

**113 MAIN STREET  
POMEROY  
DUNGANNON  
CO. TYRONE  
BT70 2QP**



working harder to make your *move easier*

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**WHEN CONVENIENCE MEETS CHARACTER & ACCOMMODATION...**

ENJOYING A PROMINENT & MOST CONVENIENT LOCATION ON THE CORNER OF MAIN STREET & FAIR GREEN IN POPULAR POMEROY TOWN, THIS END-OF-TERRACE 4 BEDROOM, 2 RECEPTION ROOM PROPERTY AFFORDS SPACIOUS & VERSATILE ACCOMMODATION, WELL-PRESENTED THROUGHOUT ON A GENEROUS SITE WITH THE BENEFIT OF OFF-STREET PARKING TO ITS REAR. WITHIN STROLLING DISTANCE OF ALL TOWN AMENITIES AND ONLY MINUTES BY CAR TO DONAGHMORE, COOKSTOWN & DUNGANNON, THIS PROPERTY IS SURE TO APPEAL TO A WIDE SPECTRUM OF PROSPECTIVE PURCHASERS; FROM FIRST-TIME BUYERS SEEKING AN AFFORDABLE FIRST HOME, TO DISCERNING INVESTORS AND RETIRED PERSONS ALIKE.

**“ON THE HUNT FOR AN AFFORDABLE, CONVENIENT & VERSATILE HOME – TAKE A CLOSER LOOK [HERE!](#)”**



**OFFERS OVER: £99,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- A WELL-PRESENTED END TOWNHOUSE.
- SITUATED ON A PRIME CORNER SITE.
- MOST CONVENIENT LOCATION.
- WITHIN STROLLING DISTANCE OF ALL POMEROY AMENITIES.
- 4 BEDROOMS.
- 2 RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- BLINDS INCLUDED IN SALE.
- ENCLOSED LOW MAINTENANCE AREA TO REAR.
- OFF STREET PARKING FOR 1 CAR TO REAR.
- CLADDING TO FASCIA & SOFFITS.
- GREAT AS AN AFFORDABLE FIRST HOME.
- PERFECT FOR THOSE WISHING TO DOWN-SIZE WITH TOWN CONVENIENCE.
- SURE TO ALSO APPEAL AS A DISCERNING BUY-TO-LET.





**ACCOMMODATION IN BRIEF...**

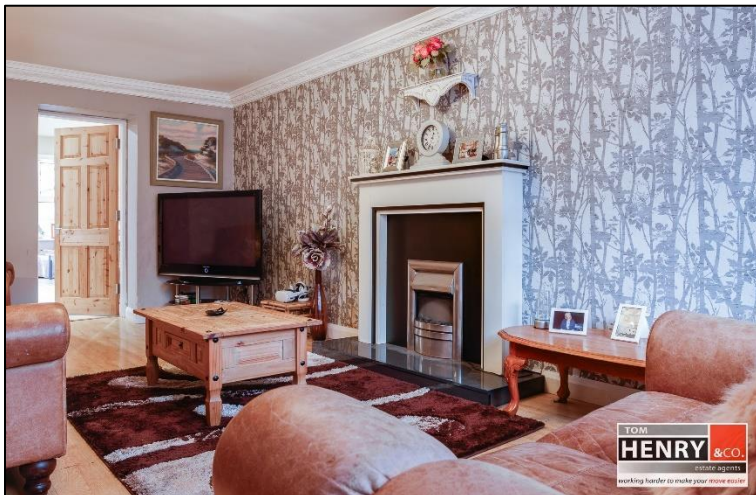
**ENTRANCE HALL:**

U.P.V.C. EXTERNAL DOOR WITH GLAZED SUNBURST. COVING & CENTRE PIECE TO CEILING. TILED FLOOR. CLOAK CUPBOARD. OPEN TREAD STAIRCASE.



**SITTING ROOM:**

DOUBLE DOORS FROM HALL. COVING & CENTRE PIECE TO CEILING. FIREPLACE WITH ELECTRIC INSET. PRE-FINISHED FLOOR.





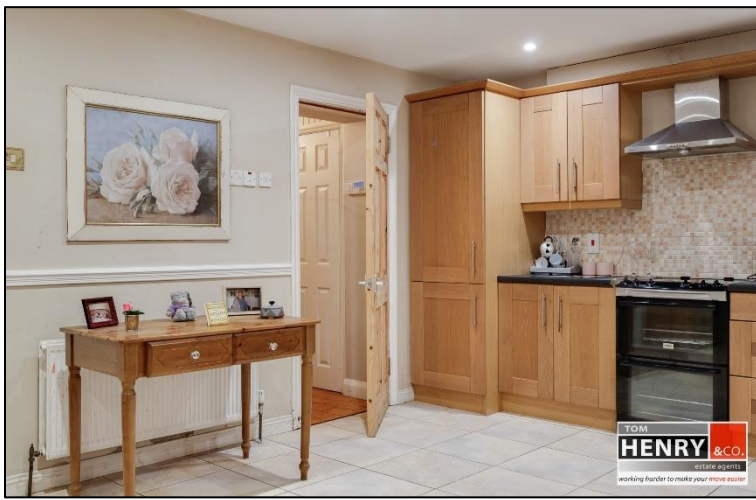


**KITCHEN / FAMILY DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. SPACE FOR DISHWASHER. SPACE FOR COOKER WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE. TILED FLOOR. DOWN LIGHTING TO CEILING. OPEN TO SUNROOM.







