

**24 RIVERDALE
TAMNAMORE
DUNGANNON
CO. TYRONE
BT71 6PZ**



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

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LIFE ON ONE LEVEL IN COMMUTER CONVENIENT TAMNAMORE

SITUATED ON A MOST GENEROUS, PRIME FRONT ROW SITE IN EVER POPULAR, ESTABLISHED & COMMUTER CONVENIENT "RIVERDALE", THIS SUPERB 3 BEDROOM, 2 RECEPTION ROOM DETACHED BUNGALOW IS LOCATED ONLY MOMENTS TO THE M1 INTERSECTION & TRANSLINK "PARK AND RIDE" FOR TRAVEL ACROSS THE PROVINCE AND IS ONLY A SHORT DRIVE TO DUNGANNON, MOY, COALISLAND & PORTADOWN WHERE ALL SOCIAL, RECREATIONAL AND EDUCATIONAL FACILITIES ARE.

OFFERING ACCOMMODATION ON ONE LEVEL THAT IS SPACIOUS, VERSATILE AND WELL-PRESENTED THROUGHOUT, THIS PROPERTY IS SURE TO APPEAL TO THE MODERN FAMILY SEEKING A FOREVER HOME, DISCERNING FIRST-TIME BUYERS AND TO THOSE WISHING TO DOWN-SIZE TO A QUIET & ESTABLISHED SITUATION.

"MUST BE VIEWED TO BE FULLY APPRECIATED"



GUIDE PRICE: £264,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED BUNGALOW.
- PRESENTED FOR SALE IN GOOD CONDITION THROUGHOUT.
- MOST CONVENIENT & SOUGHT-AFTER LOCATION.
- SITUATED ON A GENEROUS FRONT ROW SITE IN THIS ESTABLISHED & QUIET RESIDENTIAL DEVELOPMENT.
- ONLY A SHORT DRIVE TO DUNGANNON, MOY, COALISLAND & PORTADOWN.
- SUPERB ACCESS TO THE M1 MOTORWAY FOR COMMUTING.
- WITHIN WALKING DISTANCE OF TRANSLINK “PARK AND RIDE”.
- 3 DOUBLE BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- MODERN KITCHEN WITH SPACE FOR LIVING / CASUAL DINING.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- SUNROOM WITH ACCESS TO REAR GARDEN.
- SEPARATE UTILITY ROOM.
- CLOAK W.C. / POWDER ROOM WITH WET ROOM TYPE SHOWER.
- LUXURY FAMILY BATHROOM WITH FREE-STANDING BATH.
- OIL FIRED CENTRAL HEATING.
- MAJORITY U.P.V.C. DOUBLE GLAZED WINDOWS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- REMOTE GATED ENTRANCE.
- GENEROUS GARDENS TO FRONT, SIDE & REAR.
- INTEGRAL GARAGE.
- SURE TO APPEAL TO A WIDE RANGE OF PROSPECTIVE PURCHASERS.



ACCOMMODATION IN BRIEF...

**COVERED ENTRANCE PORCH:
PAVED STEP. OUTSIDE LIGHT.**

**ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS. PRE-FINISHED FLOOR.**

**CLOAK CUPBOARD:
SHELVED & HANGING SPACE.**



**SITTING ROOM:
DOOR FROM ENTRANCE HALL WITH GLAZED PANELS. OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND WITH TILED HEARTH. COVING & CENTRE PIECE TO CEILING. PRE-FINISHED FLOOR.**



KITCHEN / FAMILY DINING:

DOOR WITH GLAZED PANELS FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS WITH GRANITE WORK TOPS. "RANGEMASTER" COOKER WITH 5 RING GAS HOB & ELECTRIC UNDER OVENS (INCLUDED). ISLAND UNIT WITH SINK WITH MIXER TAP FITTING. SPACE FOR AMERICAN STYLE FRIDGE FREEZER WITH WATER & ICE DISPENSER (INCLUDED). SPACE FOR DISHWASHER (INCLUDED). WOODEN FLOOR. ELECTRIC STOVE TO DINING AREA.





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SUNROOM:
PART GLAZED DOUBLE DOORS FROM KITCHEN. PRE-FINISHED FLOOR. GLAZED DOOR TO SIDE / REAR GARDEN.

