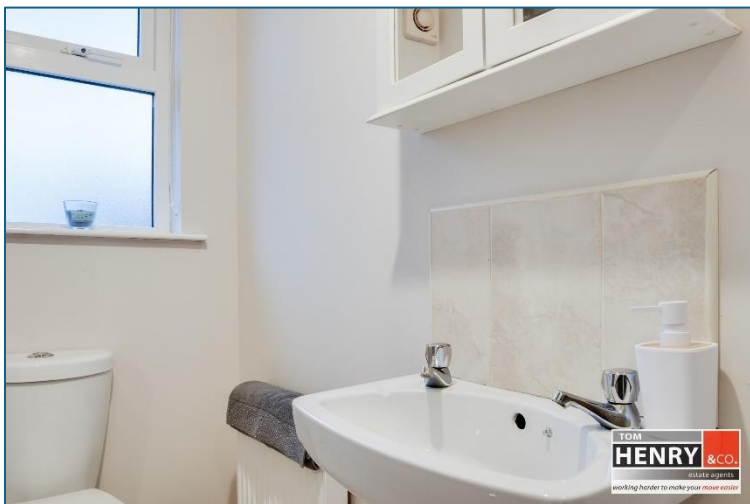
STAIRS & LANDING:
CARPET. HOTPRESS: SHELVED.



BEDROOM 1:
TO REAR. CARPET TO FLOOR. FITTED STORAGE.



ENSUITE:
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED ELECTRIC SHOWER. TILED FLOOR. X-FAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR. FITTED STORAGE.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:
BATH WITH MIXER TAP FITTING & TILED SPLASH BACK. SINK IN VANITY UNIT WITH MIXER TAP FITTING & TILED SPLASH BACK. ILLUMINATED MIRROR OVER. FULLY TILED ELECTRIC SHOWER. TOILET. X-FAN.





OUTSIDE:

GARDEN TO FRONT LAID TO LAWN.

TARMAC OFF STREET PARKING TO FRONT / SIDE.

GENEROUS ENCLOSED GARDEN TO REAR LAID TO LAWN.
OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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 / DINING
3.1m x 5.9m

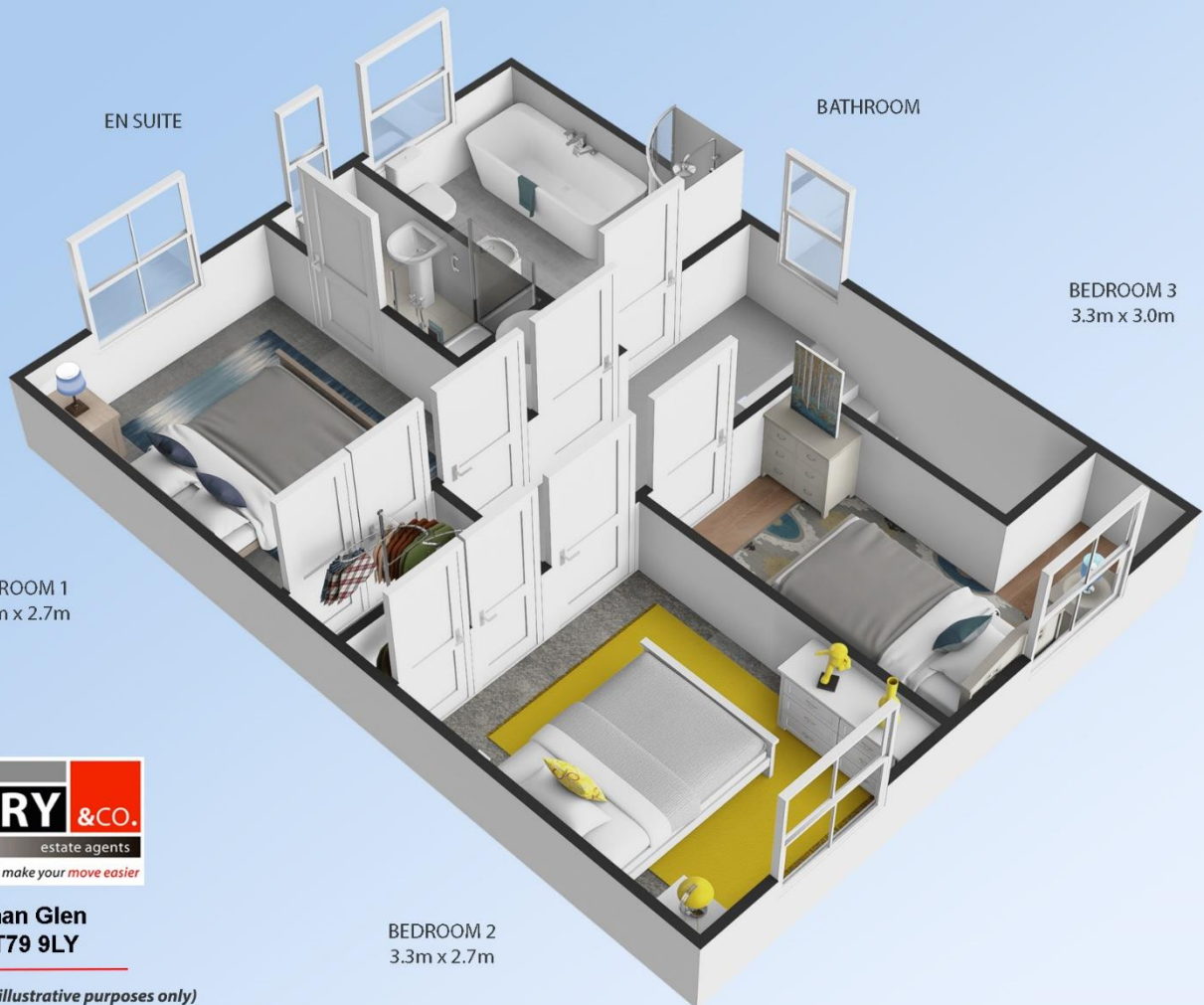
SITTING ROOM
5.5m x 3.6m

W.C.



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(Floorplan for illustrative purposes only)



EN SUITE

BATHROOM

BEDROOM 3
3.3m x 3.0m

BEDROOM 1
3.4m x 2.7m

BEDROOM 2
3.3m x 2.7m



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