

**20 OAKWOOD MANOR
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6UF**



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

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A WELL-PRESENTED PROPERTY IN THIS COMPACT & POPULAR VILLAGE DEVELOPMENT

PERFECT AS AN AFFORDABLE FIRST HOME OR SURE TO APPEAL TO THOSE SEEKING TO DOWNSIZE WITH VILLAGE CONVENIENCE

PRESENTED FOR SALE IN "JUST MOVE-IN" CONDITION THROUGHOUT, THIS DECEPTIVELY SPACIOUS SEMI-DETACHED HOME PROVIDES VERSATILE ACCOMMODATION ON A GENEROUS SITE WITH AN EXCEPTIONALLY PRIVATE REAR GARDEN, IN THIS CONVENIENT & COMPACT RESIDENTIAL DEVELOPMENT.

LOCATED WITHIN WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOL & VILLAGE SHOP AND ONLY MINUTES BY CAR TO MOY VILLAGE, DUNGANNON TOWN, THE ARGORY & JUNCTION 14 OF THE M1 INTERSECTION, THIS 3 BEDROOM, 2 RECEPTION ROOM HOME IS SURE TO ATTRACT SIGNIFICANT INTEREST...

...WE RECOMMEND EARLY VIEWING TO AVOID MISSING OUT!



OFFERS OVER: £149,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

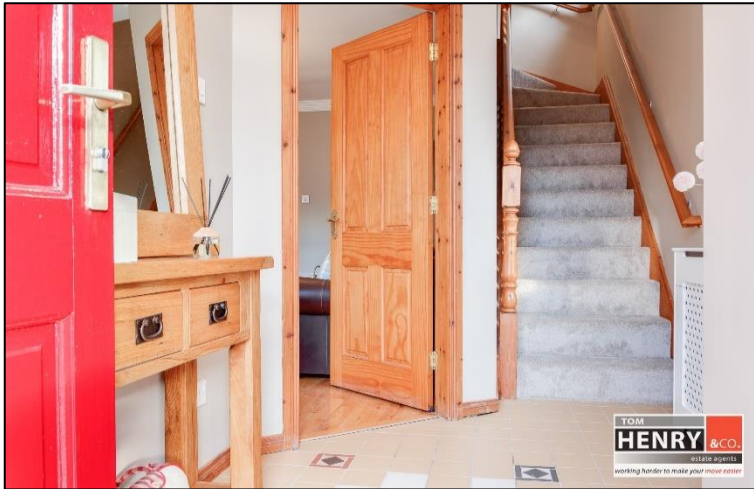
- A DECEPTIVELY SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN GOOD DECORATIVE ORDER THROUGHOUT.
- SITUATED ON A GENEROUS SITE WITH NO DEVELOPMENT TO ITS REAR.
- WITHIN WALKING DISTANCE OF THE VILLAGE SHOP & PRIMARY SCHOOL.
- ONLY MINUTES BY CAR TO DUNGANNON, MOY, THE ARGORY, ETC.
- SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS; 2 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- DINING ROOM WITH PATIO DOOR TO REAR GARDEN.
- KITCHEN WITH WHITE GOODS INCLUDED IN SALE.
- GENEROUS SEPARATE UTILITY ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- BLINDS INCLUDED IN SALE.
- P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING; RECENTLY UPDATED CONDENSING BOILER.
- OFF STREET PARKING TO FRONT FOR 2+ CARS.
- PRIVATE REAR GARDEN WITH NO DEVELOPMENT BEHIND.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST HOME.
- MAY ALSO APPEAL TO THOSE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE / DISCERNING INVESTORS.
- WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

EXTERNAL LIGHTING. TIMBER EXTERNAL DOOR WITH GLAZED FAN LIGHT. TILED FLOOR. COVING TO CEILING. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

