

**35 KILLYMAN ROAD
DUNGANNON
CO. TYRONE
BT71 6DG**



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

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“CLASS ON THE KILLYMAN ROAD” – A SUBSTANTIAL DETACHED RESIDENCE IN A SUPERB LOCATION

SITUATED ON WHAT MAY ONLY BE DESCRIBED AS AN ENVIABLE PRIME SITE (EXTENDING TO CIRCA. 0.4 ACRES) ON THE MOST CONVENIENT & EVER PRESTIGIOUS “KILLYMAN ROAD”, THIS SUPERIOR DETACHED, 4 BEDROOM PLUS HOME OFFICE, MASTER ENSUITE, 3 RECEPTION ROOM TOWN RESIDENCE IS PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT, OOOZING SIGNIFICANT TIMELESS CHARM & TASTE, AND PROVIDES A FANTASTIC OPPORTUNITY TO ACQUIRE A FAMILY HOME THAT IS SURE TO MEET EVEN THE MOST DISCERNING OF PURCHASER’S REQUIREMENTS.

THE PROPERTY IS MOST CONVENIENTLY LOCATED WITHIN STROLLING DISTANCE OF ALL DUNGANNON TOWN CENTRE AMENITIES & FACILITIES INCLUDING RENOWNED SCHOOLS, SUPERB EATERIES, MAJOR EMPLOYERS & THE PICTURESQUE DUNGANNON PARK AND IS ONLY A SHORT DRIVE TO THE M1 INTERSECTION FOR COMMUTING TO EAST OR WEST OF THE PROVINCE.

WITH SPACIOUS & VERSATILE ACCOMMODATION, FANTASTIC GARDENS, NO. 2 GARAGES (NO. 1 INTEGRAL & NO. 1 DETACHED TO ITS REAR) & A SUPERB SITUATION, THIS “ONCE IN A LIFETIME OPPORTUNITY” IS READY TO BE ENJOYED BY ITS NEXT FORTUNATE OWNERS...

SURE TO BE HIGHLY SOUGHT-AFTER; EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT!



OFFERS AROUND: £394,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE THIS SUPERIOR DETACHED TOWN RESIDENCE.
- SITUATED ON A PRIME SITE EXTENDING TO CIRCA. 0.4 ACRES.
- MOST CONVENIENT & HIGHLY SOUGHT AFTER LOCATION.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT.
- 4 BEDROOMS, INCLUDING A TRULY ENVIABLE MASTER SUITE.
- HOME OFFICE / POTENTIAL 5TH BEDROOM.
- 3 RECEPTION ROOMS; SITTING ROOM, DINING ROOM & FAMILY ROOM / SUNROOM.
- BEAUTIFUL KITCHEN WITH PAINTED OAK UNITS & GRANITE WORK TOP; AS FEATURED IN THE “ULSTER TATLER”.
- WALK-IN PANTRY; A DREAM FOR THE HOME CHEF / MODERN MAN.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- INTEGRAL GARAGE WITH REMOTE ROLL-UP DOOR.
- DETACHED GARAGE / WORKSHOP TO REAR WITH VEHICULAR ACCESS.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- LOW MAINTENANCE BRICK & DASH EXTERIOR.
- GENEROUS GARDENS LAID TO LAWNS WITH MATURE SHRUBS & PATIO AREA.
- SUMMER HOUSE & SHED WITH ELECTRIC.
- GLASS HOUSE & TIMBER STORE.
- A FANTASTIC PROPERTY IN A LOCATION TO MATCH.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

COVERED EXTERNAL PORCH:
OUTSIDE LIGHT.

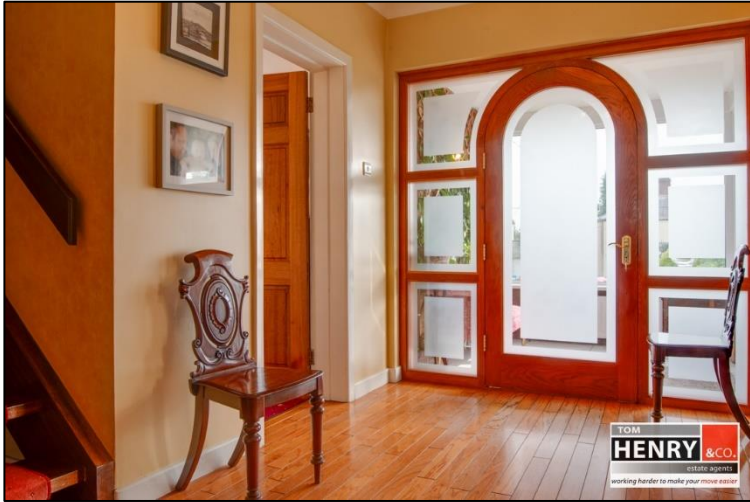


ENTRANCE PORCH:

P.V.C. EXTERNAL DOOR WITH GLAZED PANELS, SIDE PANELS & FANLIGHTS. FEATURE BRICK DETAILING. TILED FLOOR.



