

**53 CASTLEVIEW HEIGHTS  
MULLAGHMORE ROAD  
DUNGANNON  
CO. TYRONE  
BT70 1TT**



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

26 Church Street,  
Dungannon,  
Co. Tyrone,  
N. Ireland  
BT71 6AB

T: (028) 8772 6992  
F: (028) 8772 6460  
E: tom@tomhenryandco.com

**A 4 BEDROOM PROPERTY IN THIS HIGHLY SOUGHT-AFTER DEVELOPMENT**

LOCATED IN THIS QUIET & EVER POPULAR RESIDENTIAL CUL-DE-SAC, JUST OFF THE HIGHLY SOUGHT-AFTER DUNGANNON TO DONAGHMORE ROAD & BENEFITTING FROM BEING CENTRALLY LOCATED FOR ACCESS TO THE MAIN ROAD NETWORK, SCHOOLS, SHOPPING & RECREATIONAL AMENITIES AND CONVENIENT ON FOOT OR BY CAR TO ALL DUNGANNON TOWN CENTRE AMENITIES, THIS SEMI-DETACHED HOME BOASTS WELL-PROPORTIONED ACCOMMODATION, PROVIDING COMFORTABLE LIVING SPACE, 4 BEDROOMS; ALL WITH FITTED STORAGE PLUS AN ENSUITE TO THE MASTER BEDROOM & GENEROUS EXTERNAL SPACE WITH OFF STREET PARKING & A FANTASTIC PATIO AREA.

**“THIS SPACIOUS & VERSATILE HOME IS SURE TO APPEAL TO FIRST-TIME BUYERS, DISCERNING INVESTORS & FAMILIES ALIKE”**



**GUIDE PRICE: £179,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEF...

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

## PROPERTY FEATURES:

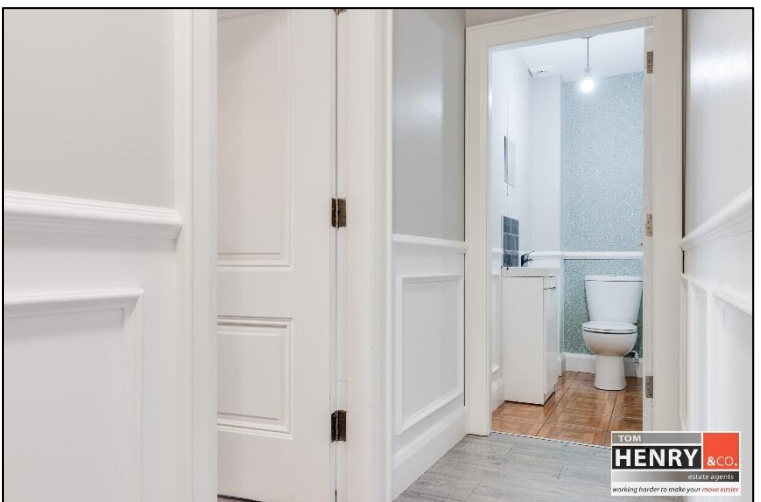
- A 4 BEDROOM SEMI-DETACHED PROPERTY.
- SITUATED ON A GENEROUS CORNER SITE.
- MOST CONVENIENT, ESTABLISHED & POPULAR LOCATION.
- WITHIN WALKING DISTANCE OF SHOPS, SCHOOLS, GOLF CLUB & DUNGANNON TOWN CENTRE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- FITTED STORAGE TO ALL BEDROOMS.
- MASTER BEDROOM ENSUITE.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- OFF STREET PARKING TO FRONT / SIDE.
- GENEROUS GARDEN TO REAR WITH LARGE PATIO AREA.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO A WIDE RANGE OF PERSPECTIVE PURCHASERS.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.



**ACCOMMODATION IN BRIEF...**

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:  
U.P.V.C. EXTERNAL DOOR WITH GLAZED SUNBURST. PRE-FINISHED FLOOR. FEATURE LOW LEVEL PANELLING TO WALLS.



POWDER ROOM:  
WHITE SUITE. TOILET. WASH HAND BASIN IN VANITY UNIT. TILED FLOOR. X-FAN.



SITTING ROOM;  
OPEN FIREPLACE. PRE-FINISHED FLOOR. FITTED STORAGE DISPLAY SHELVING.