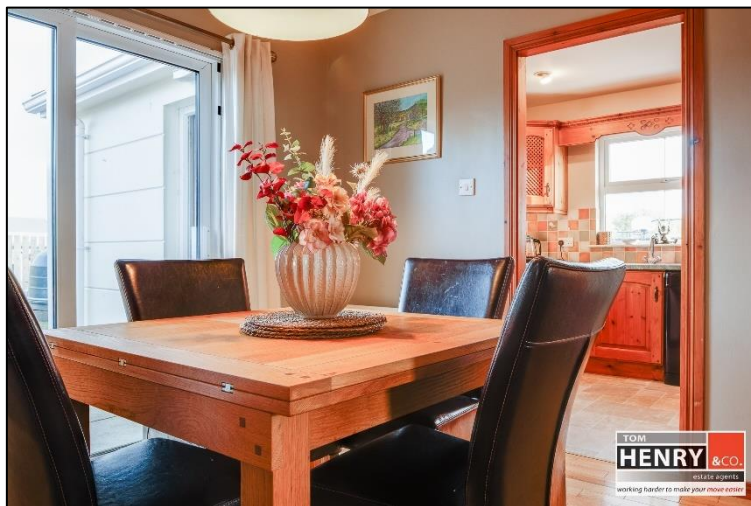
OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND OVER CAST IRON INSET WITH TILED HEARTH. SOLID OAK WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING. UNDER STAIR STORAGE. GLAZED DOUBLE DOORS TO DINING ROOM.





DINING ROOM:

GLAZED DOORS FROM SITTING ROOM. SOLID OAK WOODEN FLOOR. GLAZED SLIDING PATIO DOOR TO REAR GARDEN.



KITCHEN:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR DISHWASHER (INCLUDED). EYEBALL LIGHTING TO CEILING.



UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FRIDGE FREEZER (INCLUDED). TIMBER EXTERNAL DOOR WITH GLAZED TOP PANEL.



FIRST FLOOR:

STAIRS & LANDING:

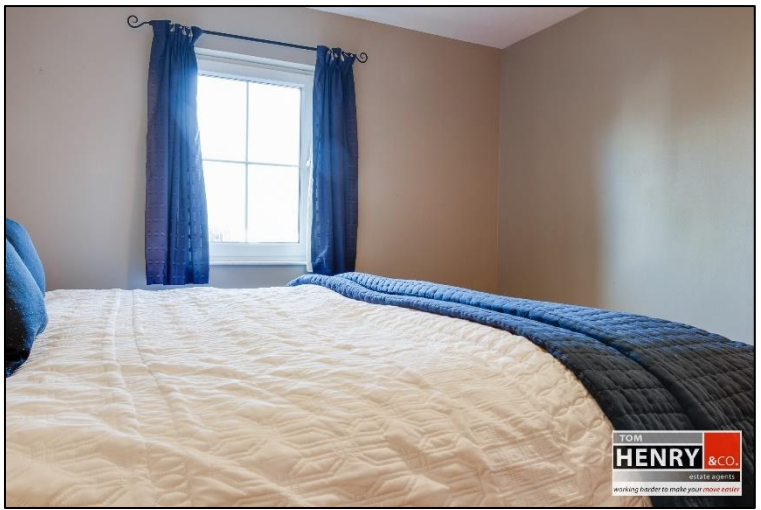
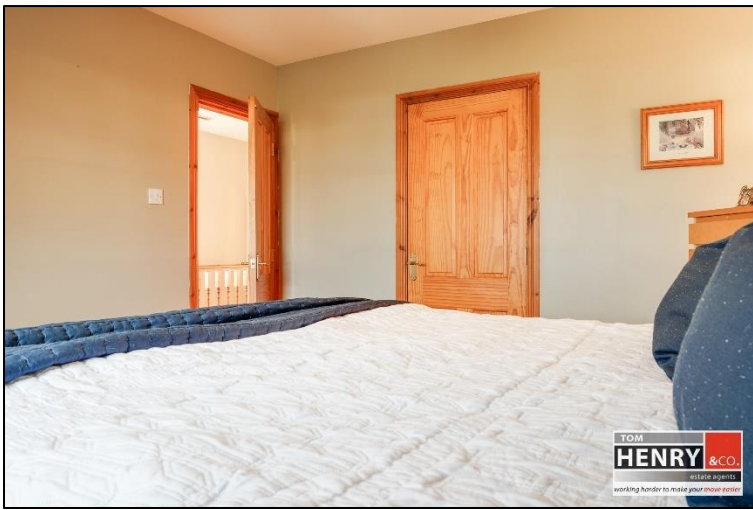
CARPET. HOTPRESS: SHELVED WITH RECENTLY UPDATED WATER TANK & IMMERSION HEATER.



