

**6 LAUREL VIEW  
KILLYNEILL ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6UA**



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

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**“LOVELY IN LAUREL VIEW” A SUPERB FAMILY HOME ON AN ENVIABLE SITE**

TOM HENRY & COMPANY ARE PLEASED TO BRING TO THE MARKET THIS WELL-PRESENTED 4 BEDROOM, MASTER ENSUITE, 2 RECEPTION ROOM PLUS HOME OFFICE DETACHED PROPERTY.

AFFORDING EXCEPTIONALLY SPACIOUS & VERSATILE ACCOMMODATION IDEALLY SUITED TO MODERN FAMILY LIVING, THIS HOME IS SITUATED ON A MOST GENEROUS CORNER SITE IN THIS EVER POPULAR & HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT OF SIMILAR EXCLUSIVE DETACHED HOMES.

LOCATED WITHIN EASY WALKING OF ALL DUNGANNON TOWN AMENITIES & FACILITIES INCLUDING FANTASTIC SCHOOLS, MAJOR EMPLOYERS, LOCAL SHOPS & THE PICTURESQUE DUNGANNON PARK AND ONLY A SHORT DRIVE TO THE M1 MOTORWAY FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE, THIS PROPERTY IS A FANTASTIC FAMILY HOME...

**“SUPERB ACCOMMODATION WITH FANTASTIC OUTDOOR SPACE IN A MOST CONVENIENT SITUATION – VIEW EARLY”**



**OFFERS OVER: £264,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# PROPERTY FEATURES...

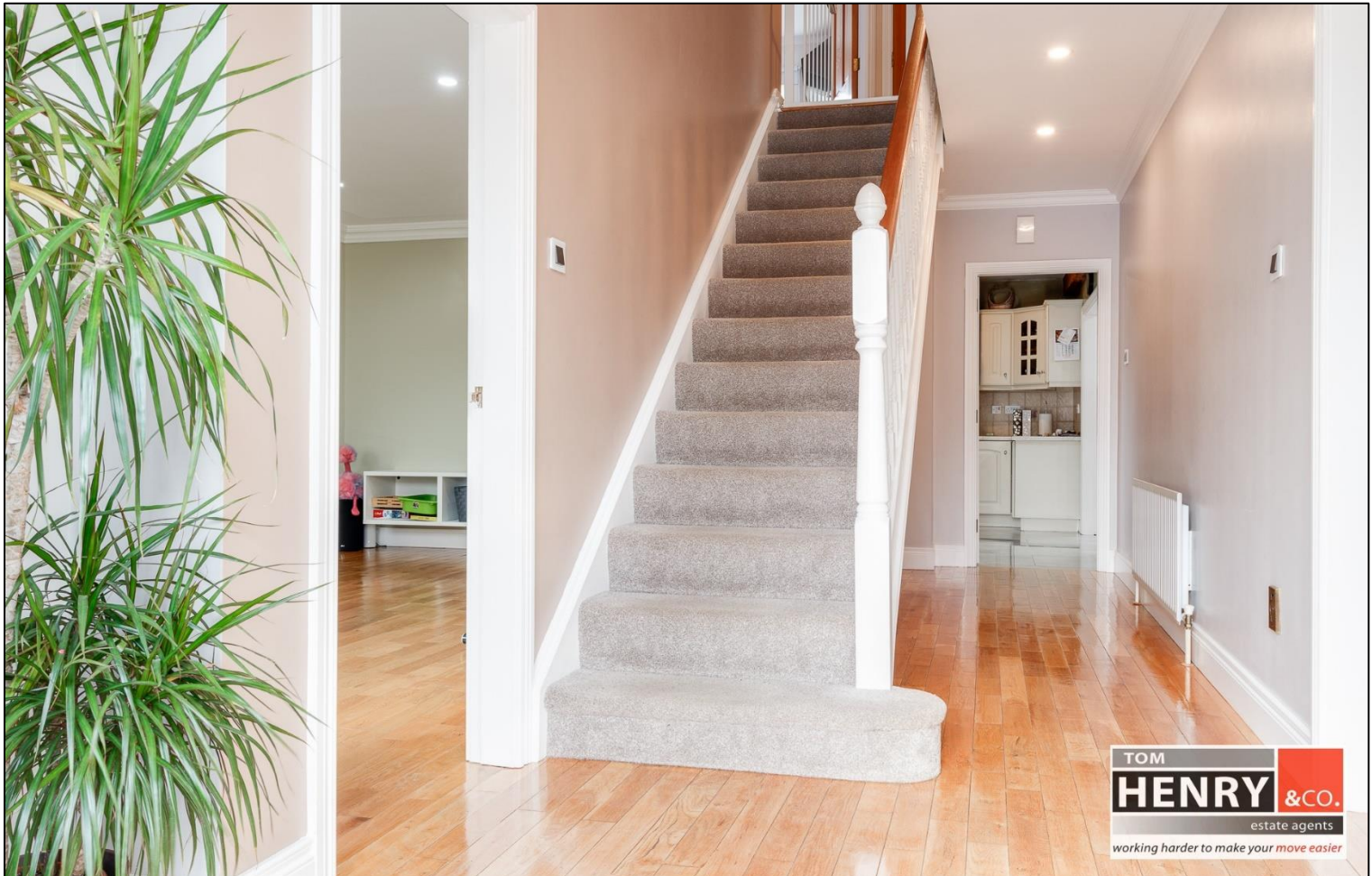
- AN EXCEPTIONALLY SPACIOUS & VERSATILE DETACHED PROPERTY.
- SITUATED ON A SUPERB CORNER SITE.
- MOST POPULAR DEVELOPMENT OF SIMILAR DETACHED PROPERTY.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS, DUNGANNON PARK, ETC.
- ONLY MINUTES BY CAR TO THE M1 INTERSECTION FOR COMMUTING.
- 4 GENEROUS BEDROOMS; MASTER ENSUITE.
- 3 RECEPTION AREAS PLUS HOME OFFICE.
- KITCHEN WITH SPACE FOR CASUAL DINING PART OPEN TO DINING ROOM.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE INCLUDING BEAUTIFUL CLAW FOOT BATH.
- INTEGRAL GARAGE.
- AMPLE OFF-STREET PARKING.
- GENEROUS GARDENS LAID TO LAWNS , PATIO AREA & MATURING TREES.
- WORKSHOP / POTENTIAL GYM / GAMES ROOM / ETC. INCLUDED IN SALE.
- SOLID 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- BLINDS INCLUDED IN SALE.
- BEAM VACUUM SYSTEM.
- A FANTASTIC FAMILY HOME; EARLY VIEWING IS HIGHLY RECOMMENDED!

