

**“INVER”**

**14B BLACK LANE**

**OLD ENGLISH ROAD**

**DUNGANNON**

**CO TYRONE**

**BT71 7AY**

**TOM**

**HENRY**

**&CO.**

estate agents

*working harder to make your move easier*

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BT71 6AB

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## **A PROPERTY PROJECT WITH SIGNIFICANT POTENTIAL**

THE FORMER RESIDENCE OF A RENOWNED LOCAL AUTHOR & PART OF THE FABRIC OF THE TOWN FOR MANY YEARS, THIS DETACHED 4 BEDROOM, MASTER ENSUITE, 2 RECEPTION ROOM, LANDMARK PROPERTY ENJOYS A SUPERB SITE WITH FANTASTIC VIEWS OF THE TOWN & THE SPIRES OF ST. ANNES & ST. PATRICKS.

IDEALLY LOCATED ONLY A SHORT WALK FROM ALL DUNGANNON TOWN CENTRE AMENITIES, INCLUDING RENOWNED SCHOOLS, TESCO & THE BUS DEPOT, THIS PROPERTY ALSO BENEFITS FROM GOOD ACCESS TO THE A4 / M1 BYPASS FOR COMMUTING TO FURTHER AFIELD. BOASTING SPACIOUS & VERSATILE INTERNAL ACCOMMODATION WITH GENEROUS GARDENS & A DETACHED GARAGE, THIS PROPERTY SHOULD BE A MOST ATTRACTIVE PROPOSITION FOR THOSE SEEKING A CONVENIENT TOWN HOME WITH POTENTIAL TO ADD THEIR OWN TASTE / FURTHER VALUE...

**...THIS PROPERTY REALLY COULD BE “SOMETHING TO WRITE HOME ABOUT”**



**GUIDE PRICE: £168,000**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES:

- A DETACHED LANDMARK RESIDENCE.
- SITUATED ON A FANTASTIC SITE WITH SUPERB TOWN VIEWS.
- WOULD BENEFIT FROM SOME MODERNISATION / REFURBISHMENT.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT LOCATION.
- WITHIN WALKING DISTANCE OF TOWN CENTRE, TESCO & TRANSLINK BUS DEPOT.
- ONLY A STROLL TO THE PICTURESQUE BLACK LOUGH.
- WINDMILL INTEGRATED PRIMARY SCHOOL APPROX. 5 MINUTE WALK / ROYAL SCHOOL DUNGANNON APPROX. 10 MINUTE WALK.
- MINUTES BY CAR TO THE M1 / A4 BYPASS FOR COMMUTING.
- 4 BEDROOMS; MASTER ENSUITE.
- HOME OFFICE / STUDY.
- 2 RECEPTION ROOMS; LIVING ROOM WITH VIEWS OF DUNGANNON TOWN & SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- AMPLE OFF-STREET PARKING TO FRONT & SIDE.
- DETACHED GARAGE.
- GENEROUS MATURE GARDENS.
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS.
- A ONCE IN A LIFETIME OPPORTUNITY!



**ACCOMMODATION IN BRIEF...**

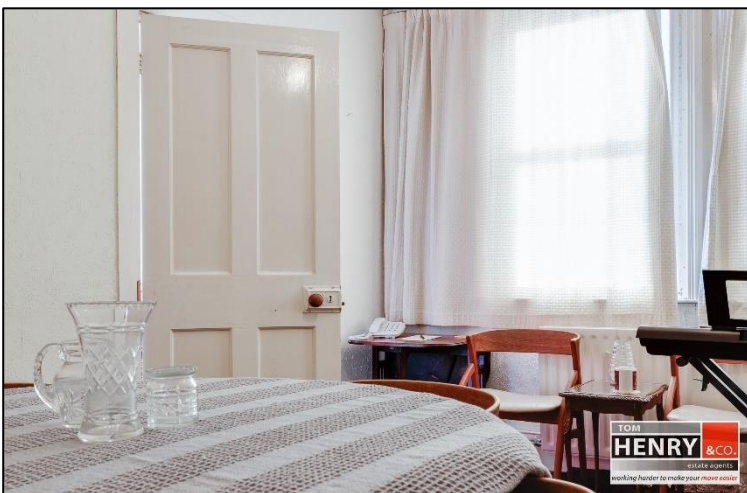
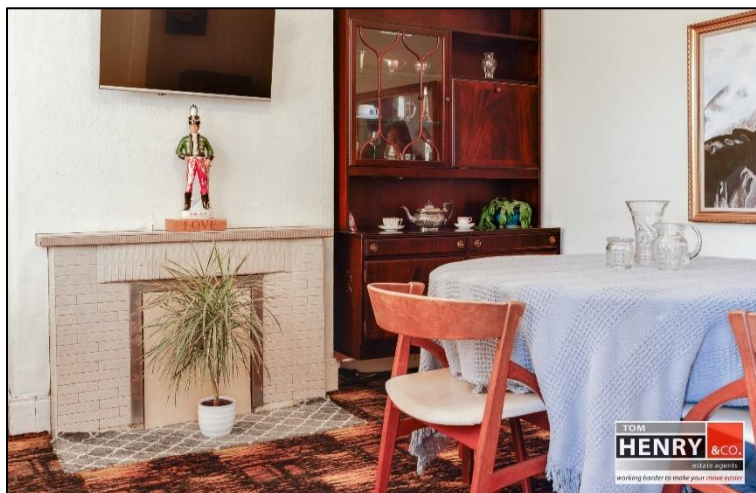
**ENTRANCE HALL:**

