

A GORGEOUS NEW HOME

81C KILLEESHIL ROAD

CABRAGH

DUNGANNON

CO. TYRONE

BT70 1TJ



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

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A SPACIOUS & VERSATILE NEW BUILD RESIDENCE FINISHED TO A HIGH SPECIFICATION

IN THE PROCESS OF BEING CONSTRUCTED TO A HIGH STANDARD THROUGHOUT, THIS ENVIABLE NEW BUILD RESIDENCE WILL PROVIDE SPACIOUS & VERSATILE ACCOMMODATION, IDEAL FOR MODERN FAMILY LIVING, WITH A CHOICE OF COSMETIC FINISHES AVAILABLE FOR THE FORTUNATE PURCHASER TO EXERT THEIR OWN TASTE & CREATE A TRUE "DREAM COUNTRY HOME".

EXTENDING TO C.2400 SQ FT & SITUATED ON A GENEROUS SITE (APPROX. 0.35 ACRES) IN THIS EVER POPULAR, SEMI-RURAL, YET COMMUTER CONVENIENT LOCATION; WITHIN EASY DRIVING DISTANCE OF BALLYGAWLEY, DUNGANNON & THE MAIN ROADS NETWORK FOR TRAVEL TO FURTHER AFIELD, THIS 4 BEDROOM PROPERTY BOASTS SUPERB ACCOMMODATION INCLUDING A MASTER SUITE, ENSUITE WITH DRESSING ROOM, 2 RECEPTION AREAS INCLUDING AN OPEN PLAN KITCHEN / DINING / LIVING SPACE (SURE TO BE THE HEART OF THIS IMPRESSIVE HOME), SLEEPING ACCOMMODATION TO BOTH FLOORS & A HOME OFFICE...

BRAND NEW & READY FOR YOU... DON'T MISS OUT!



PLEASE NOTE: PHOTOGRAPHS ARE OF A SIMILAR RESIDENCE CONSTRUCTED BY THE DEVELOPER & ARE FOR EXAMPLE PURPOSES ONLY

GUIDE PRICE: £349,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A GORGEOUS NEW BUILD DETACHED RESIDENCE.
- EXTENDING TO APPROX. 2400 SQ FT.
- SITUATED ON A GENEROUS SITE CIRCA. 0.35 ACRES.
- QUIET, SEMI RURAL, YET COMMUTER CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON & BALLYGAWLEY.
- SUPERB ACCESS TO THE M1 / A4 BYPASS; 45 MINUTES TO BELFAST CITY.
- 4 BEDROOMS, INCLUDING ENVIABLE MASTER SUITE, ENSUITE & DRESSING ROOM.
- SLEEPING FACILITIES TO BOTH FLOORS.
- HOME OFFICE / STUDY.
- IMPRESSIVE OPEN PLAN KITCHEN / DINING / LIVING AREA.
- CHOICE OF COLOUR OF UNITS TO KITCHEN & UTILITY ROOM FROM BUILDERS RANGE.
- CHOICE OF PRE-FINISHED FLOORS OR CARPET TO BEDROOMS / NO. 2 RECEPTION ROOM FROM BUILDERS RANGE.
- LIVING AREA WITH GLASS FRONTED STOVE.
- SEPARATE UTILITY ROOM.
- CLOAK STORAGE.
- GROUND FLOOR CLOAK W.C.
- CARPET TO STAIRS & LANDING.
- OIL FIRED CENTRAL HEATING.
- UNDERFLOOR HEATING TO GROUND FLOOR & RADIATORS TO FIRST FLOOR.
- CONCRETE SLABS TO FIRST FLOOR.
- 25MM FOILBACK INSULATION BOARD TO GROUND FLOOR CEILING.
- 50MM FOILBACK INSULATION BOARD TO FIRST FLOOR CEILING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- WHITE PRIMED MOULDED 6" SKIRTINGS & 4" ARCHITRAVES.
- CHOICE OF INTERNAL DOORS FROM BUILDERS RANGE.

PROPERTY FEATURES CONTINUED...