BEDROOM 1:

TO REAR. PRE-FINISHED FLOOR. BUILT-IN CUPBOARD WITH HANGING SPACE.





BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN CUPBOARD; SHELVED.



BEDROOM 3:
TO REAR. CURRENTLY UTILIZED AS A HOME OFFICE. PRE-FINISHED FLOOR.



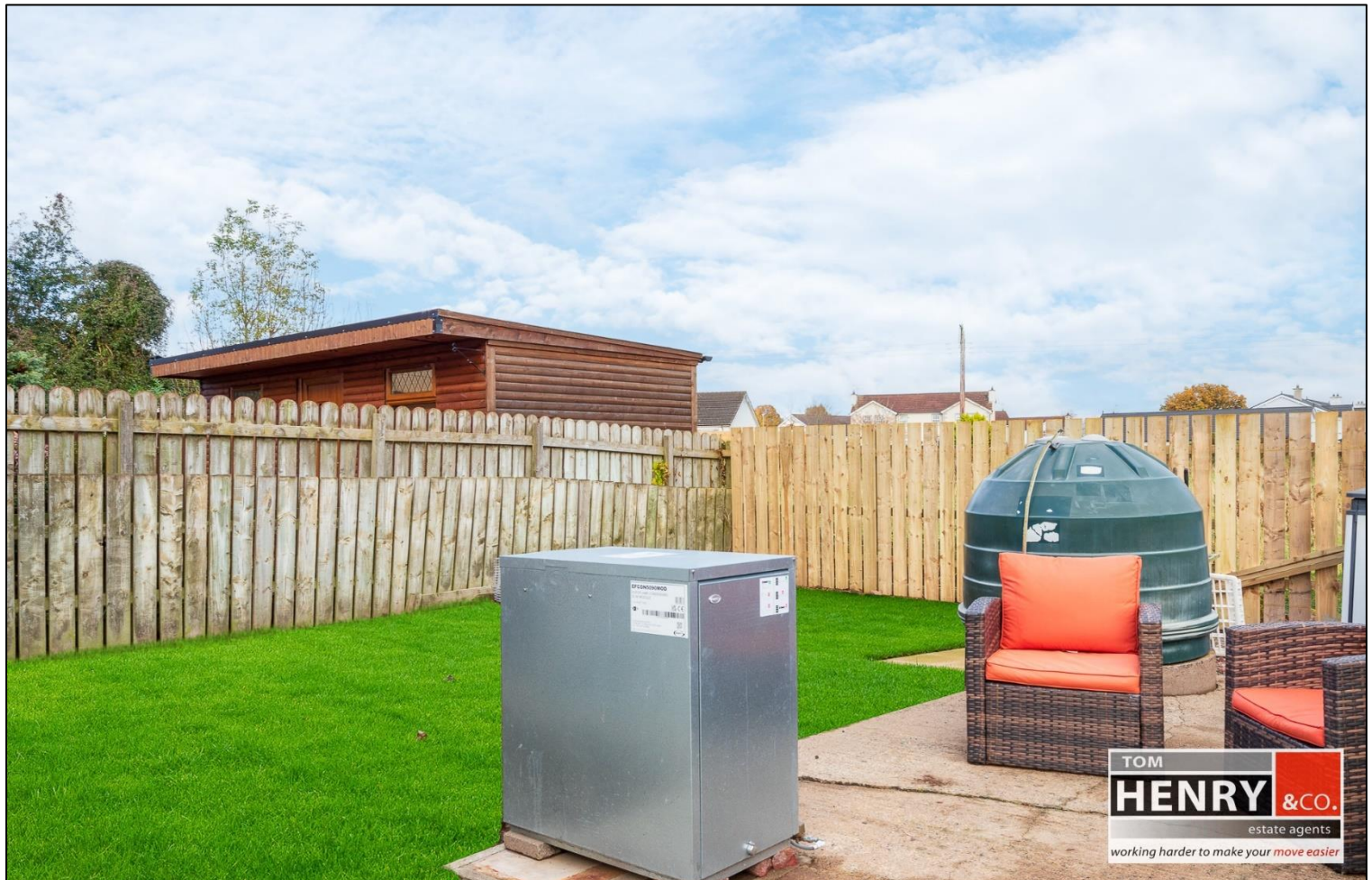
BATHROOM:
BATH. TOILET. WASH HAND BASIN. FULLY CLAD POWER SHOWER. SOME WALL CLADDING. EYEBALL LIGHTING TO CEILING.