COMPOSITE EXTERNAL DOOR WITH GLAZED PANELS, SIDE PANELS & FAN LIGHT. CARPET TO FLOOR.



**SITTING ROOM:**

OPEN FIREPLACE WITH TILED SURROUND. CARPET TO FLOOR.



**KITCHEN / FAMILY DINING AREA:**

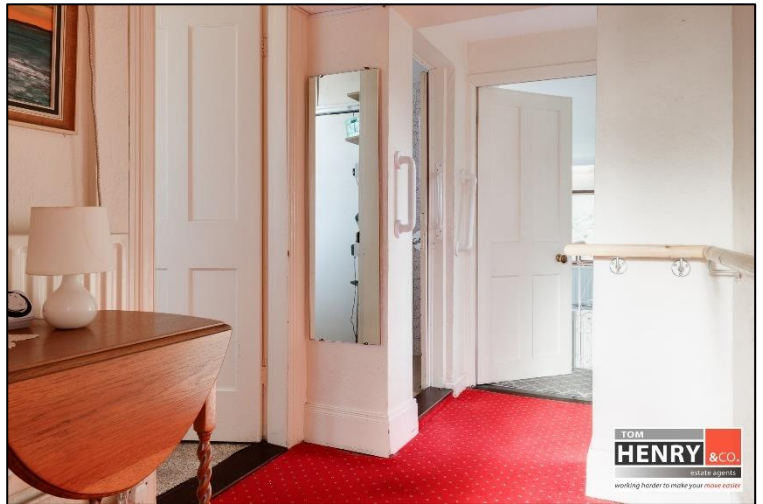
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. "RAYBURN" OIL RANGE (HEATS WATER & HAS AN OVEN). SPACE FOR ELECTRIC COOKER. SPACE FOR FRIDGE FREEZER. BREAKFAST BAR. TILED FLOOR TO KITCHEN. CARPET TO DINING AREA.





**UTILITY ROOM:**  
 FITTED UNITS. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. WASH HAND BASIN. TILED FLOOR.

**REAR HALL:**  
 CARPET TO FLOOR. WOODEN EXTERNAL DOOR.



**POWDER ROOM / CLOAK W.C:**  
 TOILET. WASH HAND BASIN. SHOWER TRAY. WALLS TILED. FLOOR TILED.



LIVING ROOM / LOUNGE:

STEPS DOWN FROM REAR HALL. ENTERTAINMENT SIZED. DUAL ASPECT WITH FANTASTIC VIEWS TO DUNGANNON TOWN / THE SPIRES. CARPET TO FLOOR. SLIDING PATIO DOORS TO SIDE.



**FIRST FLOOR:**

**STAIRS & LANDING:**  
**CARPET.**



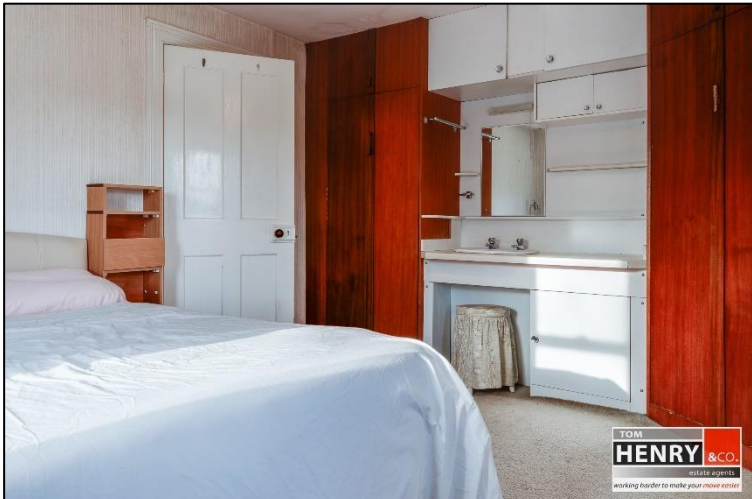
**BEDROOM 1:**  
**TO REAR. TRIPLE ASPECT WITH VIEWS TO DUNGANNON TOWN / THE SPIRES. CARPET TO FLOOR.**