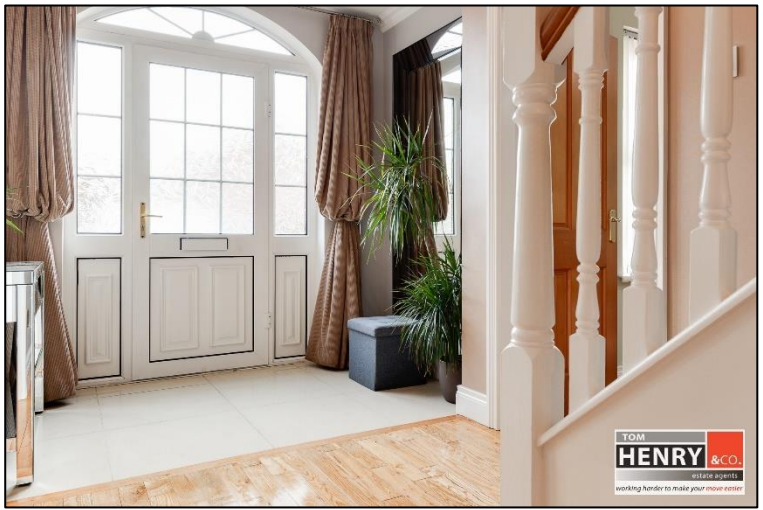


**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

OUTSIDE LIGHTING. P.V.C. EXTERNAL DOOR WITH GLAZED PANEL, SIDE PANELS & FAN LIGHT. TILED FLOOR TO ENTRANCE, OAK FLOOR TO REMAINDER OF HALL. COVING TO CEILING. RECESSED LIGHTING. CARPET TO STAIRS TO FIRST FLOOR.