KITCHEN / FAMILY DINING:  
FITTED HIGH & LOW LEVEL UNITS. WHITE CERAMIC SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER.  
PLUMBED FOR DISHWASHER. SPACE FOR FRIDGE FREEZER. TILED SPLASH BACK. ISLAND UNIT. TILED FLOOR. EXTERNAL DOOR WITH LEADED GLAZED PANELS.

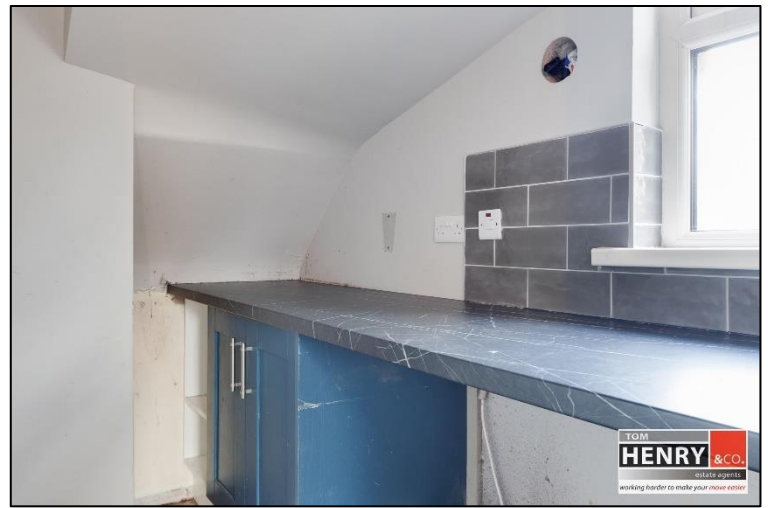


UTILITY ROOM:  
PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH  
BACK. TILED FLOOR.

**FIRST FLOOR;**

STAIRS & LANDING:  
CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING.

HOTPRESS:  
SHELVED.



BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR. FITTED STORAGE.

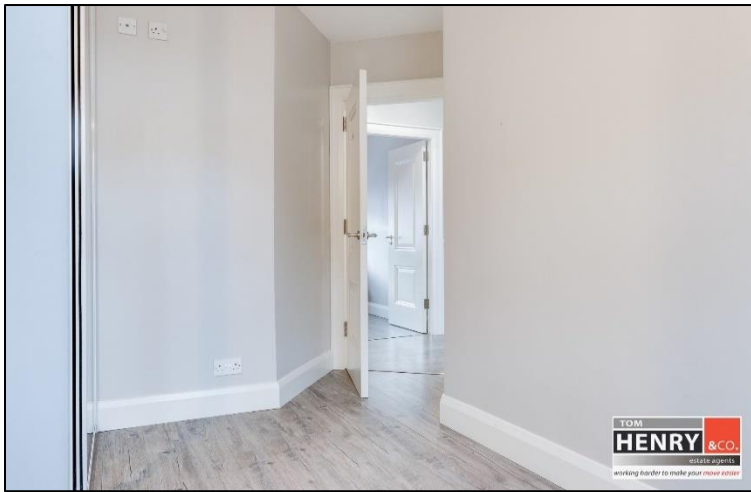
ENSUITE:  
WHITE SUITE. TOILET. WASH HAND BASIN. ELECTRIC SHOWER. FULLY TILED WALLS. TILED FLOOR. X-FAN.



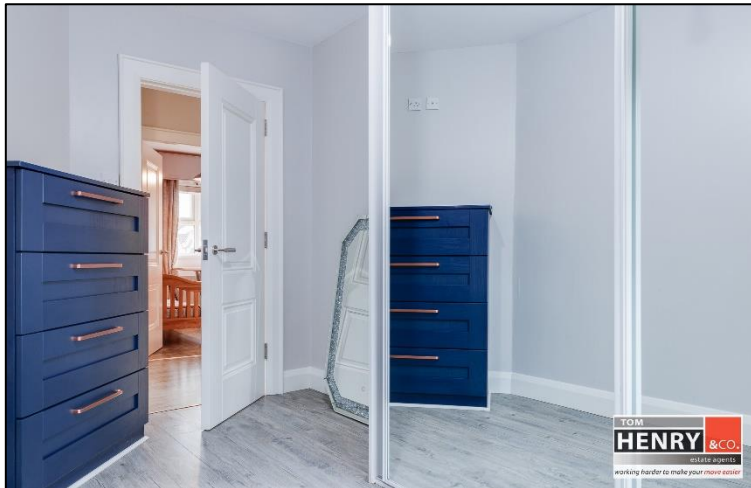


BEDROOM 2:  
TO REAR. PRE-FINISHED FLOOR. FITTED STORAGE WITH MIRRORED DOORS.