ENTRANCE HALL:
FEATURE GLAZED INNER DOOR WITH GLAZED SIDE PANELS. COVING TO CEILING. WOODEN FLOOR. OPEN TREAD STAIRCASE TO FIRST FLOOR.



LOUNGE:
PICTURE WINDOW. OPEN FIREPLACE WITH MARBLE HEARTH & SURROUND. COVING TO CEILING. WALL LIGHTING. CARPET TO FLOOR.





DINING ROOM:
FEATURE ARCHED GLAZED DOUBLE DOORS TO / FROM
ENTRANCE HALL. FLOOR TO CEILING BAY WINDOW WITH
VIEWS OVER FRONT GARDEN. COVING TO CEILING.
WOODEN FLOOR. PART OPEN TO KITCHEN.





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KITCHEN:
AS FEATURED IN THE "ULSTER TATLER" - FITTED HIGH & LOW LEVEL UNITS WITH SOFT CLOSE DRAWERS & DOORS. GRANITE WORK TOP. WINE RACKING. INGLENOOK WITH TILED SPLASH BACK, X-FAN AND PELMET OVER HOUSING OIL FIRED "AGA" FOR COOKING PLUS "AGA MODULE" WITH GAS TOP & ELECTRIC OVENS. SPACE FOR AMERICAN STYLE FRIDGE FREEZER WITH WATER DISPENSER. "FRANKE BY VILLEROY & BOCH" CERAMIC DOUBLE SINK WITH MIXER TAP FITTING. ISLAND UNIT WITH FEATURE BREAKFAST AREA, DRAWER STORAGE AND S.S. VEGETABLE SINK WITH MIXER TAP FITTING. INTEGRATED DISHWASHER. TILED FLOOR. NO. 3 SETS OF FRENCH DOORS WITH GLAZED PANELS TO REAR GARDEN / PATIO AREA. VAULTED CEILING WITH GLAZED FAN LIGHT.



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WALK-IN PANTRY:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. TILED BETWEEN UNITS. CORK TILED FLOOR.

UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SOME WALL TILING. P.V.C. EXTERNAL REAR DOOR WITH GLAZED TOP PANELS. TILED FLOOR. DOOR TO INTEGRAL GARAGE.



INTEGRAL GARAGE:

DOOR FROM UTILITY ROOM. REMOTE ROLL-UP DOOR TO FRONT. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. PARTITIONED STORAGE ROOM / POTENTIAL FOR HOME OFFICE. ELECTRIC LIGHTS & POWER POINTS. CENTRAL HEATING BURNER.

POWDER ROOM:

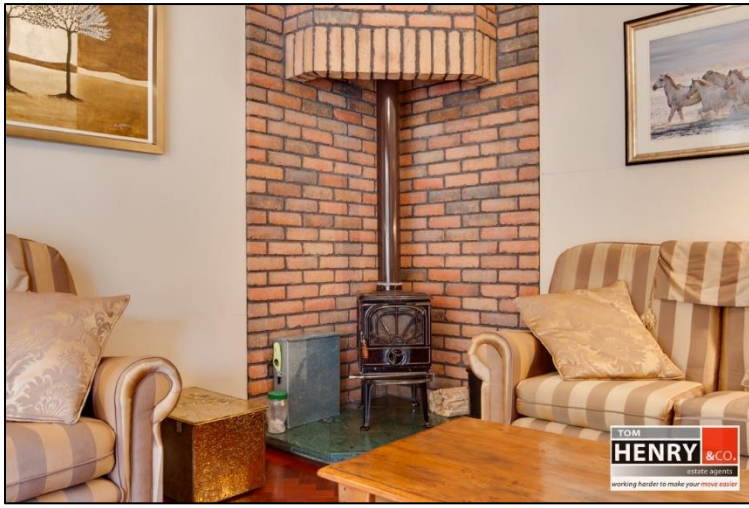
SINK IN VANITY UNIT. TOILET. WALL PANELLING. HEATED TOWEL RAIL. FITTED STORAGE UNIT. TILED FLOOR.



