

**64 DERRYWINNIN HEIGHTS
BUSH ROAD
COALISLAND
CO. TYRONE
BT71 6WT**



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

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“BEAUTIFUL ON THE BUSH ROAD” THE DEFINITION OF HOUSE & GARDEN GOALS...

LOCATED JUST OFF THE HIGHLY-SOUGHT AFTER & MOST CONVENIENT BUSH ROAD, ONLY MINUTES BY CAR TO BOTH DUNGANNON & COALISLAND TOWNS, THIS IMMACULATE PROPERTY IS IDEALLY SITUATED IN THIS QUIET & POPULAR RESIDENTIAL DEVELOPMENT.

BUILT CIRCA. 6 YEARS AGO, THIS HOME IS PRESENTED FOR SALE IN IMPECCABLE ORDER BOTH INTERNALLY & EXTERNALLY.

A SITTING ROOM WITH A COSY SOLID FUEL STOVE, A GENEROUS KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING, A HANDY SEPARATE UTILITY ROOM, A CONVENIENT GROUND FLOOR CLOAK W.C. / POWDER ROOM, 3 BEDROOMS (MASTER WITH WALK-IN WARDROBE) AND A FAMILY BATHROOM WITH 4 PIECE SUITE, PLUS A BEAUTIFUL ENCLOSED REAR GARDEN WITH A FANTASTIC PATIO AREA AND A HOT TUB, ENSURE THIS PROPERTY WOULD MAKE AN ENVIABLE FIRST OR FAMILY HOME FOR ITS NEXT FORTUNATE OWNER.

“RUB-A-DUB-DUB; A GORGEOUS HOME WITH A HOT TUB”



OFFERS AROUND: £168,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A WELL-PRESENTED SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2018.
- POPULAR & CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND TOWNS.
- GOOD ACCESS TO THE M1 & MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; MASTER WITH WALK-IN WARDROBE.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- GENEROUS KITCHEN WITH AMPLE SPACE FOR FAMILY DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM; A MUST FOR THE MODERN FAMILY.
- GROUND FLOOR CLOAK W.C / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- BLINDS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- TARMAC DRIVEWAY & PARKING TO FRONT / SIDE.
- ENCLOSED, PRIVATE GARDEN TO REAR.
- GARDEN SHED & HOT TUB INCLUDED IN SALE.
- 3 POINT SECURITY CAMERAS & “RING” DOORBELL INCLUDED IN SALE.
- SUITABLE FOR CO-OWNERSHIP.
- PERFECT AS A FIRST OR FAMILY HOME.
- JUST MOVE-IN!



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT. "RING" DOORBELL INCLUDED.

ENTRANCE HALL:
COMPOSITE EXTERNAL DOOR WITH LEADED GLASS PANEL. TILED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.

STORAGE / CLOAK CUPBOARD:
UNDER STAIRS. ELECTRIC LIGHT. TILED FLOOR.



SITTING ROOM:
GLASS FRONTED SOLID FUEL STOVE WITH TILED HEARTH. TILED FLOOR.



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KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH GLASS SPLASH BACK & X-FAN OVER. ELECTRIC UNDER OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. DOWN LIGHTING TO CEILING TO KITCHEN. CENTRE LIGHT TO DINING AREA. T.V. AERIAL SOCKET. TILED FLOOR.



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UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.

POWDER ROOM / CLOAK W.C:

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



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FIRST FLOOR:

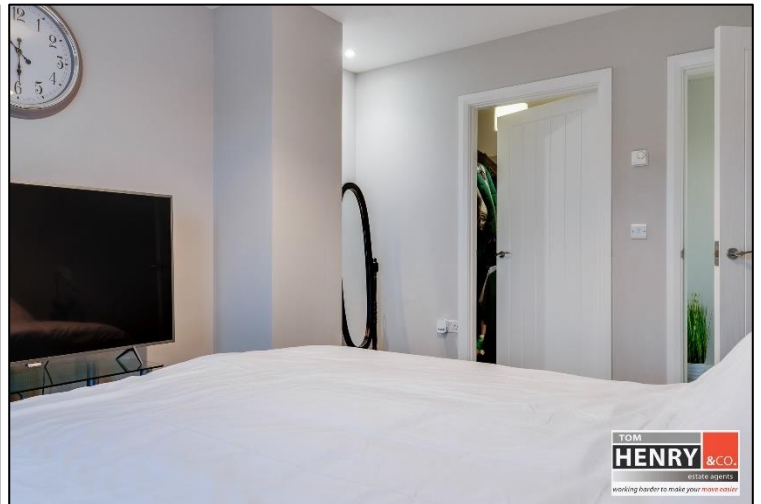
STAIRS & LANDING:

CARPET TO FLOOR. HOTPRESS: ELECTRIC LIGHT.

