

**20 DERRYWINNIN HEIGHTS
BUSH ROAD
COALISLAND
CO. TYRONE
BT71 6WT**



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

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“BETTER THAN NEW & READY FOR YOU”

AN IMMACULATE HOME WITH SUPERB EXTERNAL SPACE

LOCATED JUST OFF THE HIGHLY-SOUGHT AFTER & MOST CONVENIENT BUSH ROAD, ONLY MINUTES BY CAR TO BOTH DUNGANNON & COALISLAND TOWNS, THIS IMMACULATE PROPERTY IS IDEALLY SITUATED ON A FANTASTIC SITE, WITH NO DEVELOPMENT TO ITS REAR, IN THIS QUIET & POPULAR RESIDENTIAL DEVELOPMENT.

BUILT CIRCA. 6 YEARS AGO, THIS HOME HAS BEEN TASTEFULLY UPGRADED BY ITS CURRENT OWNER OCCUPIERS & IS PRESENTED FOR SALE IN IMPECCABLE ORDER BOTH INTERNALLY & EXTERNALLY.

BOASTING 3 GENEROUS BEDROOMS, MASTER WITH A FULLY FITTED WALK-IN WARDROBE, A SITTING ROOM WITH A GLASS FRONTED STOVE, A GROUND FLOOR CLOAK W.C. & A HANDY “BOOT ROOM”, AN ENVIABLE KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING & A SEPARATE UTILITY ROOM; COMBINED WITH PRIVATE OFF STREET PARKING, A CARPORT, 2 STORES (WITH POTENTIAL FOR FURTHER UTILIZATION) AND A PRIVATE, ENCLOSED REAR GARDEN, THIS PROPERTY SHOULD BE A MUST VIEW FOR FIRST-TIME BUYERS & FAMILIES ALIKE.

“PROPERTY WITHIN THIS DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST, AND THIS IS ONE OF THE BEST – VIEW EARLY”



OFFERS OVER: £174,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- AN IMMACULATE SEMI-DETACHED PROPERTY.
- SITUATED ON A FANTASTIC SITE WITH NO DEVELOPMENT TO REAR.
- CONSTRUCTED CIRCA. 2019 & OWNER OCCUPIED SINCE NEW.
- MOST POPULAR & CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND TOWNS.
- GOOD ACCESS TO THE M1 & MAIN ROADS NETWORK FOR COMMUTING.
- 3 DOUBLE BEDROOMS; MASTER BEDROOM WITH FITTED WALK-IN WARDROBE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BOOT ROOM / CLOAK STORE.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- WHITE SHAKER STYLE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- BLINDS & CURTAIN POLES INCLUDED IN SALE.
- U.P.V.C. TRIPLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- PROPERTY OWNED SOLAR PANELS; HEAT WATER & SUBSIDISE ELECTRIC.
- CLADDING TO FASCIA & SOFFITS.
- AMPLE OFF STREET PARKING TO FRONT.
- CARPORT.
- 2 NO. UTILITY STORES WITH ELECTRIC LIGHTS & POWER POINTS.
- PRIVATE, ENCLOSED GARDEN TO REAR WITH PAVIA PATIO AREA.
- C.C.T.V. WITH NO. 3 CAMERAS WITH SMART PHONE ACCESS.
- SUITABLE FOR CO-OWNERSHIP.
- PERFECT AS A FIRST OR FAMILY HOME.