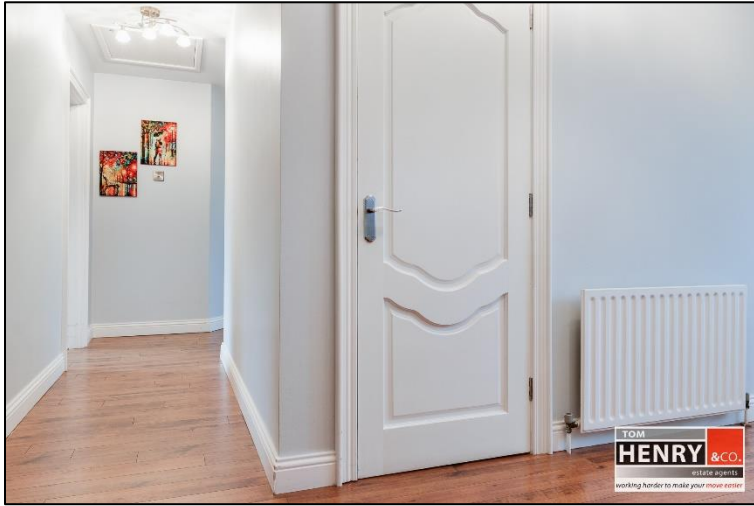


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UTILITY ROOM:
FITTED UNIT. SPACE FOR A.W.M. PRE-FINISHED FLOOR. DOOR TO GARAGE. TIMBER EXTERNAL REAR DOOR.

WET SHOWER ROOM:

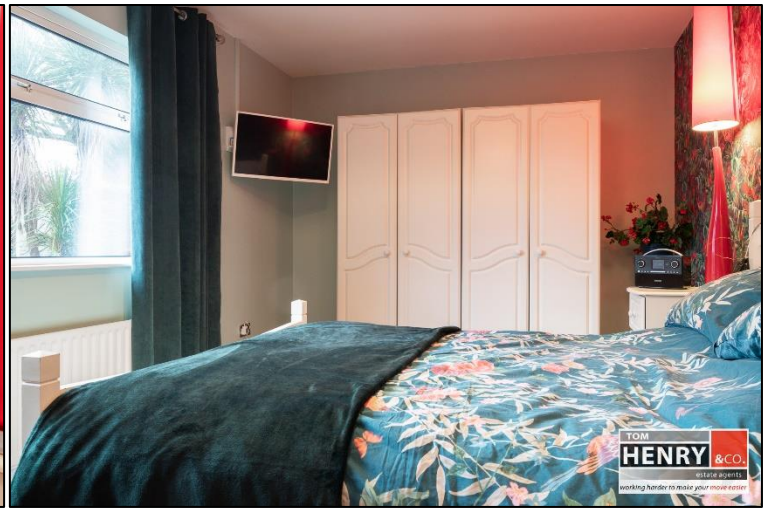
TOILET. WASH HAND BASIN. SHOWER. PVC PANELLING TO CEILING & WALLS. TILED FLOOR.



BEDROOM 1:

TO REAR. PRE-FINISHED FLOOR.

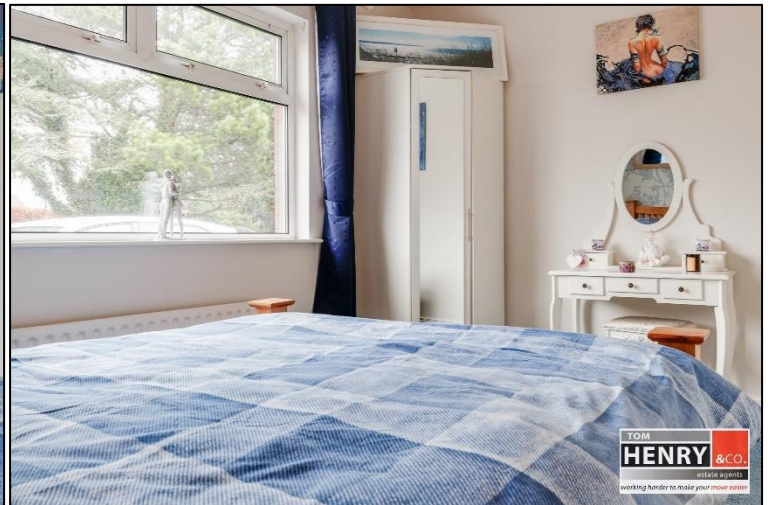




BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:

4 PIECE WHITE SUITE. FEATURE WASH HAND BASIN WITH MIXER TAP FITTING & STONE SPLASH BACK. RECESSED ILLUMINATED MIRROR. FREE-STANDING BATH. TOILET. TILED SHOWER WITH DUAL HEAD FITTING. TILED WALLS. TILED FLOOR.





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HOTPRESS:
WALK-IN WITH SHELVED & HANGING SPACE.

ROOF SPACE:
ACCESSED VIA A WOODEN PULL DOWN LADDER. SHEETED FOR STORAGE.

