

**14 HILLCROFT
LURGABOY LANE
DUNGANNON
CO. TYRONE
BT71 6SJ**



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

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“BETTER THAN NEW & READY FOR YOU” - A RECENTLY REFURBISHED DETACHED BUNGALOW

RECENTLY REFURBISHED TO AN EXACTING STANDARD THROUGHOUT BY ITS CURRENT OWNER OCCUPIER, THIS EXTENDED, DETACHED, 3 BEDROOM, MASTER ENSUITE, 2 RECEPTION ROOM PLUS A HOME OFFICE BUNGALOW IS IDEALLY LOCATED IN THIS QUIET & ESTABLISHED RESIDENTIAL DEVELOPMENT, JUST OFF THE EVER POPULAR & MOST PRESTIGIOUS LURGABOY LANE; CONVENIENT TO RENOWNED SCHOOLS, THE OAKS RETAIL PARK, DUNGANNON TOWN CENTRE & THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

PROVIDING SPACIOUS & VERSATILE ACCOMMODATION ON ONE LEVEL & BENEFITTING FROM A GENEROUS CORNER SITE, THIS FANTASTIC BUNGALOW IS SURE TO APPEAL AS A BEAUTIFUL FAMILY HOME OR TO THOSE WISHING TO DOWNSIZE WITH TOWN CONVENIENCE.

MUST BE VIEWED TO BE FULLY APPRECIATED, AND SURE TO ATTRACT SIGNIFICANT INTEREST – VIEW EARLY!



OFFERS OVER: £239,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A RECENTLY REFURBISHED & EXTENDED DETACHED BUNGALOW.
- PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.
- SITUATED ON A MOST GENEROUS CORNER SITE IN THIS ESTABLISHED RESIDENTIAL DEVELOPMENT.
- JUST OFF THE PRESTIGIOUS & EVER SOUGHT-AFTER LURGABOY LANE.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LOCAL SHOPS, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO COALISLAND, COOKSTOWN OR FURTHER AFIELD.
- 3 BEDROOMS; MASTER ENSUITE.
- 2 RECEPTION AREAS PLUS A HOME OFFICE / STUDY.
- SITTING ROOM WITH OPEN FIREPLACE.
- BEAUTIFUL KITCHEN / FAMILY DINING AREA PART OPEN TO A LIVING AREA – THE HEART OF THIS HOME.
- LIVING AREA WITH GLASS FRONTED STOVE.
- BUILT-IN STORAGE TO ALL BEDROOMS.
- FAMILY BATHROOM WITH 4 PIECE SUITE INCLUDING “SLIPPER STYLE” BATH.
- SOLID OAK INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVE.
- BLINDS INCLUDED IN SALE.
- GAS FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- U.P.V.C. FASCIA & SOFFITS.
- OFF STREET PARKING FOR 2 VEHICLES.
- MOST GENEROUS CORNER SITE WITH AN EXCEPTIONALLY PRIVATE, ENCLOSED REAR GARDEN.
- WOULD MAKE A FANTASTIC FAMILY HOME.
- SURE TO ALSO APPEAL TO THOSE REQUIRING ACCOMMODATION ON ONE LEVEL.



ACCOMMODATION IN BRIEF....

**COVERED PORCH:
OUTSIDE LIGHT. TILED STEP.**



**ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS. TILED FLOOR. RECESSED LIGHTING. RADIATOR COVER INCLUDED IN SALE.**



**SITTING ROOM:
OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND OVER CAST IRON INSET WITH GRANITE HEARTH. COVING TO CEILING. WOODBLOCK FLOOR.**





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KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING WITH PELMET OVER. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED DOUBLE OVEN. SPACE FOR MICROWAVE. INTEGRATED DISHWASHER. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. RECESSED LIGHTING. CLOAK STOARGE / POTENTIAL PANTRY. PART OPEN FROM DINING AREA TO LIVING AREA.



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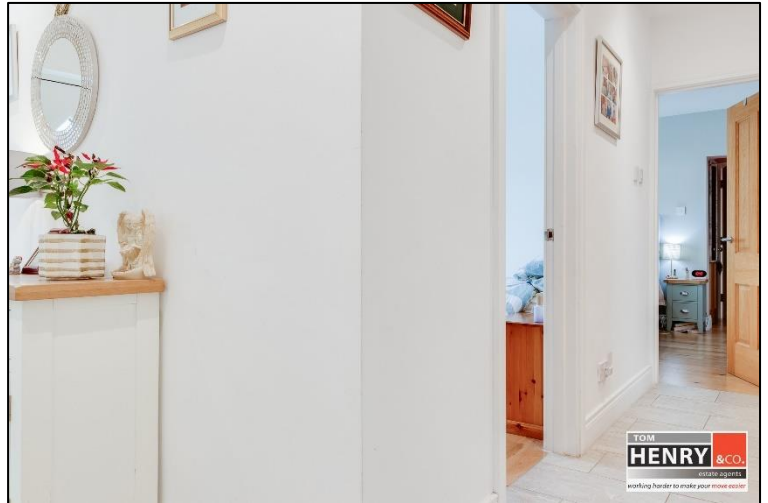
LIVING AREA:
PART OPEN FROM DINING AREA. GLASS FRONTED STOVE IN STONE CLAD INGLENOOK WITH GRANITE HEARTH. TILED FLOOR. RECESSED LIGHTING.