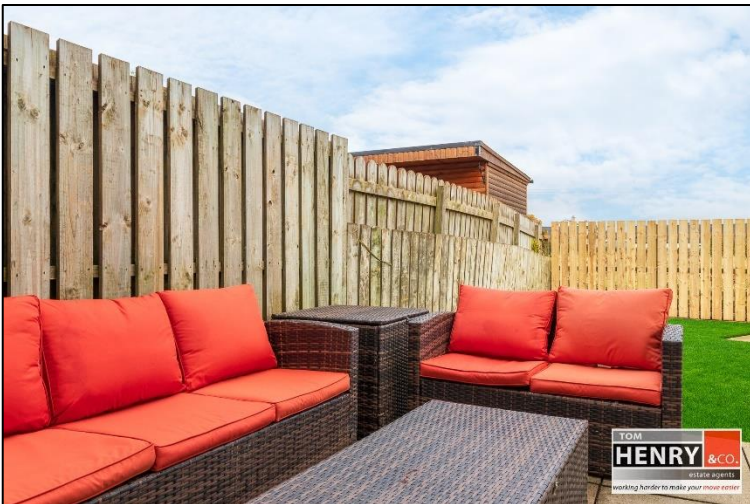


OUTSIDE:

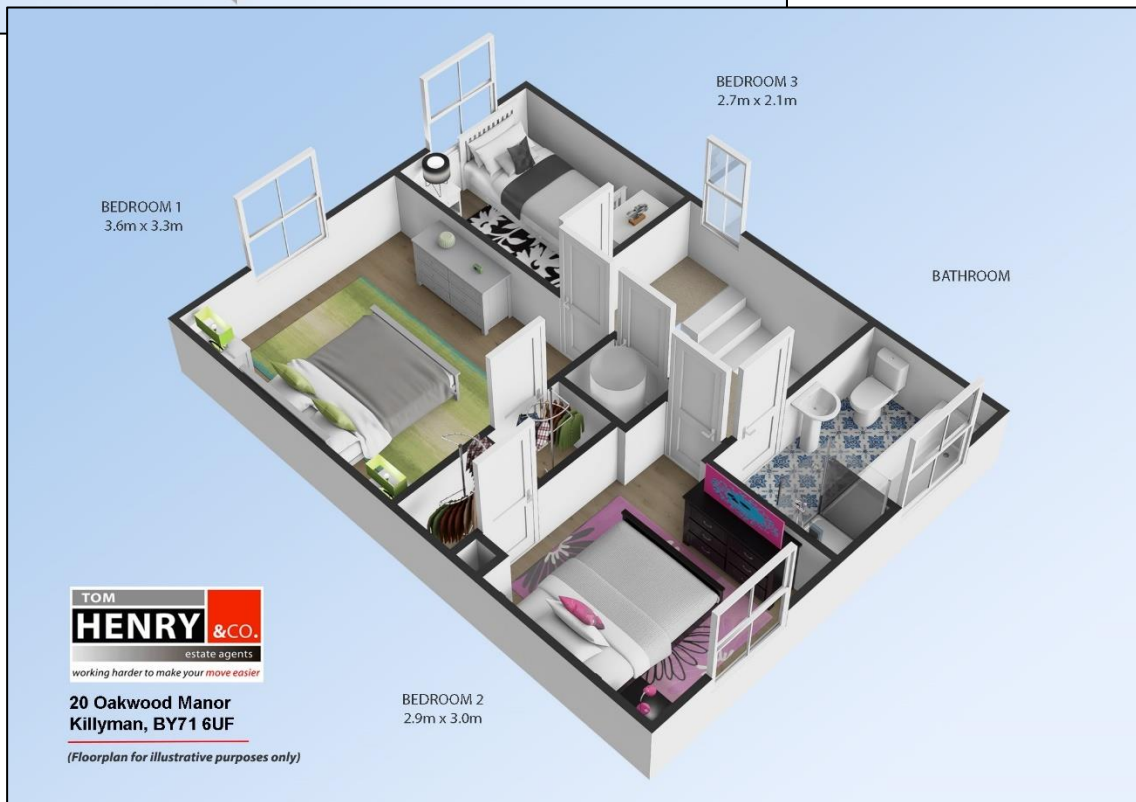
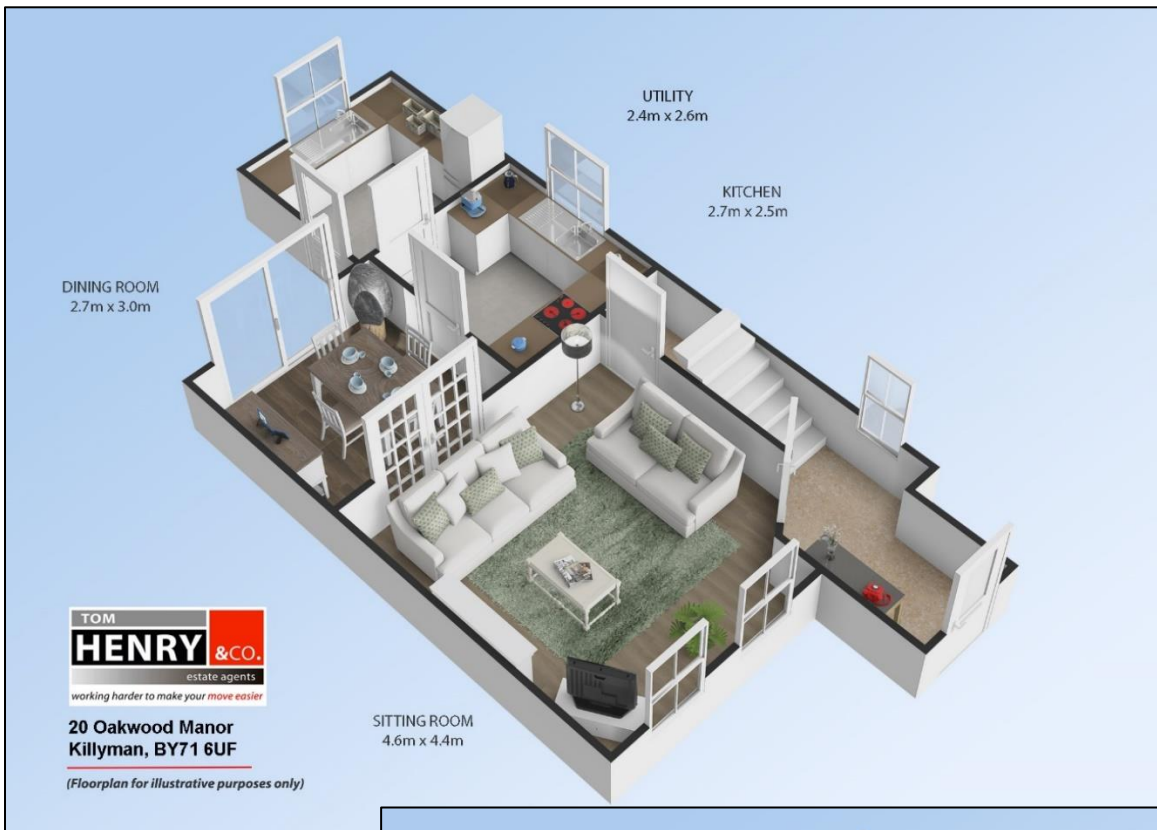
GRAVEL PARKING TO FRONT FOR 2+ CARS.

ENCLOSED PRIVATE GARDEN TO REAR WITH NO RESIDENTIAL DEVELOPMENT BEHIND. PAVED PATIO AREA. GARDEN 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		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



Want to know what your property is worth?

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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.