

**27 BALLYNORTHLAND PARK
MOY ROAD
DUNGANNON
CO. TYRONE
BT71 6DY**



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

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“BEAUTIFUL IN BALLYNORTHLAND”

AN ARCHITECT DESIGNED DETACHED RESIDENCE ON A MOST ENVIABLE SITE IN THIS HIGHLY SOUGHT-AFTER SITUATION

THIS SUPERB PROPERTY IS LOCATED IN THE HIGHLY DESIRABLE & MOST PRESTIGIOUS “BALLYNORTHLAND PARK” AND BENEFITS FROM A GENEROUS, MATURE, PRIVATE SITE WITH LANDSCAPED GARDENS BACKING ON TO PICTURESQUE DUNGANNON PARK, PROVIDING A SANCTUARY AWAY FROM THE HUSTLE AND BUSTLE OF MODERN LIFE.

INTERNALLY THE THOUGHTFULLY DESIGNED ACCOMMODATION IS VERSATILE & PRACTICAL & INCLUDES A WELCOMING COVERED ENTRANCE PORCH, A STRIKING RECEPTION HALL WITH ACCESS TO GROUND FLOOR RECEPTION ROOMS, KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING, STAIRS DOWN TO A LOWER GROUND FLOOR POWDER ROOM, UTILITY ROOM & GARAGES.

STAIRS LEAD UP TO A GENEROUS LANDING WITH FEATURE VAULTED CEILING, A MASTER BEDROOM, ENSUITE WITH FITTED FURNITURE, 2 FURTHER BEDROOMS AND A FAMILY BATHROOM.

EXTERNALLY THE PROPERTY IS A PICTURE OF TIMELESS BEAUTY WITH A MAINTENANCE-FREE BRICK FINISH, U.P.V.C WINDOWS IN A WOOD GRAIN, FASCIA & SOFFITS WITH U.P.V.C. CLADDING; ALL APPROACHED VIA A PILLARED ENTRANCE FRAMED WITH MATURE TREES & A GENEROUS TARMAC DRIVEWAY / PARKING AREAS.

“THIS ONCE IN GENERATION OPPORTUNITY MAY ONLY BE TRULY APPRECIATED ON INSPECTION”



GUIDE PRICE: £324,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SUPERIOR DETACHED, ARCHITECT DESIGNED RESIDENCE.
- MOST PRESTIGIOUS & HIGHLY SOUGHT-AFTER RESIDENTIAL AREA.
- ENVIABLE SITE WITH MATURE LANDSCAPED GARDENS.
- QUIET CUL-DE-SAC SITUATION WITH REAR RETURN TO PICTURESQUE DUNGANNON PARK.
- CONVENIENT TO ALL DUNGANNON TOWN AMENITIES.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LOCAL SHOPS & RECREATIONAL FACILITIES.
- 3 BEDROOMS; MASTER ENSUITE.
- 2 RECEPTION ROOMS.
- SPACIOUS KITCHEN / FAMILY DINING AREA WITH ACCESS TO REAR GARDEN.
- PILLARED ENTRANCE FRAMED BY MATURE TREES.
- “MAINTENANCE-FREE” BRICK EXTERIOR FINISH.
- OIL FIRED CENTRAL HEATING.
- DOUBLE GLAZED WINDOWS IN U.P.V.C. WOOD GRAIN FINISH.
- 2 CAR GARAGE WITH REMOTE ROLL-UP DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- LIGHT FITTINGS INCLUDED IN SALE.
- ALARM SYSTEM.
- SURE TO APPEAL TO EVEN THE MOST DISCERNING OF PURCHASER AS A FAMILY OR FOREVER HOME!
- A “ONCE IN A LIFETIME” OPPORTUNITY.



ACCOMMODATION IN BRIEF...