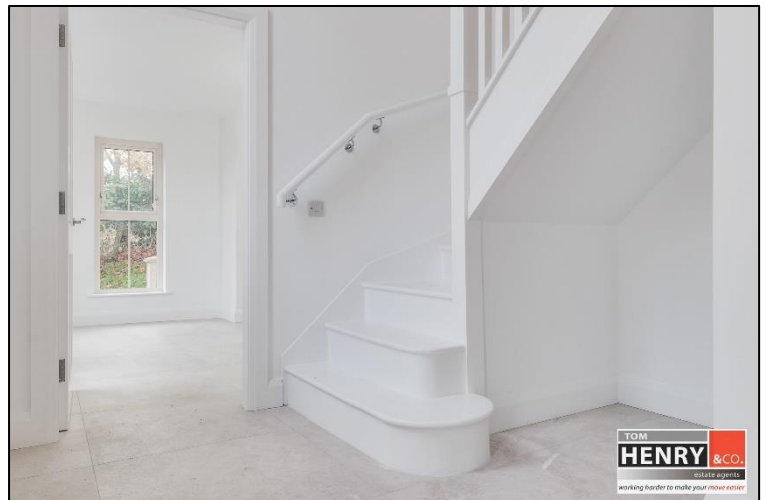
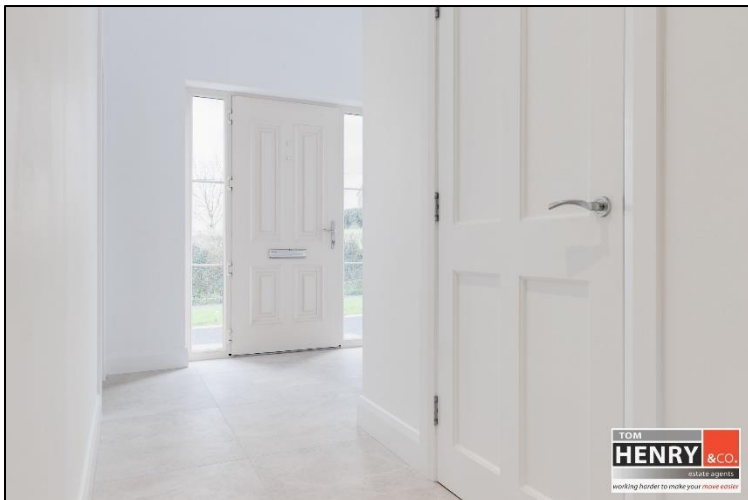
- CLADDING TO FASCIA & SOFFITS.
- GARDENS TO BE SOWN TO GRASS.
- GENEROUS PATIO AREA TO REAR.
- DRIVEWAY TO FRONT & SIDE OF DWELLING TO BE LAID TO TARMAC.
- A FANTASTIC, MODERN FAMILY HOME THAT IS SURE TO ATTRACT SIGNIFICANT INTEREST.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS. "WINDER" STAIRCASE. CLOAK STORE. TILED FLOOR.



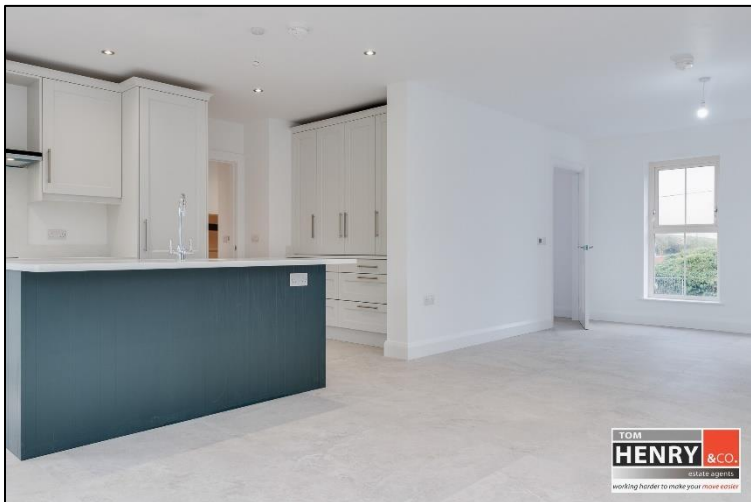


LIVING / FAMILY DINING AREA:
TRIPLE ASPECT & OPEN PLAN. GLASS FRONTED STOVE. FRENCH DOORS TO REAR GARDEN. OPEN PLAN TO KITCHEN.





KITCHEN:
FITTED HIGH & LOW LEVEL UNITS (CHOICE OF UNIT COLOUR FROM BUILDERS RANGE).. PANTRY UNITS. ISLAND WITH BREAKFAST BAR. SINK & DRAINER. TILED FLOOR.





UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS (CHOICE OF UNIT COLOUR FROM BUILDERS RANGE). S.S. SINK & DRAINER WITH MIXER TAP FITTING.
 PLUMBED FOR A.W.M. SPACE FOR T.D. TILED FLOOR.

POWDER ROOM:
 TOILET. WASH HAND BASIN. TILED FLOOR.



LOUNGE:
 CHOICE OF CARPET / PRE-FINISHED FLOOR.





BEDROOM 4:
TO REAR. CHOICE OF CARPET / PRE-FINISHED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:
"WINDER" STAIRCASE WITH 90 DEGREE TURN. CARPET TO STAIRS & SPACIOUS LANDING. FEATURE LENGTH WINDOW. HOTPRESS.