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**SUNROOM:**  
TILED FLOOR. VELUX WINDOW. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS.



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



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CLOAK W.C:  
WHITE W.C.

**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING. HOTPRESS.



BEDROOM 1:  
TO REAR. PRE-FINISHED FLOOR.







BEDROOM 2:  
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 3:  
TO SIDE. PRE-FINISHED FLOOR.





BEDROOM 4:  
TO FRONT. PRE-FINISHED FLOOR.



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



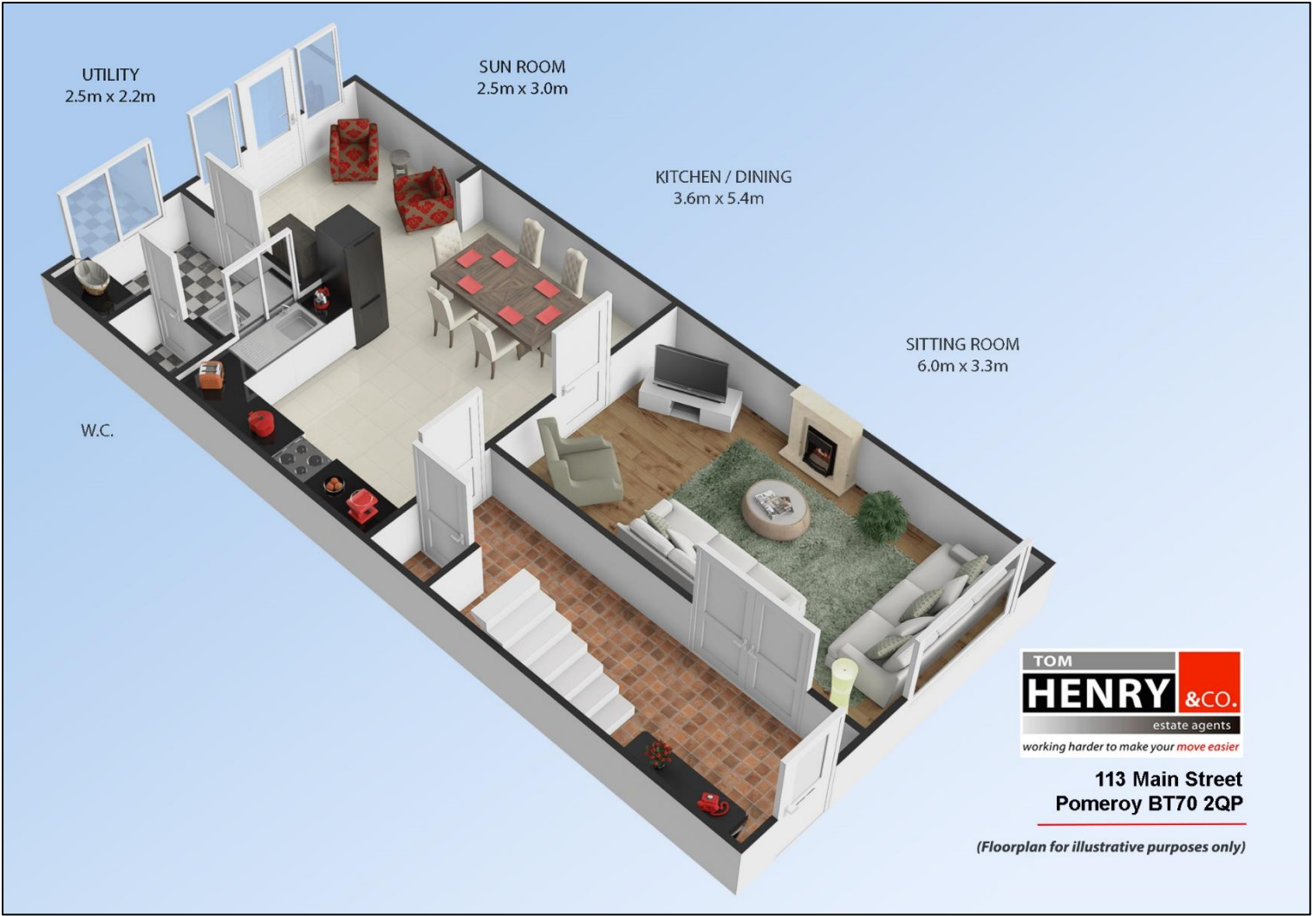


**OUTSIDE:**

ENCLOSED PAVED & CONCRETE AREA TO REAR. OFF-STREET PARKING FOR ONE CAR.









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



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

- > **Free no obligation pre sale/ pre let valuation.**
- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
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- > **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.**