

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



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

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"BEAUTIFUL IN BALLYNORTHLAND PARK"

AN EXCEPTIONAL DETACHED RESIDENCE ON AN ENVIABLE SITE IN THIS MOST CONVENIENT & PRESTIGIOUS LOCATION

THIS EXCEPTIONAL DETACHED RESIDENCE OCCUPIES A TRULY ENVIABLE SITE WITHIN MOST PRESTIGIOUS & HIGHLY-FOUGHT AFTER "BALLYNORTHLAND PARK" WHERE CONVENIENCE IS EXCEEDED ONLY BY DESIRABILITY.

THIS ARCHITECT DESIGNED PROPERTY WAS BUILT TO THE EXACTING SPECIFICATION OF THE ORIGINAL OWNERS / CURRENT VENDORS CIRCA. 1992 AND AFFORDS SPACIOUS, VERSATILE & WELL-PRESENTED ACCOMMODATION EXTENDING TO 4 DOUBLE BEDROOMS; MASTER SUITE ENSUITE WITH DRESSING ROOM, 4 RECEPTION ROOMS INCLUDING A SUNROOM WITH SOUTH-FACING VERANDA AND STUNNING LANDSCAPED GARDENS... ALL WITHIN MINUTES OF DUNGANNON TOWN AMENITIES AND THE MAIN ROADS NETWORK FOR CONVENIENT COMMUTING TO FURTHER AFIELD.

"LOCATION, ACCOMMODATION, PRESENTATION... THERE IS NO NEED TO COMPROMISE WITH THIS SUPERIOR DETACHED RESIDENCE"



GUIDE PRICE: £434,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A TRULY EXCEPTIONAL DETACHED RESIDENCE.
- SITUATED ON AN ENVIABLE SITE EXTENDING TO APPROX. 0.7 ACRES.
- MOST DESIRABLE, HIGHLY SOUGHT-AFTER & PRESTIGIOUS AREA.
- ARCHITECT DESIGNED & CONSTRUCTED CIRCA. 1992.
- EXTENSIVE, MATURE LANDSCAPED GARDENS.
- SPACIOUS & VERSATILE INTERNAL ACCOMMODATION.
- 4 BEDROOMS; MASTER SUITE ENSUITE WITH DRESSING ROOM.
- 4 RECEPTION ROOMS.
- SITTING ROOM & FAMILY ROOM WITH OPEN FIREPLACES.
- FORMAL DINING ROOM.
- SUNROOM WITH GARDEN VIEWS & ACCESS TO SOUTH FACING VERANDA.
- KITCHEN WITH SPACE FOR CASUAL DINING / LIVING.
- SEPARATE LARGE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- PRE-FINISHED FLOORS TO FIRST FLOOR.
- OIL FIRED CENTRAL HEATING.
- GENEROUS FORECOURT PARKING.
- INTEGRAL DOUBLE GARAGE TO BASEMENT LEVEL.
- PILLARED ENTRANCE WITH ELECTRIC GATES.
- LOWER GROUND FLOOR / BASEMENT LEVEL MAY HAVE FURTHER POTENTIAL FOR SELF-CONTAINED ACCOMMODATION (SUBJECT TO REQUIRED CONSENTS).
- AN OPPORTUNITY TO ACQUIRE UNRIVALLED ACCOMMODATION IN A SITUATION TO MATCH!



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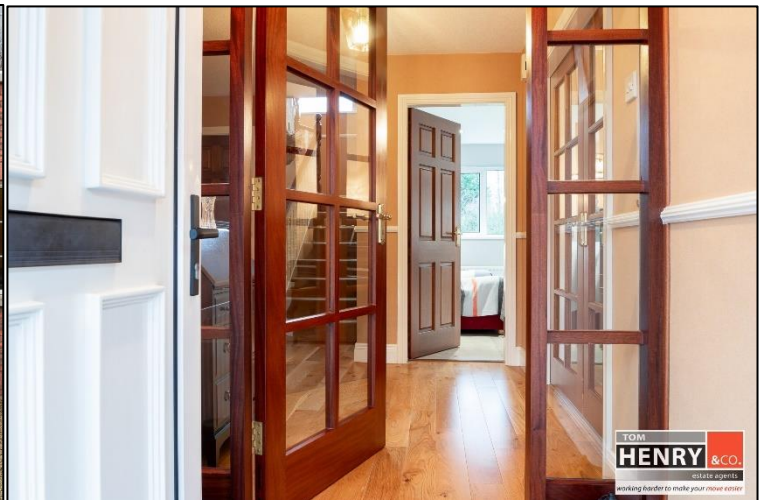
ACCOMMODATION IN BRIEF...