MASTER SUITE:
TO FRONT. WALK-IN DRESSING ROOM. CHOICE OF CARPET / PRE-FINISHED FLOOR.



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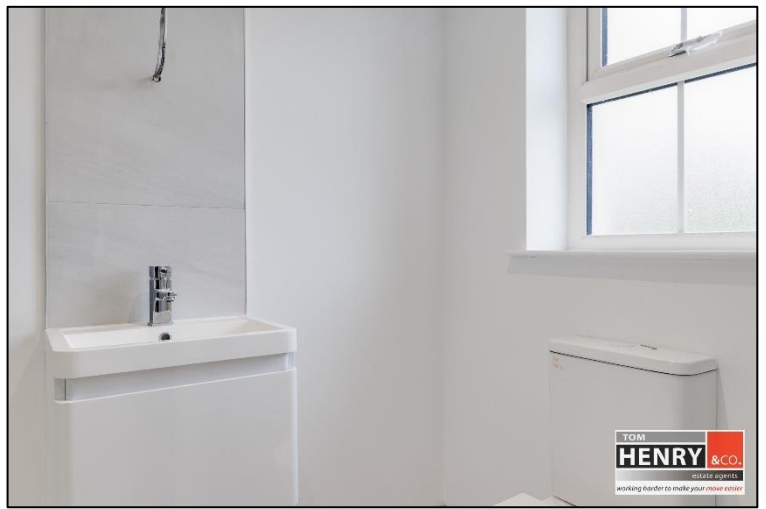


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ENSUITE:
TOILET. WASH HAND BASIN. SHOWER. TILED FLOOR. X-FAN.



BEDROOM 2:
TO FRONT. CHOICE OF CARPET / PRE-FINISHED FLOOR.





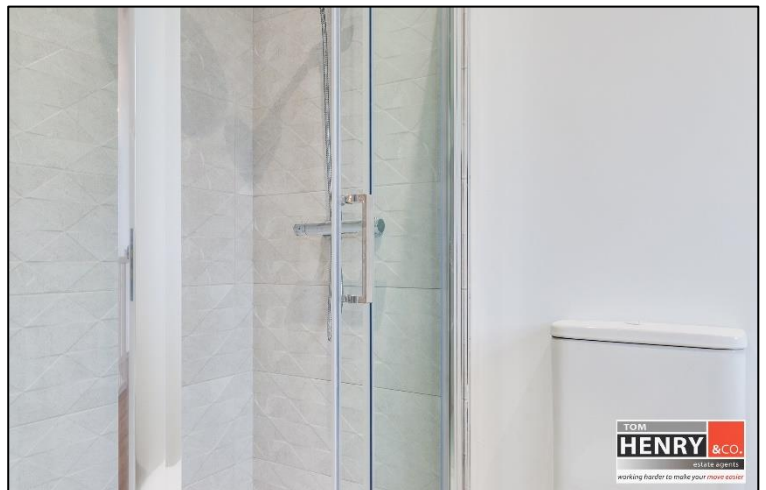
BEDROOM 3:
TO REAR. CHOICE OF CARPET / PRE-FINISHED FLOOR.



STUDY / BEDROOM 5:
TO REAR. CHOICE OF CARPET / PRE-FINISHED FLOOR.

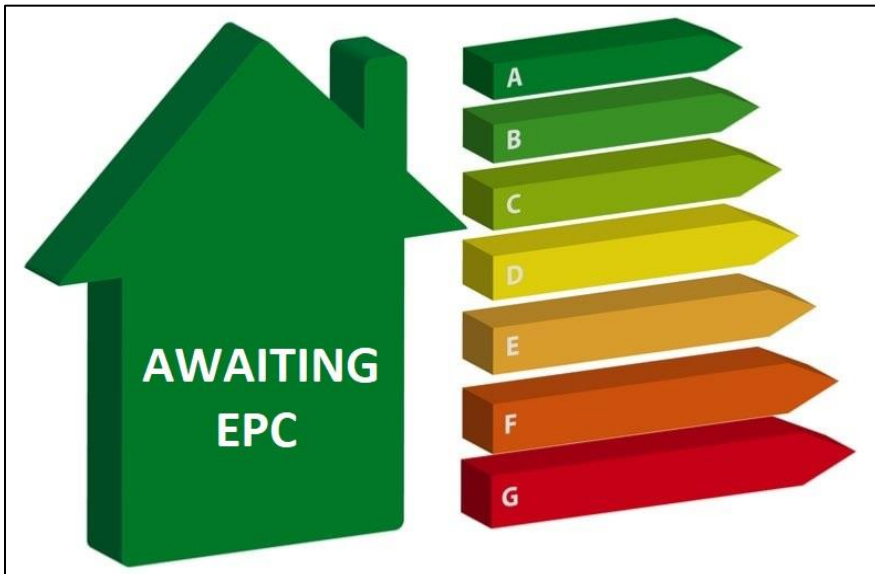


BATHROOM:
FREESTANDING BATH. WASH HAND BASIN. TOILET. SHOWER. TILED FLOOR. X-FAN.