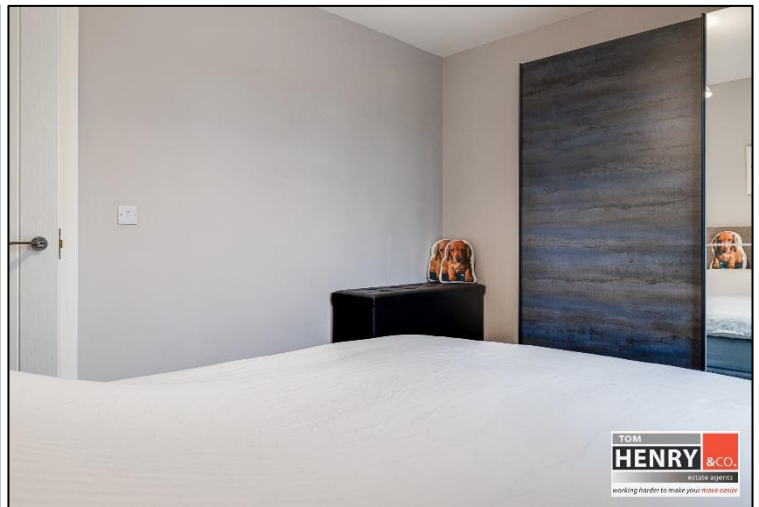


MASTER BEDROOM:

TO FRONT. CARPET TO FLOOR. WALK-IN WARDROBE WITH ELECTRIC LIGHT & CARPET.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:

4 PIECE WHITE SUITE. BATH. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. SHOWER. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.



OUTSIDE:

TARMAC DRIVE & PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWN.

WOODEN SHED, 6 PERSON HOT TUB & GRAVEL PATIO AREA TO SIDE GATE.

ENCLOSED GARDEN LAID TO LAWN TO REAR WITH GRAVELLED SHRUB BED. SLABBED PATIO AREA. OUTSIDE WATER TAP.

OIL TANK & CENTRAL HEATING BURNER.

3 POINT SECURITY CAMERAS.

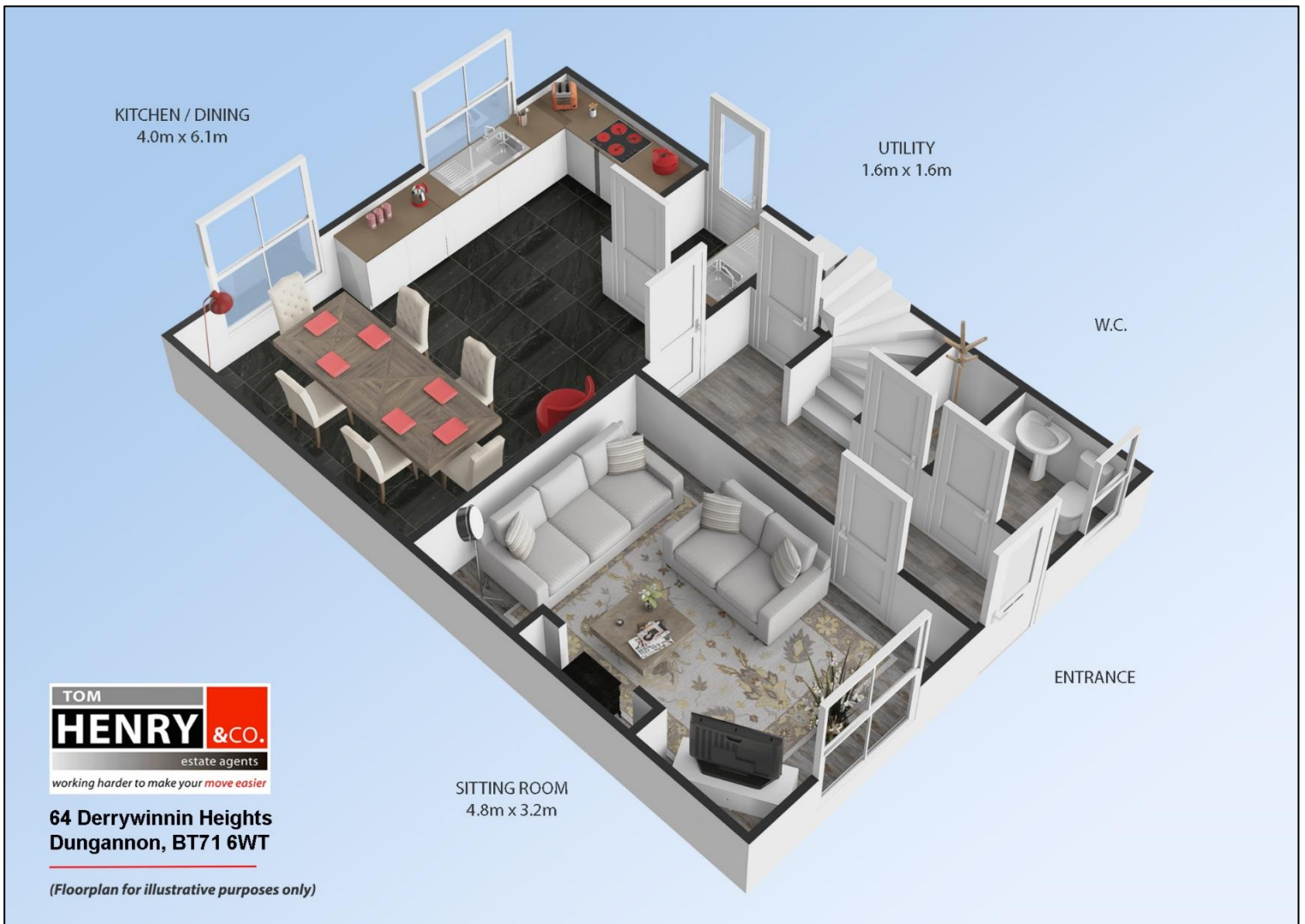






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FLOORPLANS FOR I.D. PURPOSES ONLY.





BEDROOM 2
3.1m x 3.6m

BEDROOM 3
3.5m x 2.8m

BEDROOM 1
4.0m x 3.2m



64 Derrywinnin Heights
Dungannon, BT71 6WT

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- > Competitive sales & rental rates.
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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.