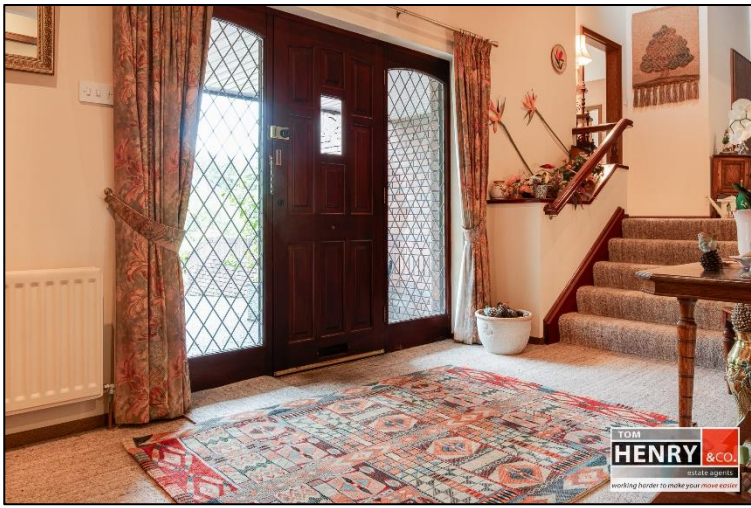
COVERED PORCH:

TILED STEP. MAHOGANY EXTERNAL DOOR WITH LEADED GLASS PANEL & SIDE PANELS.

RECEPTION HALL:

FEATURE PANELLED CEILING. CARPET TO FLOOR. STEPS TO UPPER & LOWER GROUND FLOORS.





SITTING ROOM:

DOUBLE DOORS FROM ENTRANCE HALL. DUAL ASPECT. BAY WINDOW. BRICK BUILT OPEN FIREPLACE WITH MARBLE HEARTH & MANTLE. T.V. REST. COVING TO CEILING. EYEBALL LIGHTING. CARPET TO FLOOR. OPEN TO DINING ROOM.





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DINING ROOM:
BAY WINDOW. COVING TO CEILING. CARPET TO FLOOR.

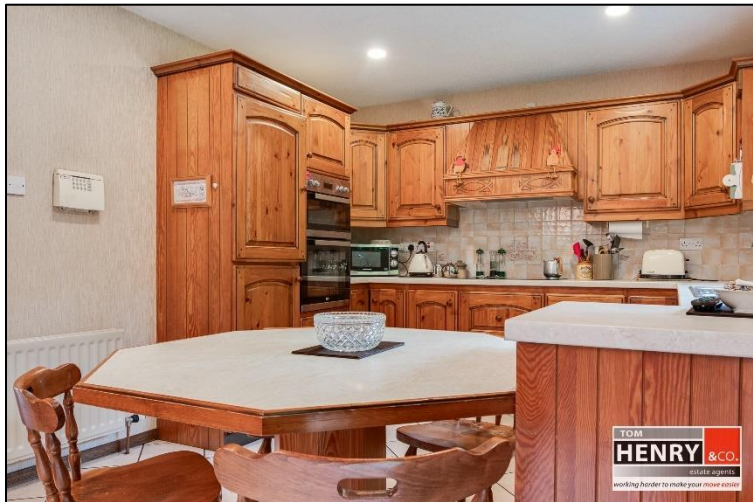


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KITCHEN / FAMILY DINING AREA:

BEVELLED GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. DISPLAY SHELVING. SPICE DRAWERS. TILED BETWEEN UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER IN WOODEN CANOPY. INTEGRATED EYE LEVEL DOUBLE OVEN. INTEGRATED FRIDGE FREEZER. BREAKFAST TABLE WITH SEATING FOR 4. DOWN LIGHTING TO CEILING. TILED FLOOR. SLIDING PATIO DOORS TO REAR PATIO / GARDEN.

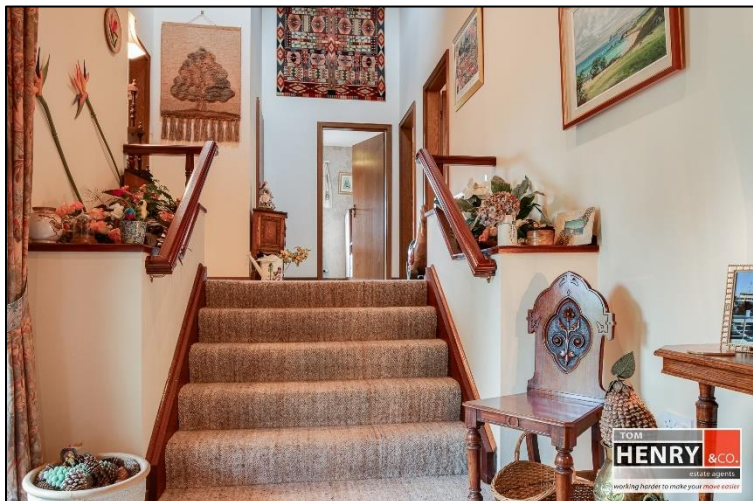




STEPS TO UPPER GROUND FLOOR FROM ENTRANCE HALL...