SITTING ROOM / CONSERVATORY:

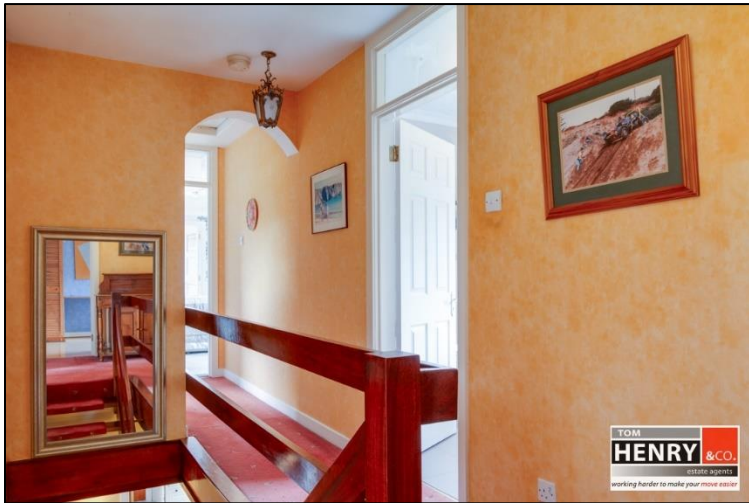
WOOD BURNING STOVE WITH FEATURE BRICK DETAILING. HERRINGBONE FLOORING. SUNROOM WITH VAULTED CEILING & FRENCH DOORS TO REAR PATIO.





FIRST FLOOR:

STAIRS:
OPEN TREAD MAHOGANY STAIRCASE WITH CARPET TO FIRST FLOOR. LANDING WITH CARPET TO FLOOR.



BEDROOM 1 / MASTER SUITE:
TO REAR. FEATURE PANELLING TO WALLS. CARPET TO FLOOR.





ENSUITE:
 TOILET. SHOWER. SINK IN VANITY UNIT. HEATED TOWEL RAIL. PART TILED WALLS. TILED FLOOR.

DRESSING ROOM:
 FITTED WARDROBES & DRAWERS. CARPET TO FLOOR. HIGH LEVEL WINDOWS AFFORDING BOTH NATURAL LIGHT & PRIVACY.



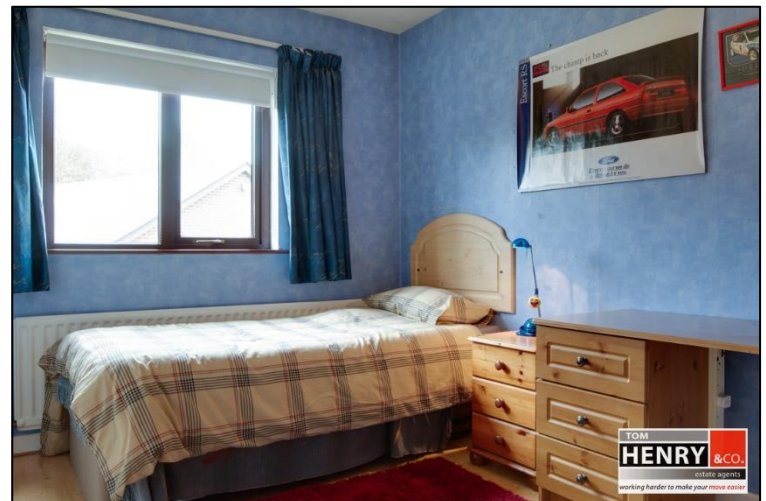
BEDROOM 2:

TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS, HAT BOXES, DRESSING TABLE. SINK IN VANITY UNIT. PRE-FINISHED FLOOR. VIEWS OVER FRONT GARDEN.



HOME OFFICE:

CURRENTLY UTILIZED AS A 5TH BEDROOM. TO REAR. BUILT-IN CUPBOARD. FITTED WARDROBE & DESK / DRESSING TABLE. PRE-FINISHED FLOOR.





BEDROOM 3:

TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS, HAT BOXES. SINK IN VANITY UNIT. CARPET TO FLOOR. VIEWS OVER FRONT GARDEN.





BEDROOM 4:

TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS, HAT BOXES, DRESSING TABLE. SINK IN VANITY UNIT. PRE-FINISHED FLOOR. VIEWS OVER FRONT GARDEN.



BATHROOM:

BATH WITH MIXER TAP SHOWER HEAD FITTING. SINK IN VANITY UNIT. SHOWER. TOILET. FITTED STORAGE. PART TILED WALLS. TILED FLOOR. RAD / HEATED TOWEL RAIL. COVING TO CEILING. TILED FLOOR.





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HOTPRESS:
WALK-IN. SHELVED WITH ELECTRIC LIGHT.

ROOF SPACE:
ACCESSED VIA LADDER. PART FLOORED & SHELVED FOR STORAGE.

OUTSIDE:

DUAL ENTRANCE / EXIT TARMAC DRIVEWAYS TO FRONT.