OUTSIDE:

TARMAC DRIVEWAY. GENEROUS GARDENS TO FRONT & REAR SOWN TO GRASS. LARGE PATIO AREA TO REAR.



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- > Competitive sales & rental rates.
- > RICS member firm.
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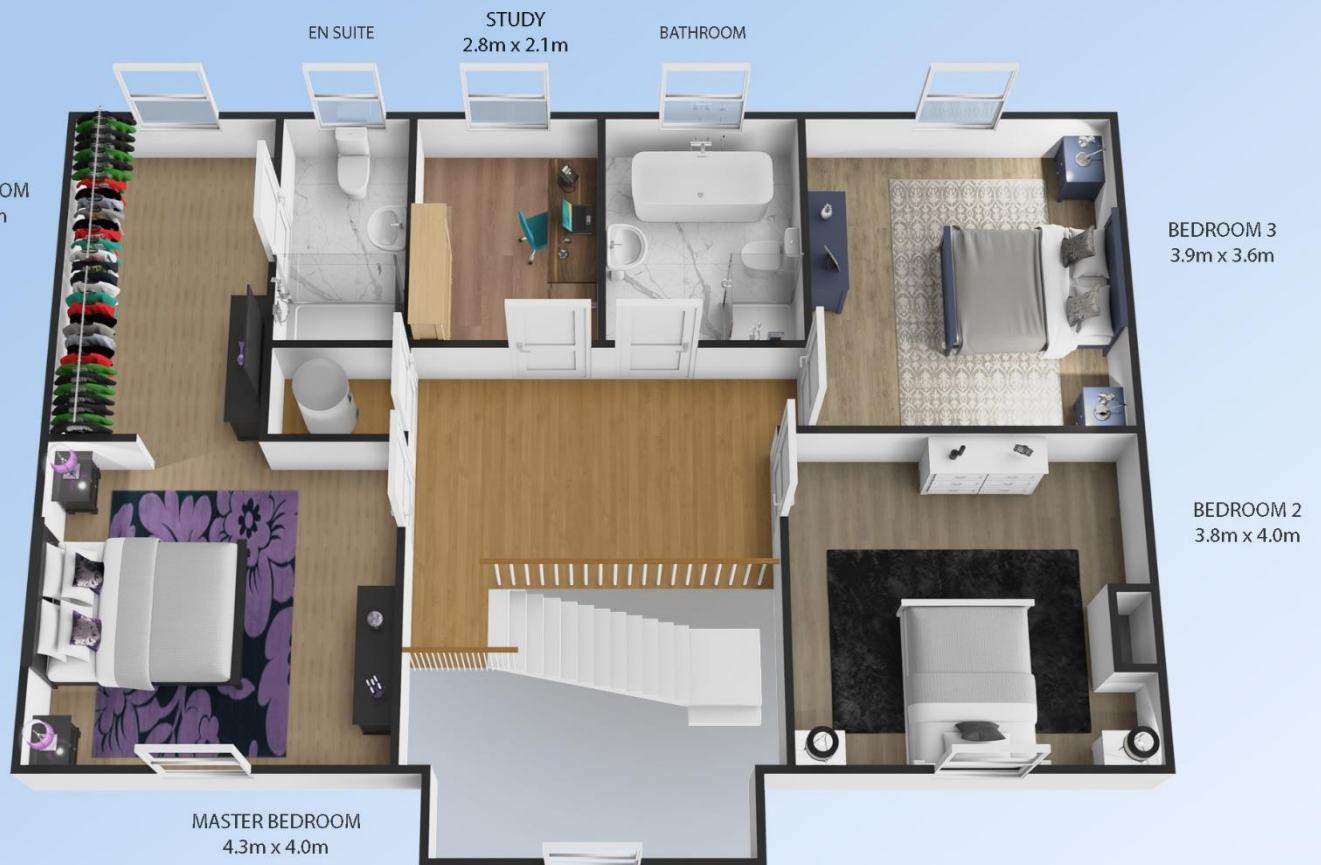
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FLOORPLANS FOR I.D. PURPOSES ONLY - PHOTOGRAPHS ARE OF A SIMILAR RESIDENCE CONSTRUCTED BY THE DEVELOPER FOR EXAMPLE PURPOSES ONLY



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