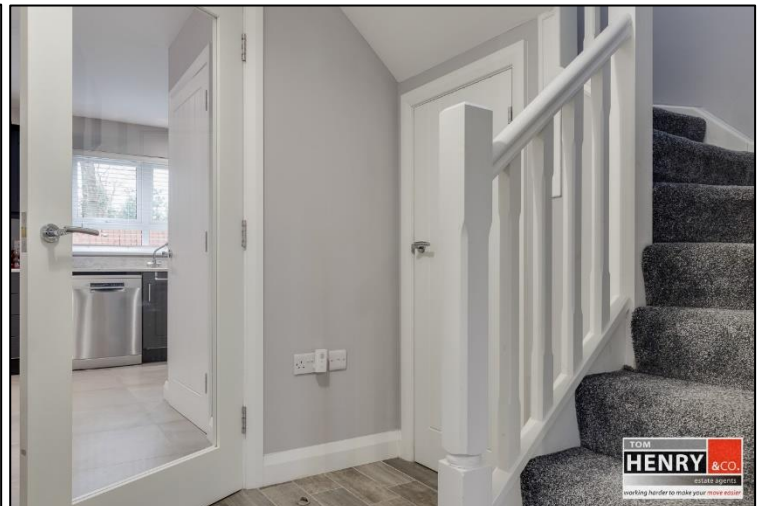


ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT. "EUFY" SMART DOOR BELL INCLUDED.

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH TRIPLE GLAZED PANEL. TILED FLOOR. UNDER STAIR STORAGE WITH ELECTRIC LIGHT & SHELVED. CARPET TO STAIRS TO FIRST FLOOR.

CLOAK CUPBOARD / BOOT ROOM:
WALK-IN. ELECTRIC LIGHT. HANGING SPACE WITH SHOE STORAGE UNDER. TILED FLOOR.





SITTING ROOM:

GLASS FRONTED STOVE WITH TILED HEARTH. FITTED T.V. UNIT WITH DRAWER & SHELVED STORAGE UNDER. FITTED HOME OFFICE / STUDY DESK WITH BOOK SHELVING / DISPLAY SHELVING OVER.



KITCHEN / FAMILY DINING:

GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. ILLUMINATED GLASS DISPLAY UNIT. ILLUMINATED KICKBOARDS. UNDER UNIT LIGHTING. S.S. 1 1/2 SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED FULL HEIGHT FRIDGE. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY WITH TILED SPLASH BACK. ELECTRIC UNDER OVEN. SPACE FOR DISHWASHER. FITTED WALL LENGTH STORAGE TO DINING AREA WITH SHELVED & DRAWER UNITS & ILLUMINATED DRINKS DISPLAY CABINETS. TILED FLOOR.





UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. INTEGRATED FULL HEIGHT FREEZER. SPACE FOR A.W.M. TILED FLOOR. X-FAN. P.V.C. EXTERNAL DOOR TO SIDE WITH GLAZED PANEL.

POWDER ROOM / CLOAK W.C:

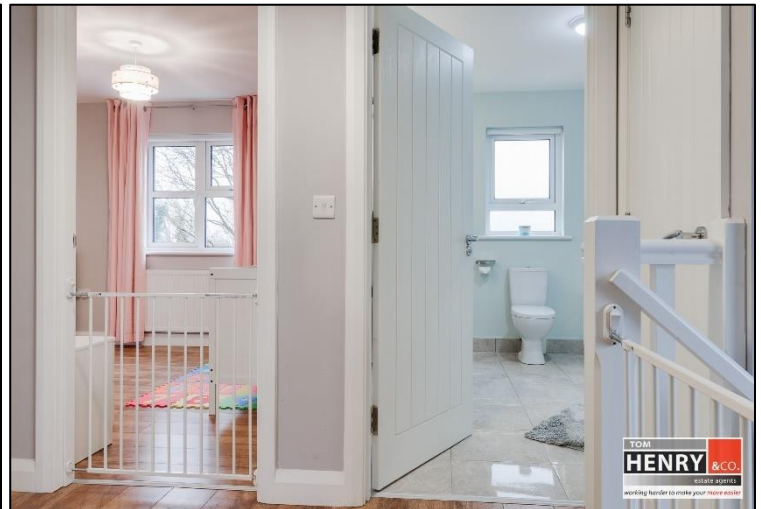
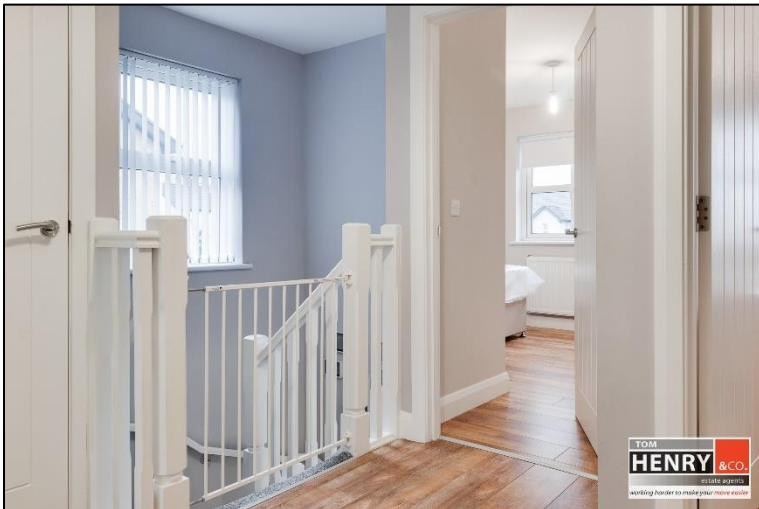
TOILET. WASH HAND BASIN WITH MIXER TAP FITTING. TILED SPLASH BACK. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO STAIRS. FEATURE WINDOW. PRE-FINISHED FLOOR TO LANDING.