GENEROUS FORECOURT PARKING. GARDEN LAID TO GENEROUS LAWN WITH SHRUBS. ESTATE RAILING. ACCESS TO INTEGRAL GARAGE VIA ROLL-UP DOOR. WOODEN DOUBLE GATES TO SIDE TO FOR VEHICULAR ACCESS TO REAR.

TARMAC AREA TO REAR. PAVED PATIO AREA. RAISED AREA LAID TO LAWN WITH SHRUBS.

SUMMER HOUSE: ELECTRIC LIGHT & P.P. / GLASS HOUSE: / SHED: ELECTRIC. / TIMBER STORE:

OUTSIDE WATER TAP. WELL. EXTERNAL POWER POINTS.

WORKSHOP / DETACHED GARAGE:
ROLL-UP DOOR. PEDESTRIAN DOOR TO SIDE. ELECTRIC LIGHTS & POWER POINTS.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	48 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?

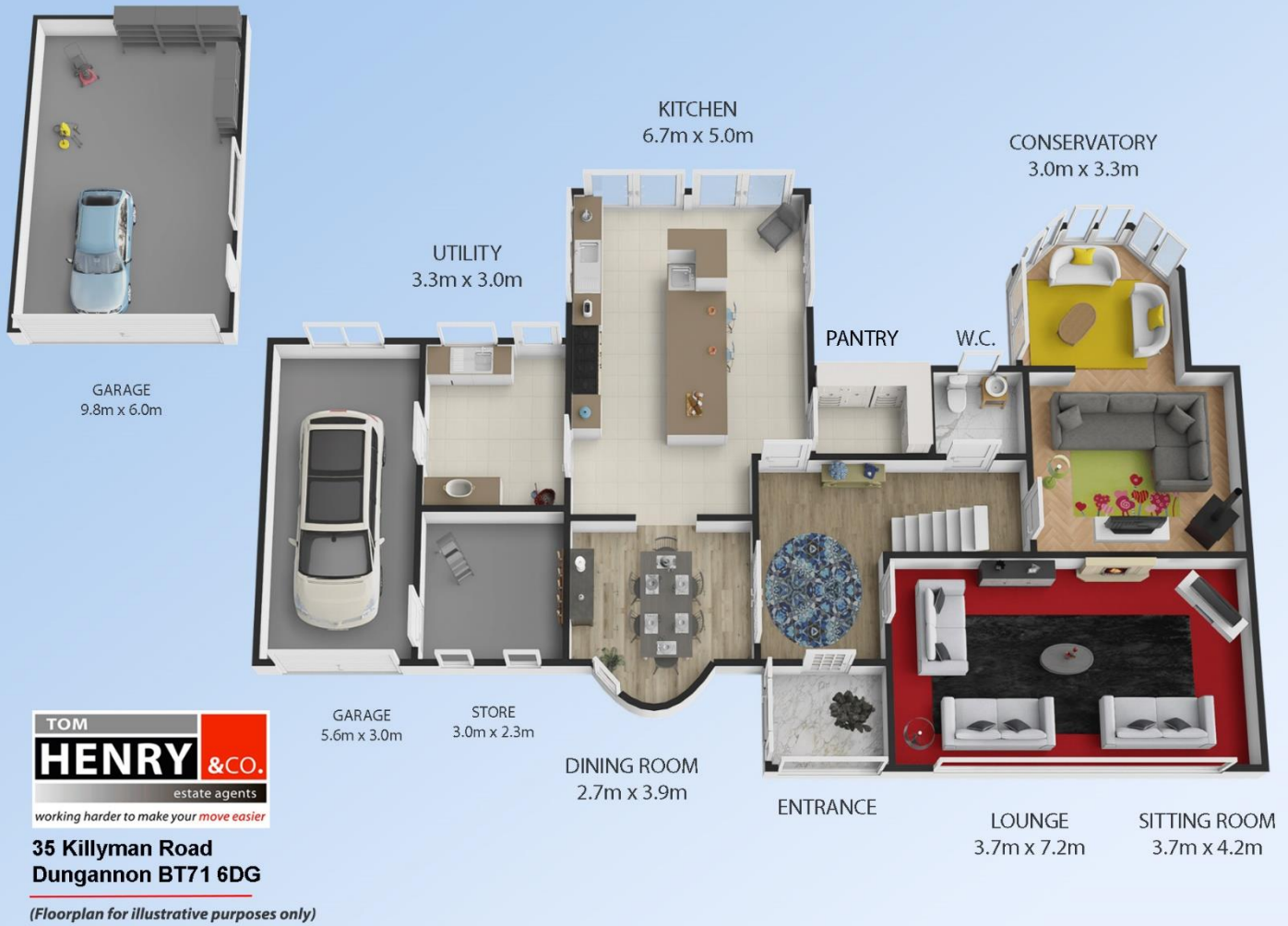
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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
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VALUATIONS.

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.