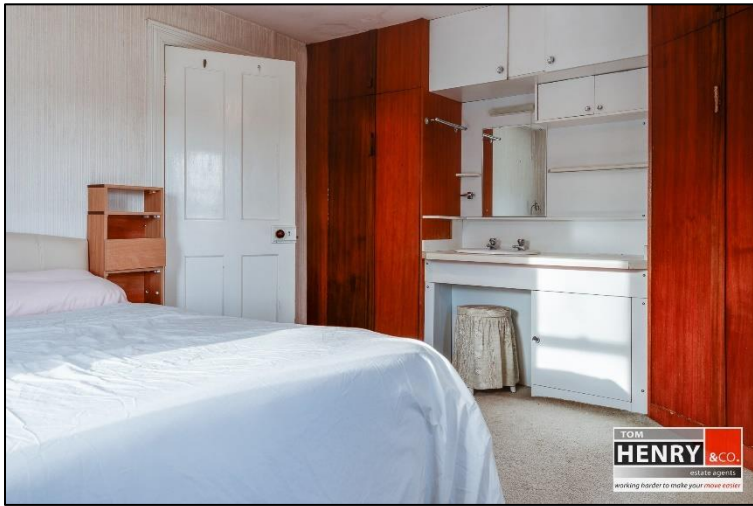
ENSUITE:  
WHITE SUITE. TILED ELECTRIC SHOWER. TOILET. BIDET. WASH HAND BASIN IN VANITY UNIT. PART TILED WALLS. X-FAN.



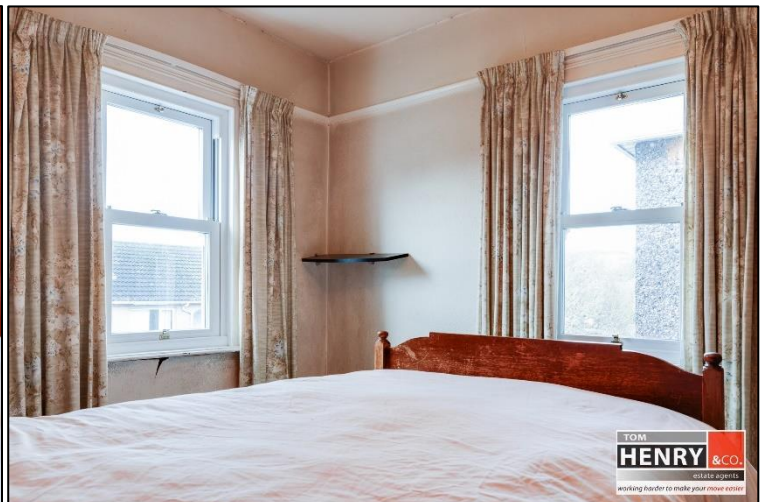
BEDROOM 2:  
DUAL ASPECT TO FRONT & SIDE. FITTED FURNITURE TO INCLUDE; WARDROBES & WASH HAND BASIN. CARPET TO FLOOR.



BEDROOM 3:  
DUAL ASPECT TO FRONT & SIDE. CARPET TO FLOOR.



BEDROOM 4:  
DUAL ASPECT TO REAR & SIDE. CARPET TO FLOOR.

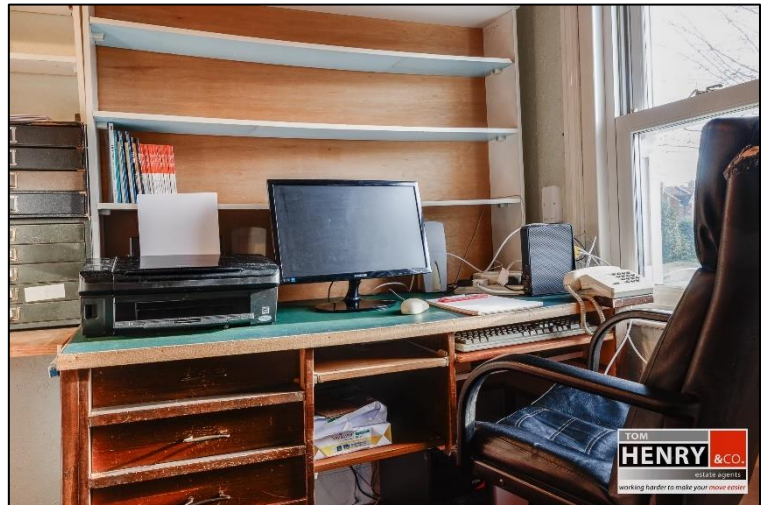






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STUDY / HOME OFFICE:  
TO FRONT. CARPET TO FLOOR.



