

**5 LISNAMONAGHAN COURT  
CASTLECAULFIELD  
DUNGANNON  
CO. TYRONE  
BT70 3NB**



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

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**“ABSOLUTELY IMMACULATE” - VILLAGE CONVENIENCE IN CASTLECAULFIELD**

CONSTRUCTED CIRCA. 2014 BY HIGHLY RENOWNED HOME BUILDERS “ALSKEA” AND OWNER OCCUPIED SINCE NEW, THIS SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY IS PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT AND ENJOYS A SUPERB SITE IN THIS COMPACT AND PRIVATE VILLAGE DEVELOPMENT OF ONLY 9 HOMES.

BOASTING 3 BEDROOMS, MASTER ENSUITE, THIS SUPERB HOME IS IDEALLY LOCATED WITHIN WALKING DISTANCE OF ALL PICTURESQUE CASTLECAULFIELD VILLAGE AMENITIES INCLUDING LOCAL PRIMARY SCHOOLS, VILLAGE SHOPS, TAKEAWAY, PUBLIC HOUSE & IS ONLY A SHORT DRIVE TO DONAGHMORE, DUNGANNON, PARKANAUR FOREST PARK (GREAT FOR SUNDAY WALKS WITH THE DOG), COOKSTOWN AND THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD.

**A MUST VIEW FOR FIRST-TIME BUYERS & FAMILIES ALIKE; NOTHING TO DO, BUT TO MOVE IN AND ENJOY!**



**OFFERS OVER: £179,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES...

- A SPACIOUS & VERSATILE SEMI-DETACHED HOME.
- CONSTRUCTED CIRCA. 2014 & OWNER OCCUPIED SINCE NEW.
- BUILT BY RENOWNED ALSKEA CONTRACTS.
- MOST CONVENIENT OUTER VILLAGE LOCATION.
- QUIET RESIDENTIAL CUL-DE-SAC OF ONLY 9 PROPERTIES.
- PRESENTED FOR SALE IN “FIRST CLASS” DECORATIVE ORDER THROUGHOUT.
- ONLY MINUTES BY CAR TO DONAGHMORE, DUNGANNON, COOKSTOWN, ETC.
- SUPERB ACCESS TO THE ROADS NETWORK FOR COMMUTING.
- 3 SPACIOUS BEDROOMS; MASTER ENSUITE.
- GENEROUS SITTING ROOM.
- QUALITY FITTED KITCHEN WITH SPACE FOR FAMILY DINING.
- INTEGRATED KITCHEN APPLIANCES.
- SEPARATE UTILITY ROOM.
- HANDY GROUND FLOOR POWDER ROOM / CLOAK W.C.
- PRE-FINISHED FLOORS THROUGHOUT THE GROUND FLOOR.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- ATTIC WITH SLINGSBY TYPE LADDER & PART FLOORED FOR STORAGE.
- U.P.V.C. TRIPLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- ALARM SYSTEM.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 4 PANEL INTERNAL DOORS.
- TARMAC DRIVEWAY & PARKING TO FRONT & SIDE.
- PRIVATE, METICULOUSLY MAINTAINED REAR GARDEN.
- SHED INCLUDED IN SALE.
- SUITABLE FOR CO-OWNERSHIP.
- WILL ATTRACT SIGNIFICANT INTEREST – VIEW EARLY!

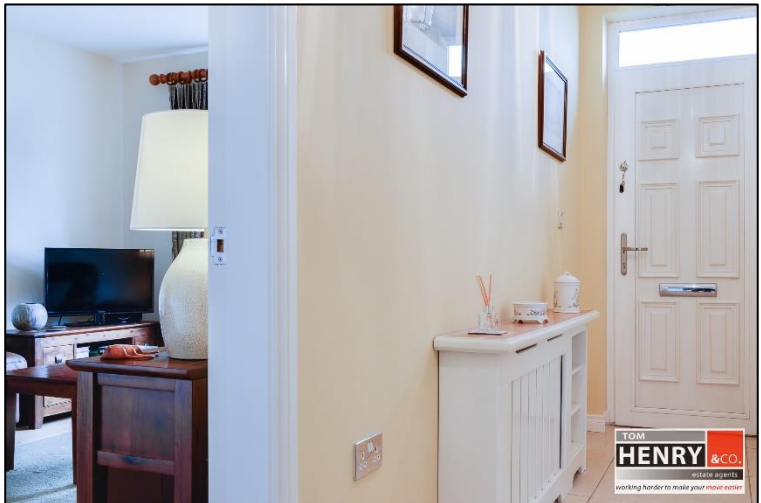
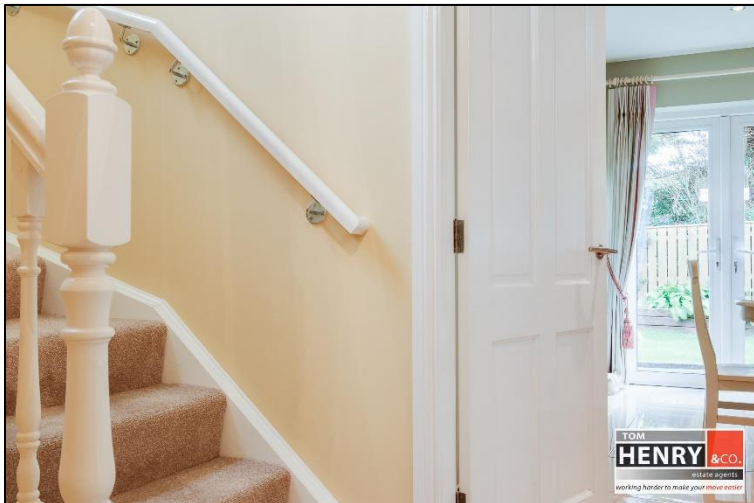