UPPER GROUND FLOOR:

STEPS & LANDING:
 CARPET. FEATURE PLANTERS & CATHEDRAL STYLE CEILING. HOTPRESS: SHELVED.





MASTER BEDROOM:

TO FRONT. FEATURE WINDOW WITH WINDOW SEAT. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS & BESIDE UNITS. CARPET TO FLOOR.



ENSUITE:
BATH WITH MIXER TAP & SHOWER HEAD FITTING. TOILET. WASH HAND BASIN IN VANITY UNIT. CARPET TO FLOOR. ACCESS TO ROOF SPACE.



BEDROOM 2:
TO REAR. FITTED FURNITURE TO INCLUDE; WARDROBES WITH HANGING SPACE, DISPLAY SHELVING & OVER HEAD CUPBOARDS. CARPET TO FLOOR.



BEDROOM 3:
TO SIDE. CARPET TO FLOOR.



BATHROOM:
BATH WITH MIXER TAP SHOWER FITTING. TOILET. WASH HAND BASIN. WOODEN CEILING. SOME WALL TILING. CARPET TO FLOOR.



STEPS DOWN TO LOWER GROUND FLOOR FROM ENTRANCE HALL...

LOWER LEVEL:

STEPS:
CARPET. ACCESS TO ROOF SPACE VIA PULL-DOWN LADDER.

REAR LOBBY:
CARPET TO FLOOR. ACCESS TO GARAGE. MAHOGANY EXTERNAL DOOR WITH GLAZED SIDE PANELS. COVERED PORCH WITH OUTSIDE LIGHT.

POWDER ROOM / CLOAK W.C:
WHITE SUITE. WASH HAND BASIN. TOILET. CARPET TO FLOOR.

UTILITY ROOM:
FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR A.W.M. PRE-FINISHED FLOOR.





OUTSIDE:

SITUATED ON A TRULY ENVIABLE, MATURE SITE EXTENDING TO CIRCA. 0.75 ACRES.



THIS SUPERIOR RESIDENCE IS ACCESSED VIA A PILLARED ENTRANCE WITH A GENTLY SLOPING TARMAC DRIVEWAY TO PARKING TO FRONT & SIDE TO DOUBLE GARAGE.

THE PROPERTY IS SURROUNDED BY MATURE LANDSCAPED GARDENS LAID TO LAWNS, SHRUBS & CUTTING FLOWER BEDS.

INTEGRAL GARAGE: 2 REMOTE ROLL-UP DOORS. ELECTRIC LIGHTS & POWER POINTS. CENTRAL HEATING BURNER.

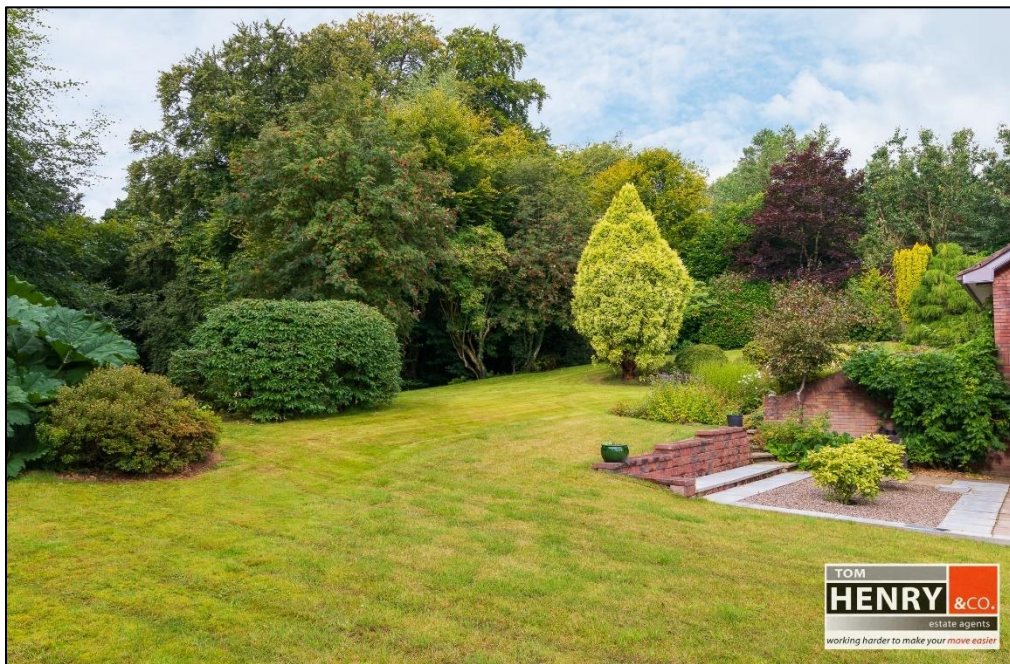
SLABBED PATIO AREAS TO REAR. OUTSIDE WATER TAP.