HOTPRESS:

IMM. HEATER. ELECTRIC LIGHT. SHELVED FOR STORAGE.

ATTIC:

ACCESS VIA A FOLD-DOWN LADDER. FLOORED FOR STORAGE. ELECTRIC LIGHT & POWER POINT.



MASTER BEDROOM:
TO FRONT. PRE-FINISHED FLOOR. FITTED SHELVING INCLUDED.



WALK-IN WARDROBE:

FITTED WARDROBES WITH MIRRORED DOORS; SHELVED & HANGING SPACE. PRE-FINISHED FLOOR.



BEDROOM 2:

TO REAR. PRE-FINISHED FLOOR. 5 DOOR WARDROBE WITH MIRRORED DOORS INCLUDED IN SALE.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:
WHITE SUITE. FLOATING STYLE WASH HAND BASIN WITH MIXER TAP FITTING. TILED SPLASH BACK. ILLUMINATED ANTI-FOG MIRROR. TOILET.
BATH WITH MIXER TAP SHOWER FITTING. POD TYPE SHOWER. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.

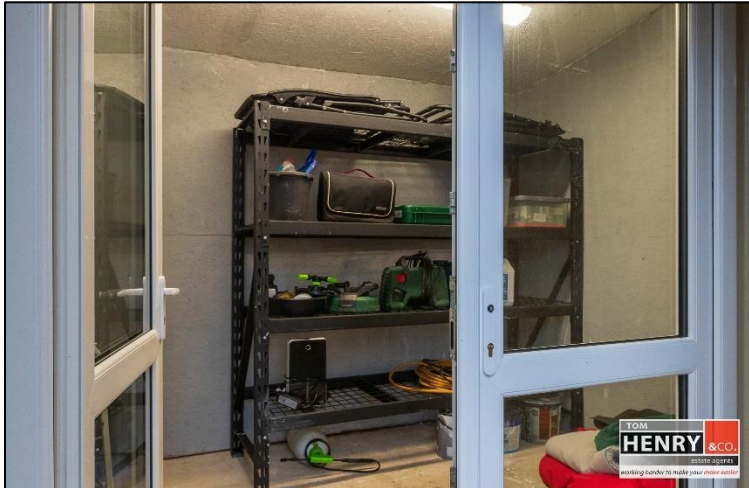


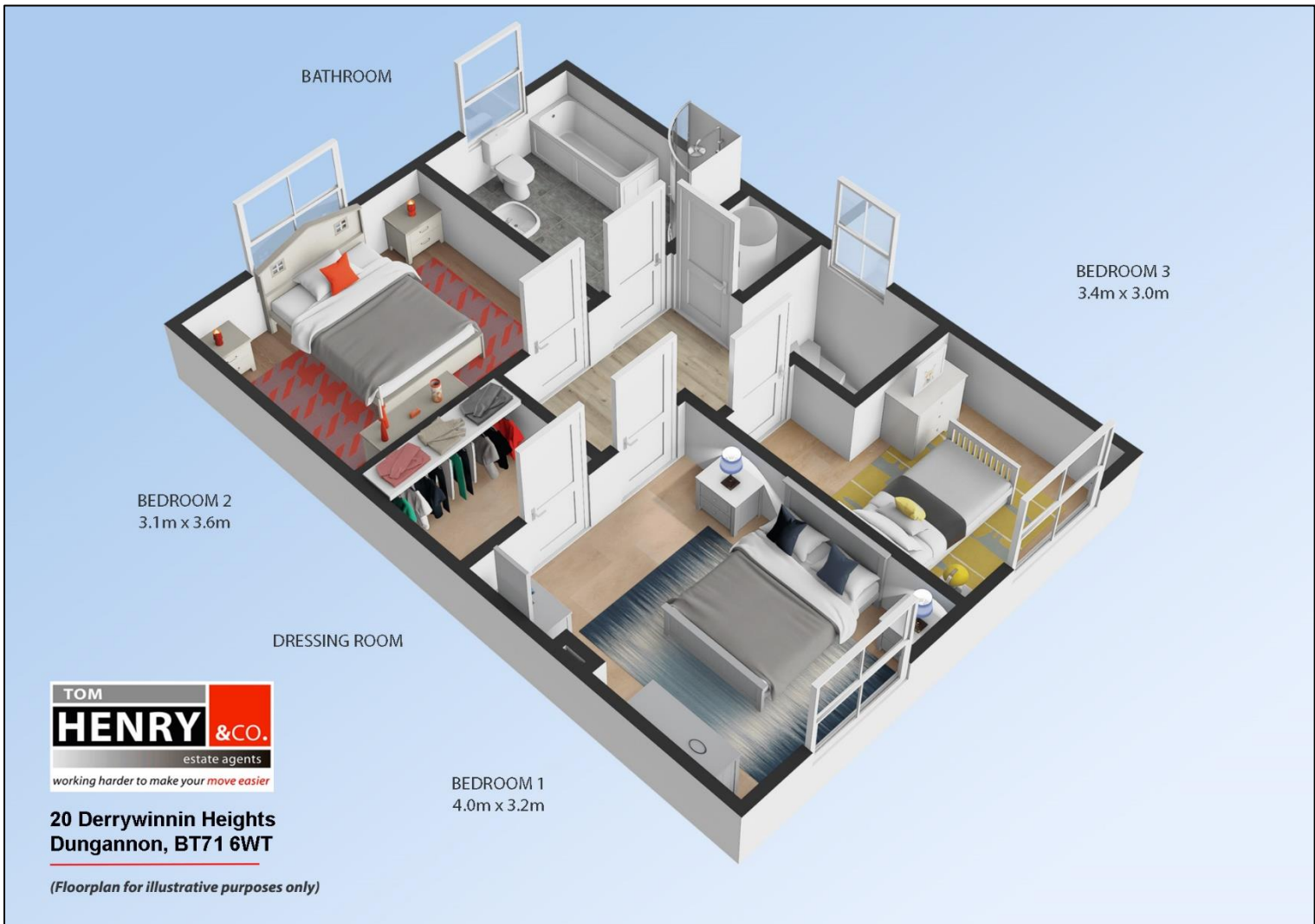
OUTSIDE:

TARMAC PARKING TO FRONT TO CARPORT. GARDEN TO FRONT LAID TO LAWN. CARPORT TO SIDE WITH ELECTRIC LIGHT & POWER POINTS.

GLAZED P.V.C. DOOR TO 2 NO. UTILITY STORES; BOTH INSULATED WITH ELECTRIC LIGHTS & POWER SOCKETS.

EXCEPTIONALLY PRIVATE ENCLOSED GARDEN TO REAR LAID TO LAWN. PAVIA PATIO AREA. EXTERNAL LIGHTING & POWER SOCKETS. RAISED BED. OUTSIDE WATER TAP. NO. 3 CCTV CAMERAS WITH SMART PHONE ACCESS.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	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

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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.