ENTRANCE PORCH / VESTIBULE:

COVERED PORCH. OUTSIDE LIGHT. U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS. MAT RECESS. DADO RAIL. TILED FLOOR.



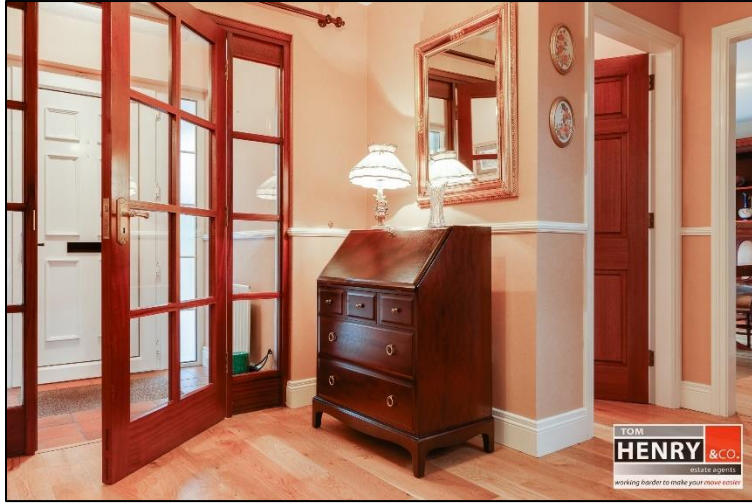
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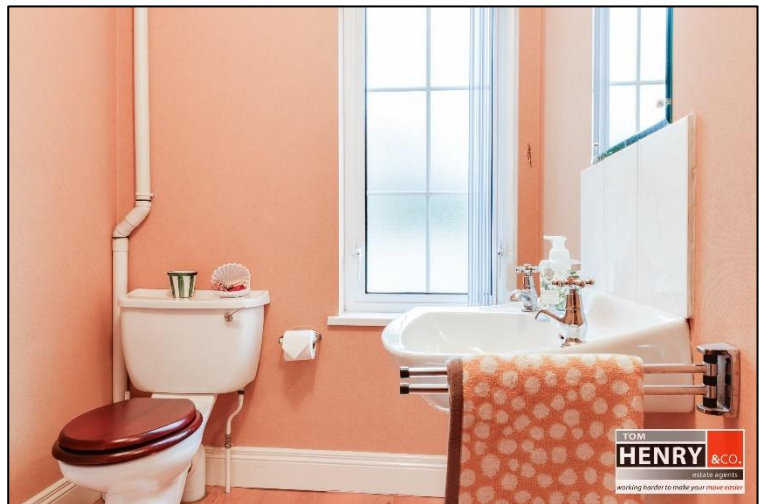
ENTRANCE HALL:

GLAZED INNER DOOR WITH GLAZED SURROUND. DADO RAIL. WOODEN FLOOR. STAIRS TO FIRST FLOOR WITH CARPET. STAIRS TO LOWER GROUND FLOOR / BASEMENT LEVEL.



POWDER ROOM:

WHITE SUITE. TOILET. WASH HAND BASIN. WOODEN FLOOR.



SITTING ROOM:
GLAZED DOUBLE DOORS FROM ENTRANCE HALL. OPEN FIREPLACE. WOODEN FLOOR.