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BATHROOM:  
WHITE SUITE. BATH WITH SHOWER OVER. TOILET. WASH HAND BASIN. HOTPRESS:



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ATTIC:  
PART FLOORED FOR STORAGE.

**OUTSIDE:**

TARMAC DRIVE & PARKING TO FRONT & SIDE TO GARAGE.

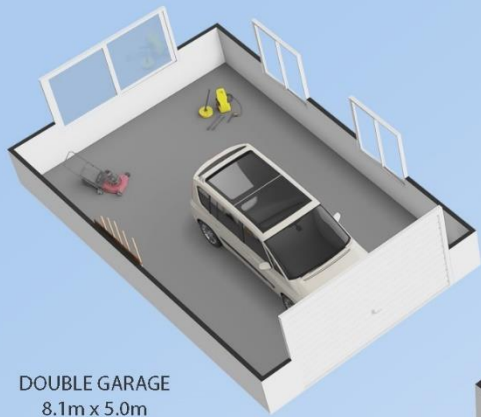
GARAGE:  
REMOTE DOOR. ELECTRIC LIGHT & POWERPOINT. SINK.

GARDEN TO FRONT LAID TO LAWN.

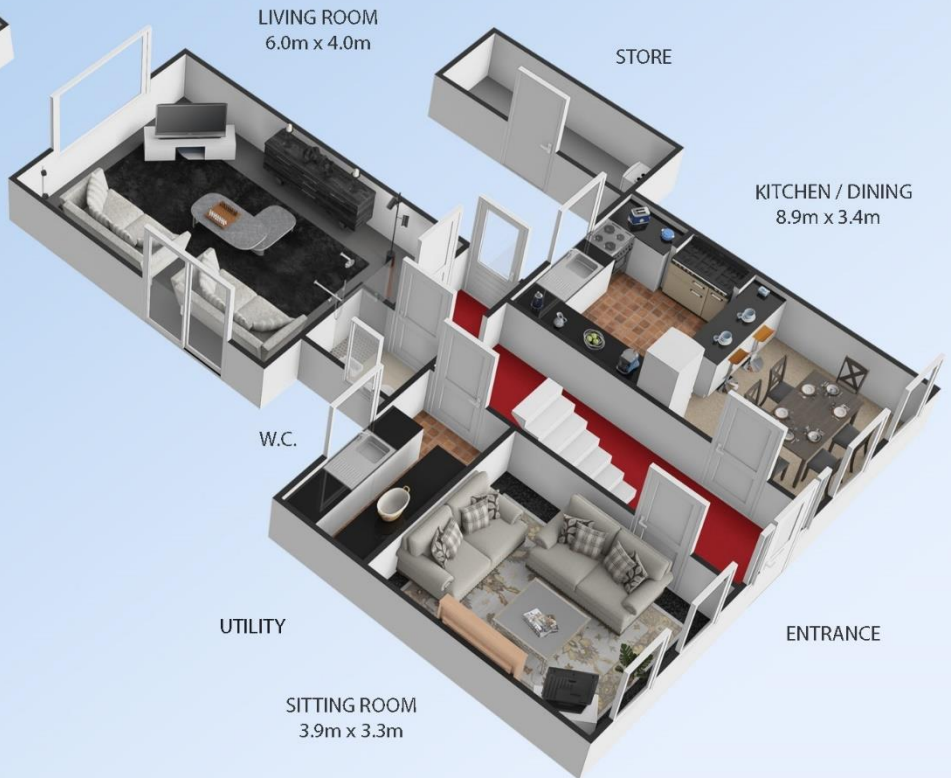
LARGE GARDEN TO REAR LAID TO LAWN WITH MATURE SHRUBS & SOFT FRUIT TREES. PATIO AREA. GLASS HOUSE. CENTRAL HEATING BOILER HOUSE.

**FLOORPLANS FOR I.D. PURPOSES ONLY.**





DOUBLE GARAGE  
8.1m x 5.0m



LIVING ROOM  
6.0m x 4.0m

STORE

KITCHEN / DINING  
8.9m x 3.4m

W.C.