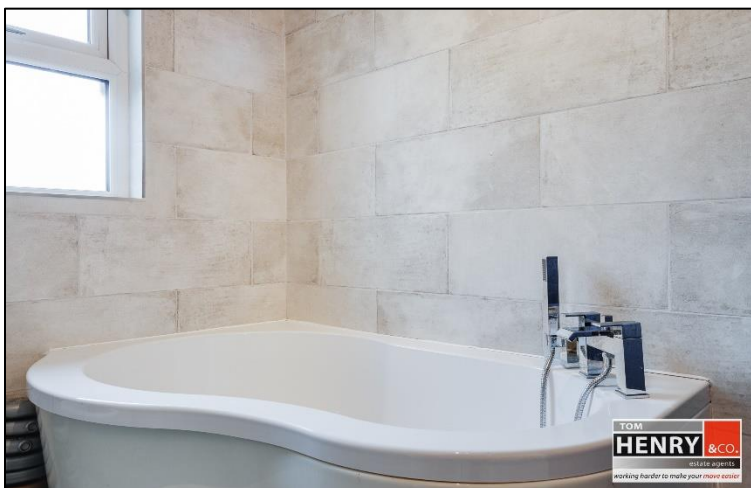
**BEDROOM 3:**  
TO REAR. PRE-FINISHED FLOOR. FITTED STORAGE MIRRORED DOORS.



**BEDROOM 4:**  
TO FRONT. PRE-FINISHED FLOOR. FITTED STORAGE.



**BATHROOM:**  
WHITE SUITE. CORNER BATH. TOILET. WASH HAND BASIN. SHOWER. FULLY TILED WALLS. TILED FLOOR. X-FAN.





**OUTSIDE:**

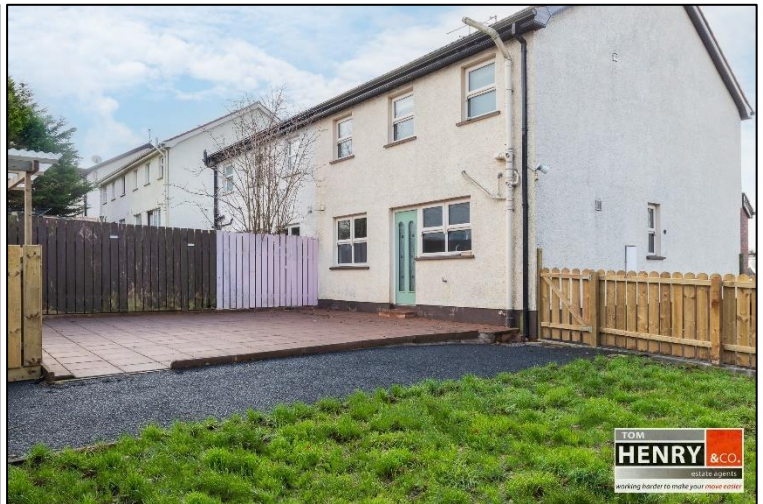
GENEROUS CORNER SITE. TARMAC DRIVE & PARKING TO FRONT & SIDE. GARDENS TO FRONT LAID TO LAWNS. ENCLOSED GARDEN TO REAR WITH LARGE PATIO AREA & AREA LAID TO LAWN. COVERED AREA FOR GARDEN FURNITURE STORAGE, ETC. ENCLOSED AREA FOR OIL TANK & BURNER. EXTERNAL WATER TAP.