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KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. LEADED GLAZED DISPLAY UNITS. DISPLAY SHELVING. UNDER UNIT LIGHTING. "FRANKE" LIGHT GREY SINK & DRAINER WITH BRUSHED CHROME TAP. TILED SPLASH BACK. "NEFF" CERAMIC HOB WITH X-FAN OVER. "NEFF" UNDER OVEN. FRIDGE FREEZER. "BOSCH" DISHWASHER. BRICK BUILT INGLENOOK CURRENTLY HOUSING OIL FIRED AGA (NOT INCLUDED) WITH TILED SPLASH BACK WITH X-FAN OVER. FITTED BREAKFAST TABLE WITH SEATING FOR 5. DOWN LIGHTING TO CEILING. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.





FORMAL DINING ROOM:
GLAZED DOOR FROM ENTRANCE HALL. WOODEN FLOOR.



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FAMILY ROOM:
OPEN FIREPLACE. WOODEN FLOOR. FRENCH DOORS TO SUNROOM.



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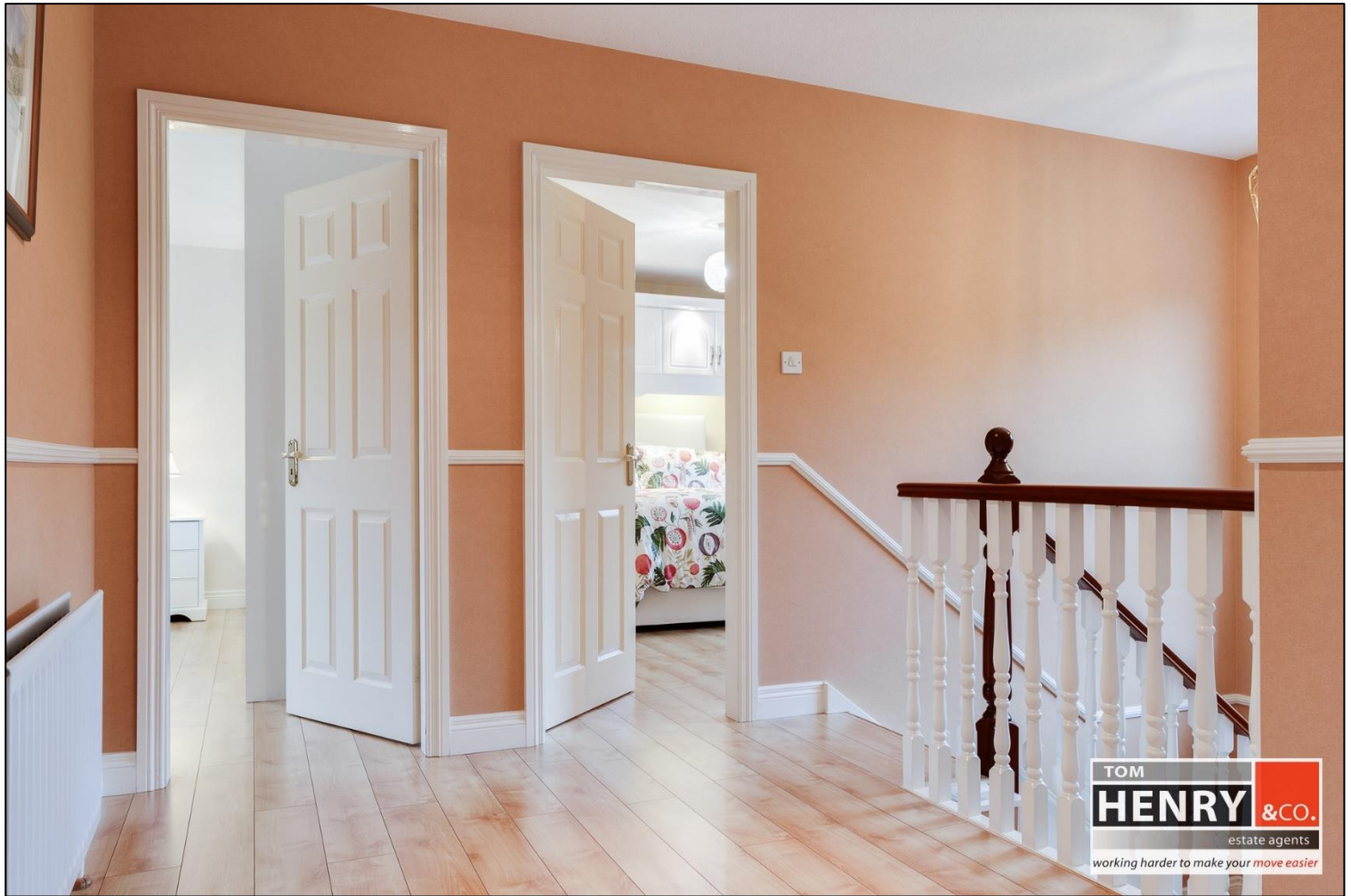
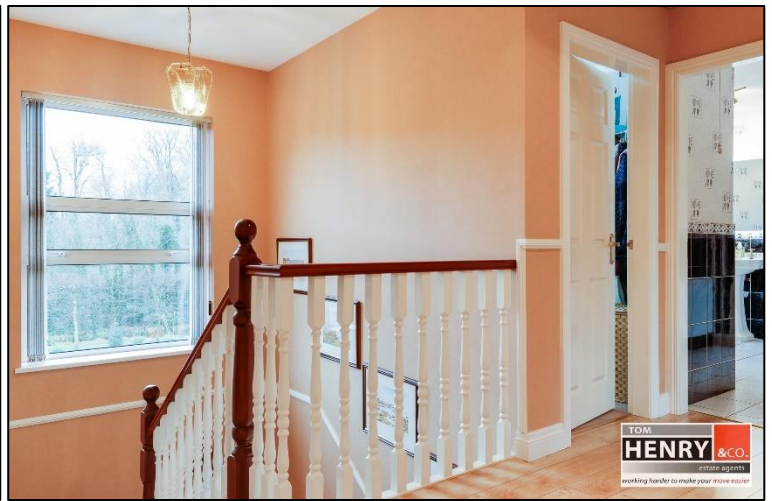
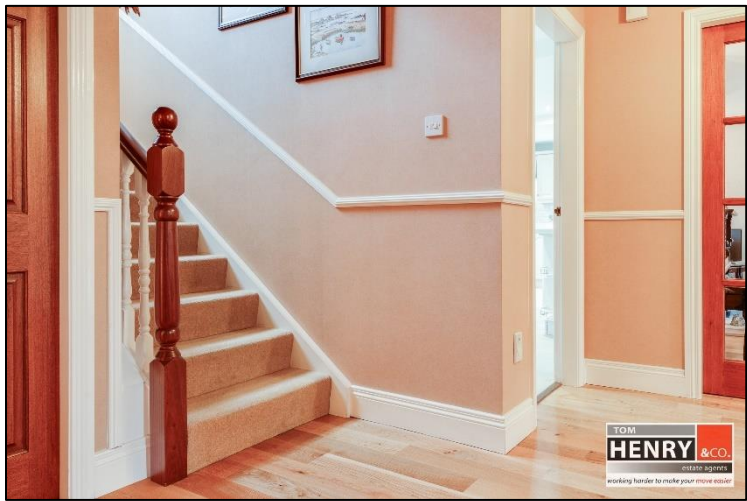