**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. TILED FLOOR. RAID COVER. STAIRS TO FIRST FLOOR WITH CARPET.





**POWDER ROOM:**

**WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. TILED FLOOR.**



**CLOAK CUPBOARD:**

**TILED FLOOR. ELECTRIC LIGHT.**

**SITTING ROOM:**

**WOODEN FLOOR. DOUBLE DOORS, PART GLAZED, TO / FROM KITCHEN / FAMILY DINING AREA.**





**KITCHEN / FAMILY DINING AREA:**

**FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED FRIDGE FREEZER. INTEGRATED DISWASHER. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. TILED FLOOR. GLAZED FRENCH DOORS TO REAR GARDEN.**





**UTILITY ROOM:**

LOW LEVEL UNIT WITH S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. STORAGE CUPBOARD / PANTRY. TILED FLOOR. U.P.V.C. REAR EXTERNAL DOOR WITH GLAZED PANEL.



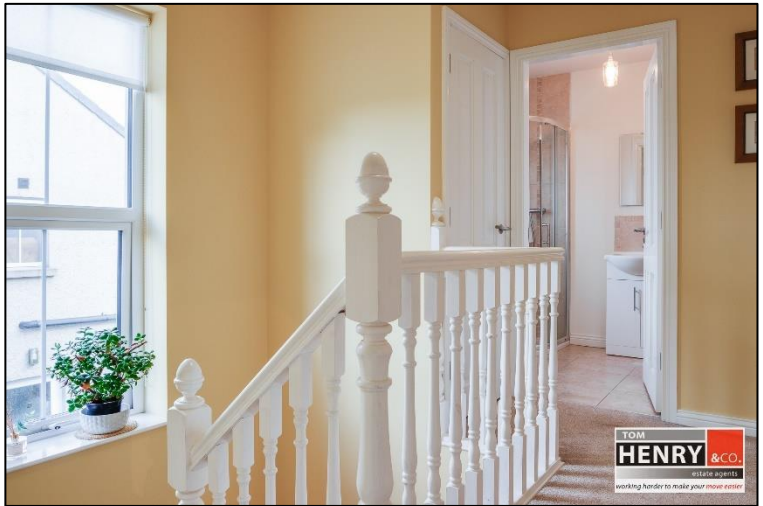
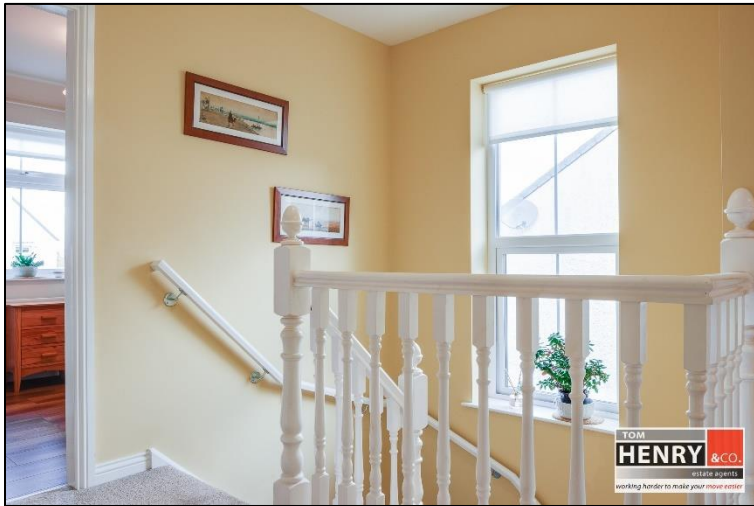
**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET TO FLOOR.

**HOTPRESS:**

SHELVED. ELECTRIC LIGHT.



**MASTER BEDROOM:**

TO REAR. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE; WARDROBES WITH SHELVED & HANGING SPACE, DISPLAY SHELVING & DRAWER UNIT.





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



BEDROOM 2:  
TO FRONT. CARPET TO FLOOR.





BEDROOM 3:  
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:  
WHITE SUITE. BATH WITH TILED SPLASH BACK. TILED SHOWER. TOILET. SINK IN VANITY UNIT WITH TILED SPLASH BACK. HEATED TOWEL RAIL.  
TILED FLOOR. X-FAN.



ROOF SPACE:  
ACCESSED VIA A SLINGSBY TYPE LADDER. ELECTRIC LIGHT. PART FLOORED FOR STORAGE.

**OUTSIDE:**

TARMAC DRIVEWAY & PARKING TO FRONT / SIDE. LAWNED AREA TO FRONT. EXTERNAL WATER TAP TO SIDE.

TARMAC AREA TO REAR. GARDEN LAID TO LAWN WITH SHRUBS & GRAVELLED AREA HOUSING GARDEN SHED WITH ELECTRIC LIGHT (SHED INCLUDED IN SALE).







FLOORPLANS FOR I.D. PURPOSES ONLY.





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

**Lisnamonaghan Court  
Castlecaulfield BT70 3NQ**

*(Floorplan for illustrative purposes only)*



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Thinking of selling or renting your home?**



est. 1979

**Want to know what your property is worth?**

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

**SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE**

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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.**