TOM  
**HENRY & CO.**  
estate agents  
*working harder to make your move easier*



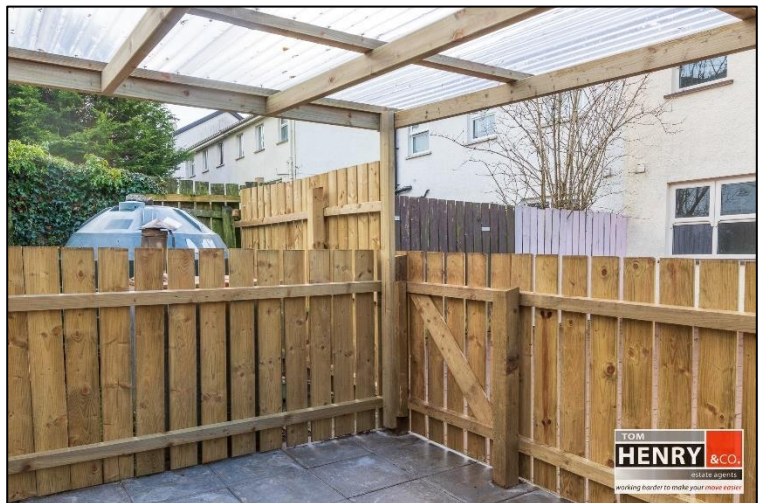
TOM  
**HENRY & CO.**  
estate agents  
*working harder to make your move easier*



TOM  
**HENRY & CO.**  
estate agents  
*working harder to make your move easier*



TOM  
**HENRY & CO.**  
estate agents  
*working harder to make your move easier*



TOM  
**HENRY & CO.**  
estate agents  
*working harder to make your move easier*

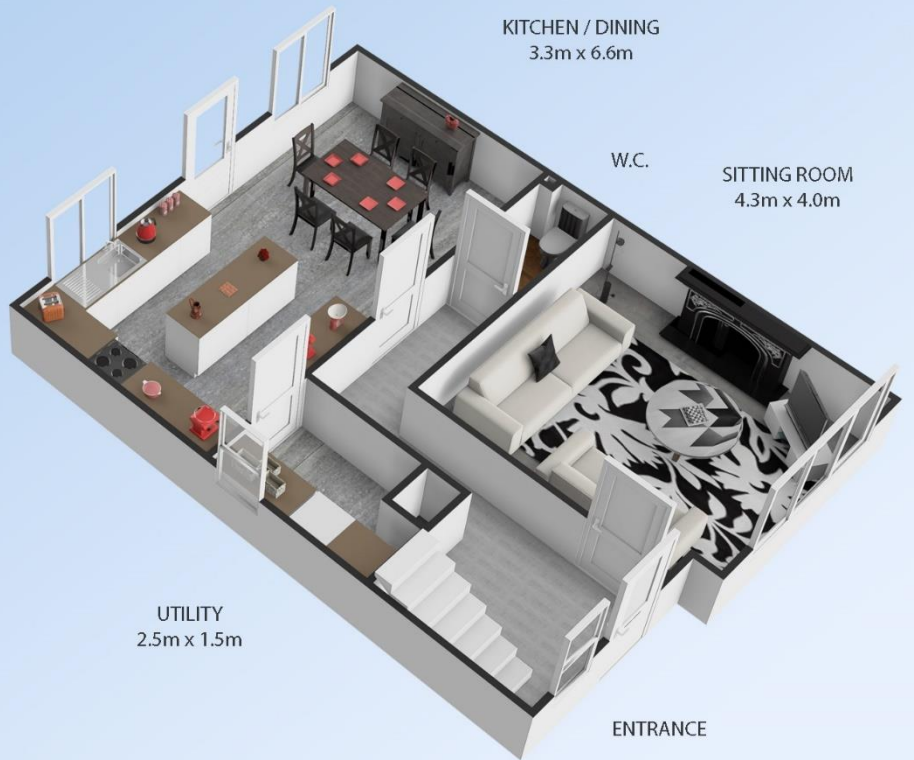
GARDEN ROOM:  
ELECTRIC LIGHTS & POWER POINTS.



FLOORPLANS FOR I.D. PURPOSES ONLY.



GARDEN ROOM  
5.6m x 3.4m



KITCHEN / DINING  
3.3m x 6.6m

W.C.

SITTING ROOM  
4.3m x 4.0m

UTILITY  
2.5m x 1.5m

ENTRANCE



**53 Castleview Heights  
Dungannon, BT70 1TT**

*(Floorplan for illustrative purposes only)*



BEDROOM 3  
3.8m x 2.3m

BEDROOM 2  
3.6m x 2.2m

EN SUITE

BEDROOM 1  
3.6m x 3.6m

BATHROOM

BEDROOM 4  
2.8m x 2.9m



**53 Castleview Heights  
Dungannon, BT70 1TT**

*(Floorplan for illustrative purposes only)*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

 www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

**N.B.**

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

**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.**