SUNROOM:
GLAZED PANELS. TILED FLOOR. FRENCH DOORS TO RAISED SOUTH FACING VERANDA WITH SUPERB VIEWS TO REAR GARDENS.

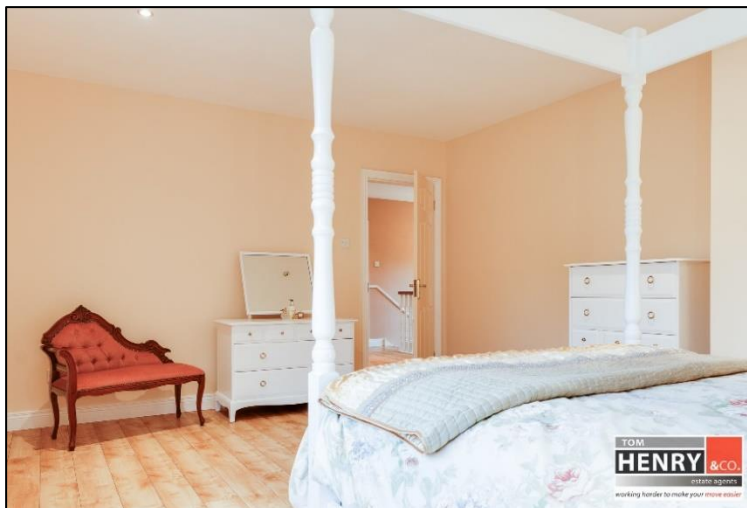


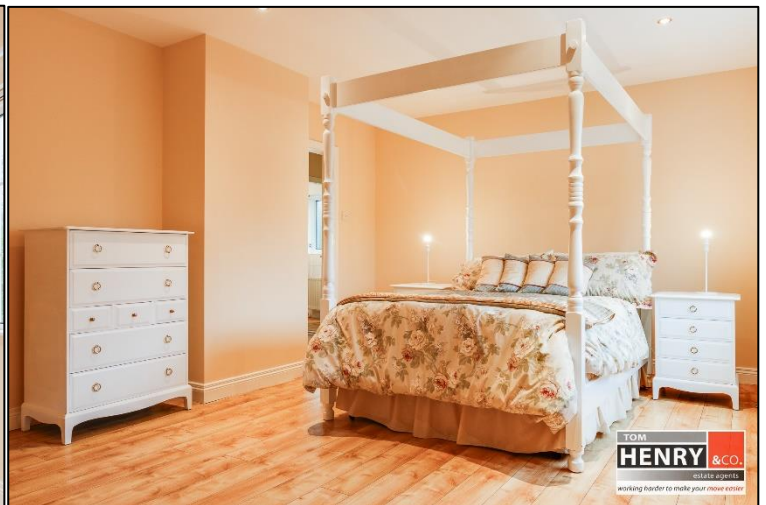
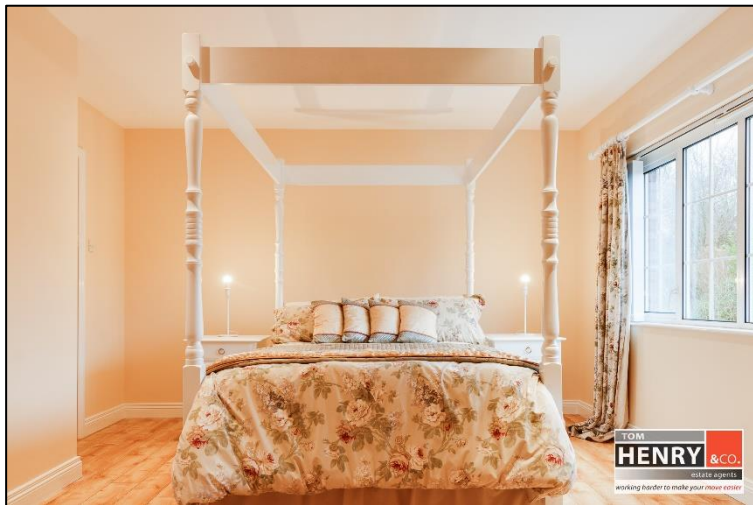
FIRST FLOOR:

STAIRS & LANDNG:
CARPET TO STAIRS. WOODEN FLOOR TO HALF LANDING. PRE-FINISHED FLOOR TO LANDING.

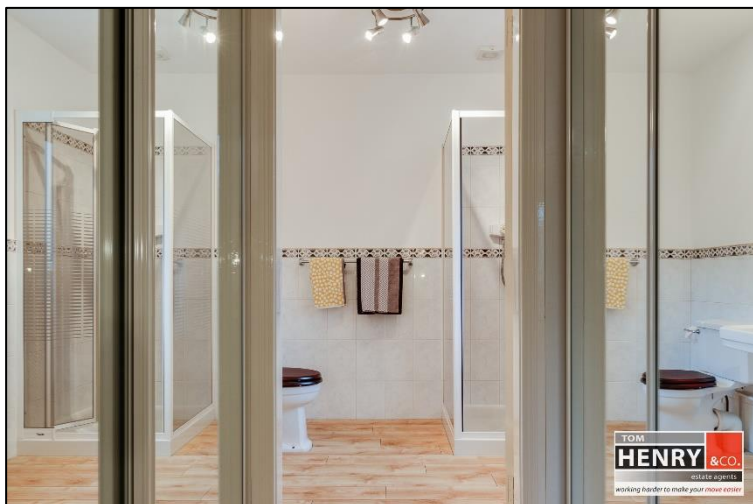


MASTER BEDROOM:
TO FRONT. DOWN LIGHTING TO CEILING. PRE-FINISHED FLOOR.