UTILITY

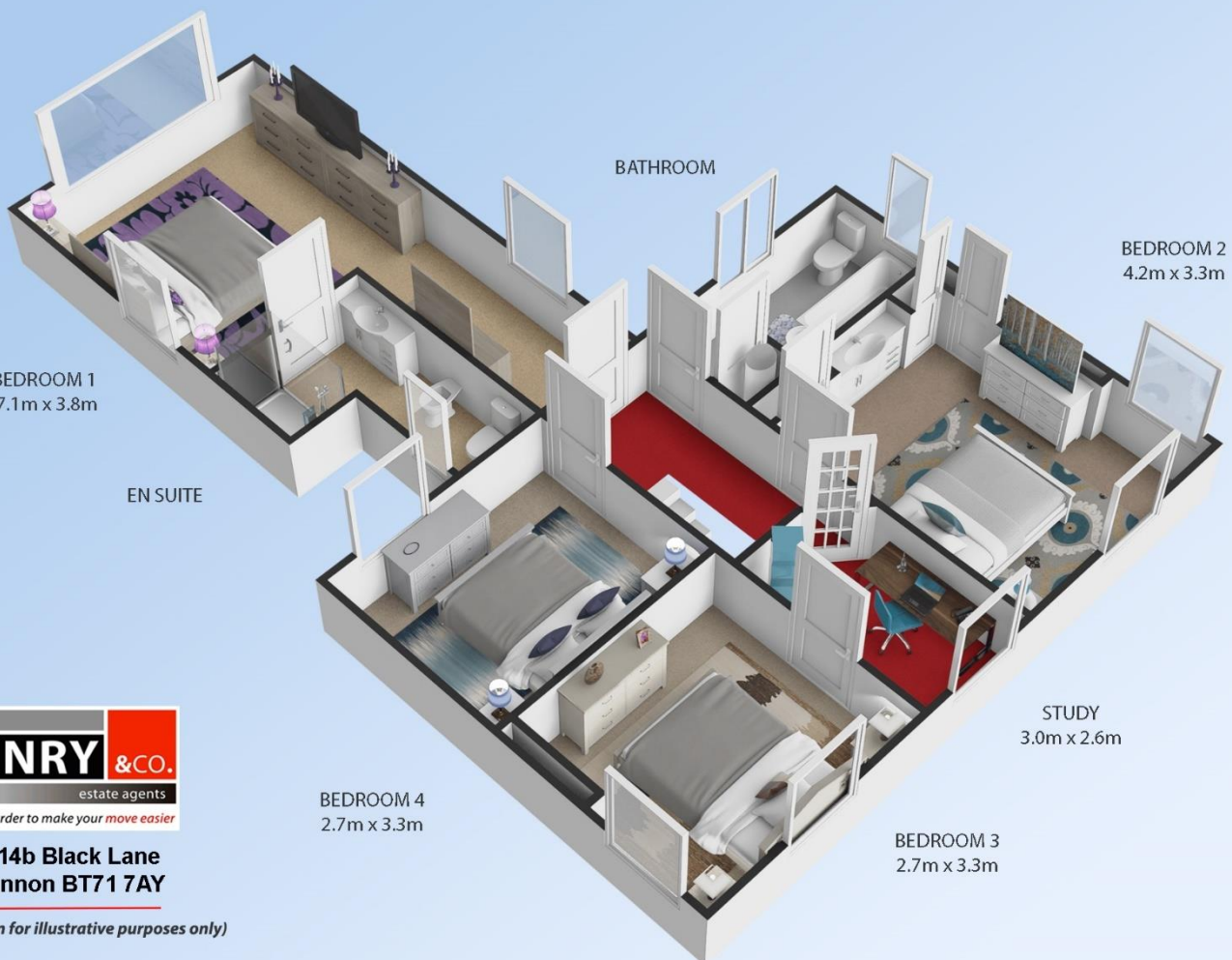
SITTING ROOM  
3.9m x 3.3m

ENTRANCE



**Inver, 14b Black Lane  
Dungannon BT71 7AY**

*(Floorplan for illustrative purposes only)*



BEDROOM 1  
7.1m x 3.8m

EN SUITE

BATHROOM

BEDROOM 2  
4.2m x 3.3m

BEDROOM 4  
2.7m x 3.3m

STUDY  
3.0m x 2.6m

BEDROOM 3  
2.7m x 3.3m



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*(Floorplan for illustrative purposes only)*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	39 E	
21-38	F		
1-20	G		

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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.**