SCENIC AREA TO REAR WITH MATURE TREES & SHRUBS RUNNING DOWN TO DUNGANNON PARK.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	51 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?

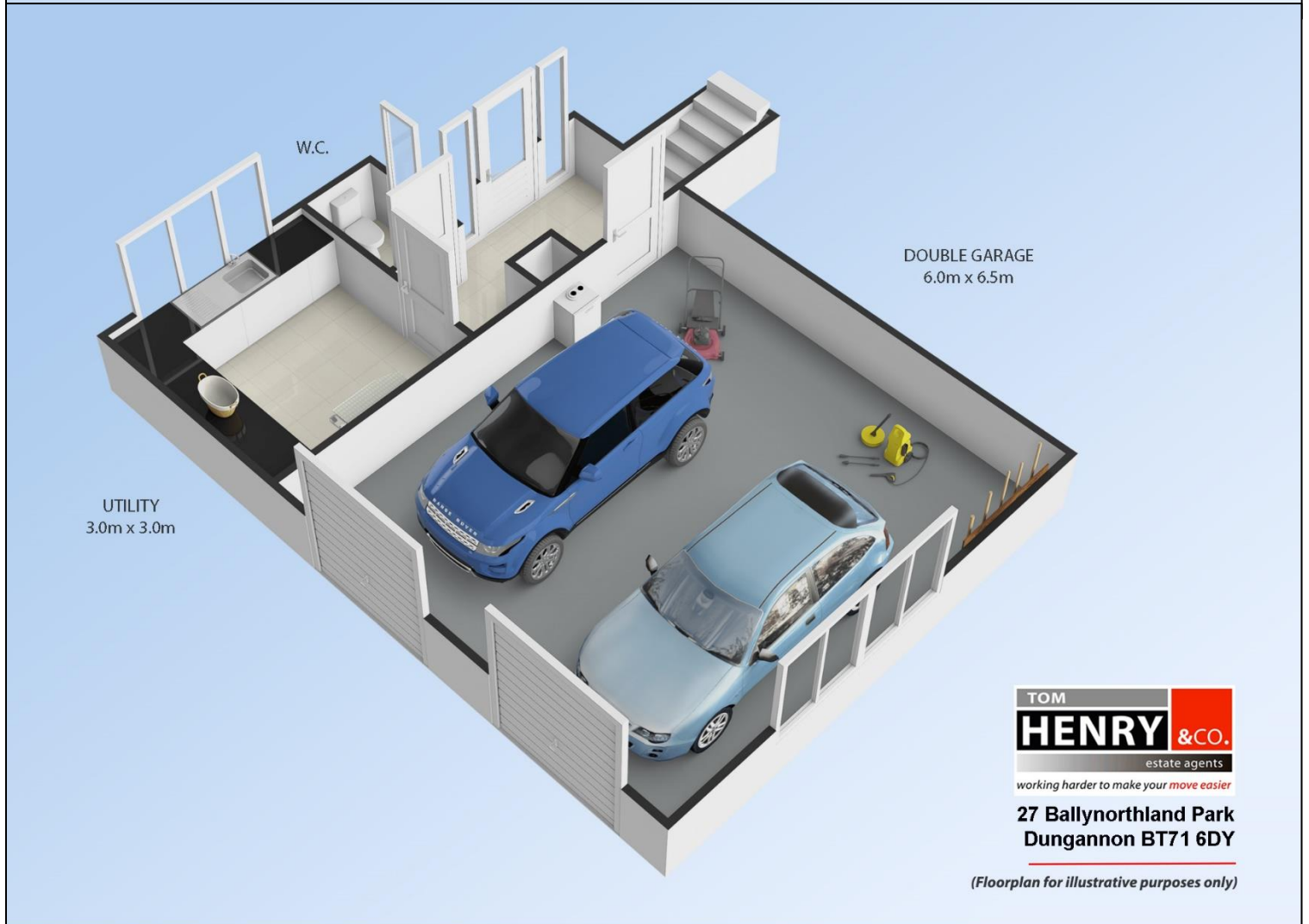
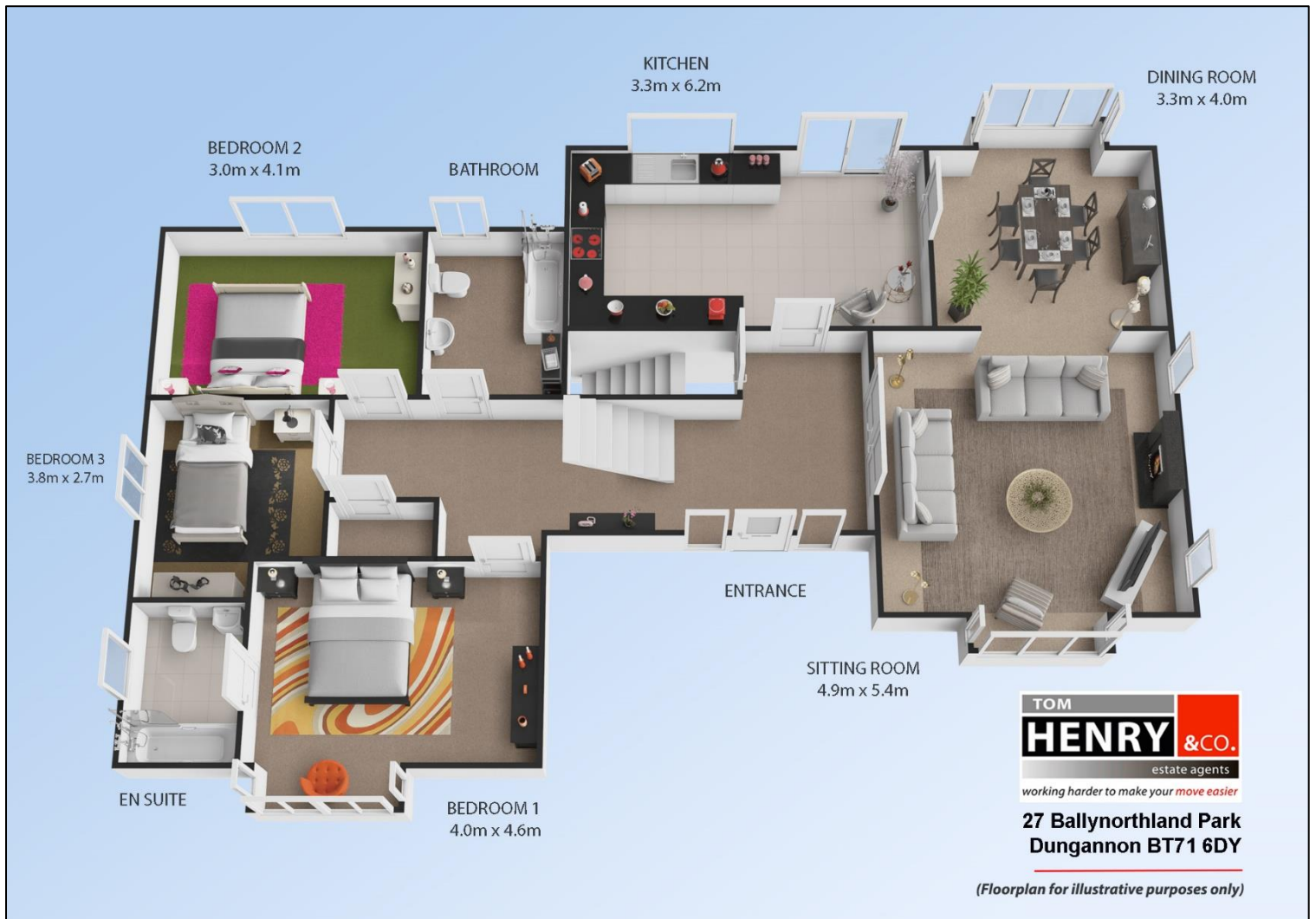
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- > Competitive sales & rental rates.
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- > Professional & efficient service.
- > Over **100 years** local combined experience.

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