OUTSIDE:

PILLARED & REMOTE GATED ENTRANCE . TARMAC DRIVEWAY & GENEROUS FORECOURT PARKING TO GARAGE.

GARDEN TO FRONT LAID TO LAWNS, MATURE SHRUB BEDS & BOUNDED BY BEECH HEDGING.

INTEGRAL GARAGE:

REMOTE ROLL-UP DOOR. ELECTRIC LIGHTS & POWER POINTS. CENTRAL HEATING BOILER. DOOR TO / FROM UTILITY ROOM.

EXTENSIVE PAVED PATIO AREA / FURTHER PARKING AREA TO SIDE. PAVED PATIO AREA TO REAR. SHRUB BEDS. OUTSIDE WATER TAP.



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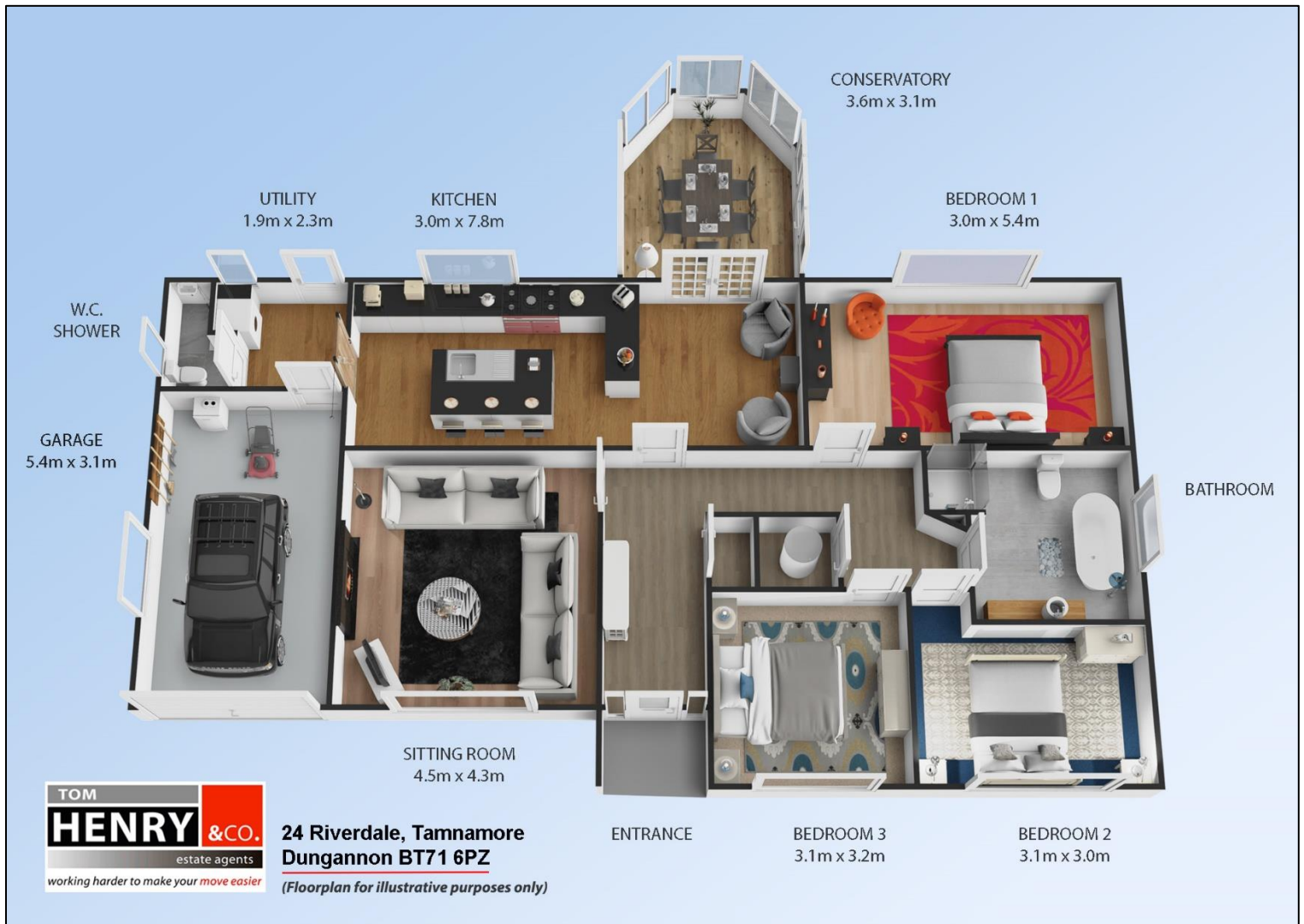


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FLOORPLANS FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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- > Competitive sales & rental rates.
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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.