

**3 WINDMILL MEWS
CUNNINGHAMS LANE
DUNGANNON
CO. TYRONE
BT71 6BD**

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

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A WELL-PROPORTIONED PROPERTY IN A MOST CONVENIENT LOCATION

THIS 3 BEDROOM, MASTER ENSUITE, TOWN HOUSE STYLE PROPERTY IS LOCATED JUST OFF THE EVER POPULAR & MOST SOUGHT-AFTER "CUNNINGHAMS LANE" WITHIN WALKING DISTANCE OF LOCAL SHOPS, RENOWNED SCHOOLS, PICTURESQUE DUNGANNON PARK, DUNGANNON TOWN CENTRE AMENITIES & MAJOR EMPLOYERS.

WITH GOOD ACCESS TO THE M1 INTERSECTION FOR EASY COMMUTING TO FURTHER AFIELD, OFF STREET PARKING TO ITS FRONT FOR 2 CARS, A COMPACT & EASILY MAINTAINED REAR GARDEN AND DECEPTIVELY SPACIOUS & VERSATILE INTERNAL ACCOMMODATION, THIS PROPERTY WOULD BENEFIT FROM SOME COSMETIC TIDYING BUT PRESENTS A SUPERB OPPORTUNITY FOR THE DISCERNING FIRST-TIME BUYER SEEKING A CONVENIENT & AFFORDABLE HOME OR IS SURE TO ALSO APPEAL TO THE INVESTOR AS A BUY-TO-LET.

"DECEPTIVE ACCOMMODATION, CONVENIENT LOCATION & FURTHER POTENTIAL"



OFFERS OVER: £139,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A DECEPTIVELY SPACIOUS TOWN HOUSE.
- MOST CONVENIENT & SOUGHT-AFTER LOCATION.
- WITHIN WALKING DISTANCE OF MANY TOWN AMENITIES.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- WOULD BENEFIT FROM SOME COSMETIC TIDYING.
- 3 BEDROOMS; MASTER ENSUITE.
- RECEPTION ROOM WITH GLASS FRONTED STOVE.
- GENEROUS KITCHEN WITH SPACE FOR DINING.
- SEPARATE UTILITY AREA.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- 6 PANEL WHITE INTERNAL DOORS.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- U.P.V.C EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OFF STREET PARKING FOR 2 CARS.
- LOW MAINTENANCE EXTERNAL SPACE TO REAR.
- SUITABLE FOR CO-OWNERSHIP.
- PERFECT AS AN AFFORDABLE & CONVENIENT FIRST HOME ON WHICH TO PUT YOUR OWN STAMP.
- SURE TO ALSO APPEAL TO THE DISCERNING INVESTOR.

ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL. CARPET TO STAIRS.

SITTING ROOM:
VINYL FLOOR. GLASS FRONTED STOVE IN INGLENOOK WITH TILED HEARTH. UNDER STAIR STORAGE. DOUBLE DOORS TO KITCHEN / DINING AREA.

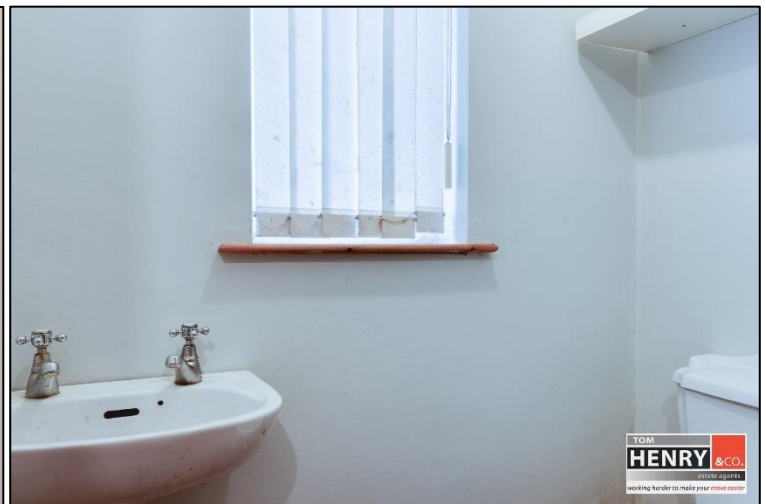


KITCHEN / FAMILY DINING:
FITTED HIGH & LOW LEVEL UNITS. S.S SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. HOB WITH UNDER OVEN. SPACE FOR FRIDGE FREEZER. VINYL FLOOR. X-FAN.



REAR LOBBY / UTILITY AREA:
FITTED HIGH & LOW LEVEL UNITS. SPACE FOR WASHING MACHINE. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS.

CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN. TOILET.



FIRST FLOOR:

STAIRS & LANDING:
CARPET.



MASTER BEDROOM:
TO FRONT. PRE-FINISHED FLOOR.

ENSUITE:
SHOWER. WASH HAND BASIN. TOILET. PART TILED WALLS. TILED FLOOR.



BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



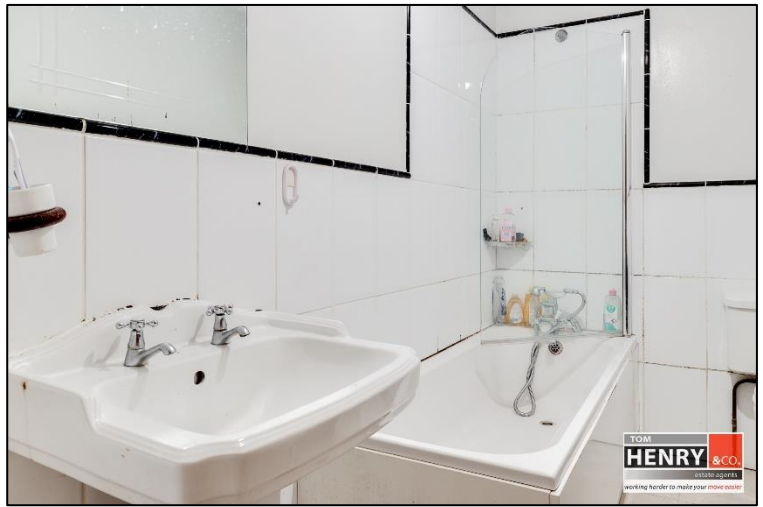
BATHROOM:
WASH HAND BASIN. TOILET. BATH WITH SHOWER ATTACHMENT.
TILED FLOOR. PART TILED WALLS.

HOTPRESS:

OUTSIDE:

OFF STREET PAVIA PARKING TO FRONT FOR NO. 2 CARS. ENCLOSED,
LOW MAINTENANCE YARD TO REAR. CENTRAL HEATING BOILER. OIL
TANK.

FLOORPLANS FOR I.D. PURRPOSES ONLY.





KITCHEN / DINING
5.1m x 4.8m

W.C.

UTILITY

SITTING ROOM
5.4m x 3.8m



3 Windmill Mews
Dungannon, BT71 6BD

(Floorplan for illustrative purposes only)



BEDROOM 3
4.0m x 2.4m

EN SUITE

BEDROOM 2
4.0m x 2.5m

BATHROOM

BEDROOM 1
3.6m x 3.4m



3 Windmill Mews
Dungannon, BT71 6BD

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	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.

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