DRESSING ROOM:
"HIS & HERS" FITTED STORAGE WITH MIRRORED SLIDING DOORS.



ENSUITE:
WHITE SUITE. FULLY TILED SHOWER. TOILET. WASH HAND BASIN WITH ELECTRIC SHAVER SOCKET WITH LIGHT. PART TILED WALLS. PRE-FINISHED FLOOR. X-FAN.



BEDROOM 2:
TO FRONT. FITTED STORAGE WITH MIRRORED SLIDING DOORS WITH SHELVED & HANGING SPACE. PRE-FINISHED FLOOR.



BEDROOM 3:

TO REAR. FITTED FURNITURE TO INCLUDE; WARDROBES, HAT BOXES & BEDSIDE UNITS. PRE-FINISHED FLOOR. SUPERB VIEWS TO REAR GARDENS.



BEDROOM 4:

TO FRONT. CURRENTLY USED AS A STUDY / HOME OFFICE. PRE-FINISHED FLOOR.



BATHROOM:

WHITE SUITE. BATH. FULLY TILED SHOWER. TOILET. WASH HAND BASIN. BIDET. PART TILED WALLS. TILED FLOOR. X-FAN.



HOTPRESS:

WALK-IN. SHELVED WITH ELECTRIC LIGHT.

LOWER GROUND FLOOR / BASEMENT:

STAIRS DOWN FROM ENTRANCE HALL WITH CARPET TO LOWER GROUND LEVEL.

LARGE STORAGE AREA:

SUITABLE FOR OFFICE, HOME GYM, GAMES ROOM, ETC. BEAM VACCUUM UNIT. RADIATOR.

UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. CENTRAL HEATING BOILER.



REAR HALL WAY:
TILED FLOOR. U.P.V.C. GLAZED EXTERNAL DOOR TO REAR OF DWELLING.

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



THE LOWER GROUND LEVEL AREA HAS SIGNIFICANT POTENTIAL FOR FURTHER UTILISATION; HOME OFFICE, GYM, "GRANNY ACCOMMODATION" ETC. (SUBJECT TO REQUIRED CONSENTS).

OUTSIDE:

PILLARED & REMOTE GATED ENTRANCE.

GRAVELLED DRIVEWAY WITH FORECOURT PARKING TO FRONT & ACCESS TO REAR OF DWELLING TO INTEGRAL DOUBLE GARAGES.

DOUBLE GARAGE:

2 REMOTE UP & OVER DOORS. ELECTRIC LIGHT. ACCESS TO LOWER GROUND LEVEL HALLWAY & LARGE STORAGE AREA.

THE EXTENSIVE, TRULY ENVIABLE GARDENS TO THE REAR ARE BEAUTIFULLY LANDSCAPED WITH GRAVELLED PATHS, LAWNS, SHRUB BEDS & ARE BOUNDED BY BUBBLING STREAM. THE UPPER GROUND FLOOR LEVEL SUNROOM & VERANDA AFFORD SPECTACULAR VIEWS OVER THESE STUNNING, WELL-STOCKED GARDENS.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

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28 Ballynorthland Park
Dungannon BT71 6DY



(Floorplan for illustrative purposes only)

KITCHEN / DINING
3.5m x 6.8m

SUNROOM
2.1m x 4.0m

SITTING ROOM
3.5m x 4.0m



DINING ROOM
3.9m x 4.0m

W.C.

ENTRANCE

SITTING ROOM
3.8m x 5.6m

BEDROOM 3
3.5m x 3.9m

BATHROOM

EN SUITE



DRESSING ROOM

BEDROOM 2
3.9m x 3.9m

BEDROOM 4
2.6m x 3.3m

BEDROOM 1
3.9m x 5.6m

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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.