SITTING ROOM:  
OAK WOODEN FLOOR. FLU COVERED BUT IN SITU FOR REINSTATEMENT OF AN OPEN FIREPLACE / STOVE IF DESIRED. COVING & FEATURE LIGHTING TO CEILING.



**FAMILY ROOM:**

OAK WOODEN FLOOR. FITTED STORAGE. COVING & FEATURE LIGHTING TO CEILING.



**KITCHEN / DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. DISPLAY SHELVING. S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. ELECTRIC "COUNTRY CHEF" RANGE IN FEATURE BRICK BUILT INGLENOOK WITH X-FAN OVER. INTEGRATED FRIDGE FREEZER. PLUMBED FOR DISHWASHER (INCLUDED). UNDER UNIT LIGHTING. TILED SPLASH BACK. FEATURE BEAMS AND RECESSED LIGHTING TO CEILING. TILED FLOOR. PART OPEN TO DINING ROOM.





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**DINING ROOM:**

PART OPEN FROM KITCHEN. OAK WOODEN FLOOR. GLAZED PATIO DOOR TO REAR GARDEN. FEATURE LIGHTING TO CEILING. GEORGIAN STYLE GLAZED DOOR TO HOME OFFICE.



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**STUDY / HOME OFFICE:**  
OAK WOODEN FLOOR. COVING & FEATURE LIGHTING TO CEILING.



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**UTILITY ROOM:**  
FITTED UNITS. "BELFAST" STYLE SINK WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. DOOR TO INTEGRAL GARAGE.



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**POWDER ROOM / CLOAK W.C:**  
FEATURE BOWL SINK WITH MIXER TAP FITTING. TOILET. HEATED TOWEL RAIL. PRE-FINISHED FLOOR.



**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET TO STAIRS. OAK WOODEN FLOOR TO SEMI-MINSTREL GALLERY / LANDING. SPACE FOR STUDY / CONTEMPLATION AREA. ACCESS TO ATTIC VIA FOLD DOWN LADDER, PARTLY FLOORED FOR STORAGE. HOTPRESS: DOUBLE DOORS. SHELVED.



**BEDROOM 1/ MASTER BEDROOM:**  
TO REAR. PRE-FINISHED FLOOR.

**ENSUITE:**

WASH HAND BASIN. TOILET. FULLY TILED ELECTRIC SHOWER. ½ TILED WALLS. PRE-FINISHED FLOOR. X-FAN.







**BEDROOM 2:**  
TO FRONT. WOODEN FLOOR. RECESSED & FEATURE LIGHTING TO CEILING.



**BEDROOM 3:**  
TO REAR. CARPET TO FLOOR. RECESSED LIGHTING TO CEILING.



**BEDROOM 4:**  
TO FRONT. WOODEN FLOOR. FEATURE LIGHTING TO CEILING.



**BATHROOM:**  
WASH HAND BASIN. VICTORIAN STYLE HIGH CISTERN TOILET. BEAUTIFUL CLAW FOOT FREESTANDING BATH WITH MIXER TAP SHOWER FITTING. FULLY TILED SHOWER. HEATED TOWEL RAIL. SOME TIMBER WALL PANELLING. TILED FLOOR. X-FAN.



**OUTSIDE:**

SITUATED ON A SUPERB, GENEROUS, WELL-MAINTAINED SITE.

GARDEN TO FRONT LAID TO LAWN & MATURING SHRUB BEDS. TARMAC DRIVEWAY & FORECOURT PARKING TO GARAGE.

GARAGE:  
 ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. BEAM VACUUM UNIT. OIL FIRED BURNER.

GENEROUS SIDE GARDENS LAID TO LAWN. GARDEN SHED INCLUDED IN SALE.

GARDEN TO REAR LAID TO LAWN WITH PAVED PATIO AREA. OUTSIDE WATER TAP.

GARDEN ROOM / WORKSHOP:  
 CURRENTLY UTILISED AS A WORKSHOP. DECKED & COVERED VERANDA. ELECTRIC LIGHTS & POWER POINTS.

**FLOOR PLANS FOR I.D. PURPOSES ONLY.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

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- > Professional & efficient service.
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*(Floorplan for illustrative purposes only)*



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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.**