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LINEN CUPBOARD:
SHELVED FOR STORAGE. ELECTRIC LIGHT.

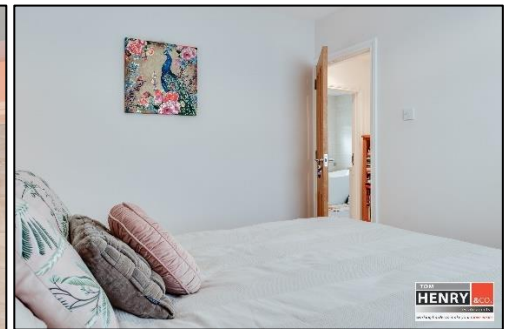


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MASTER BEDROOM:
TO FRONT. WOODEN FLOOR. BUILT-IN CUPBOARD.



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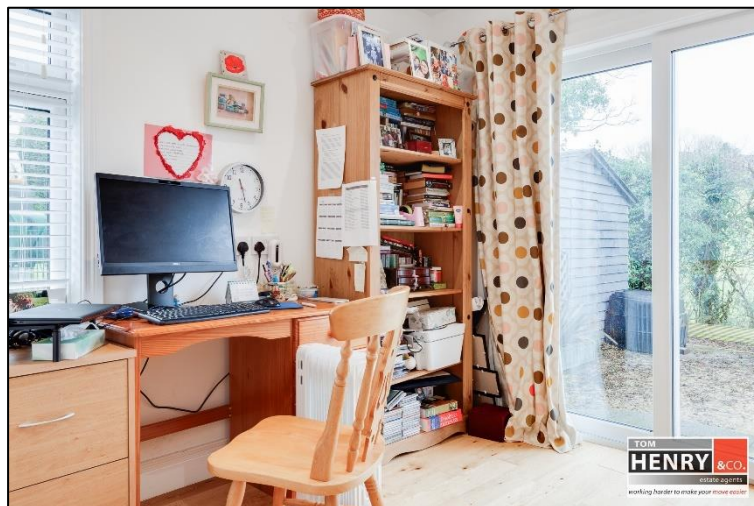


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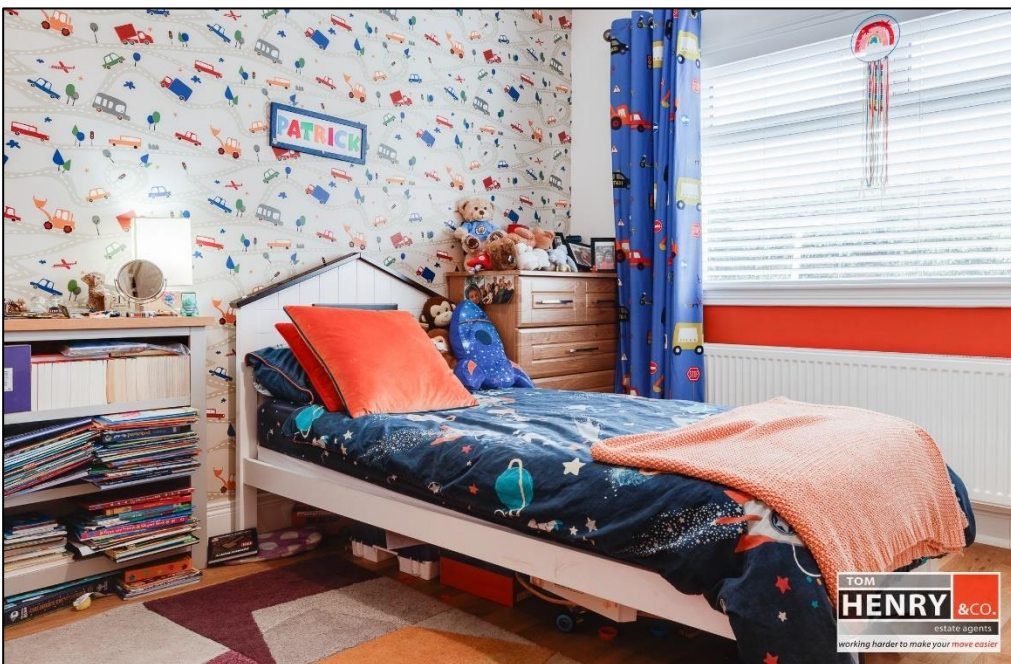
ENSUITE:
WET ROOM TYPE SHOWER. TOILET. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TILED WALLS. TILED FLOOR. RECESSED LIGHTING. X-FAN.



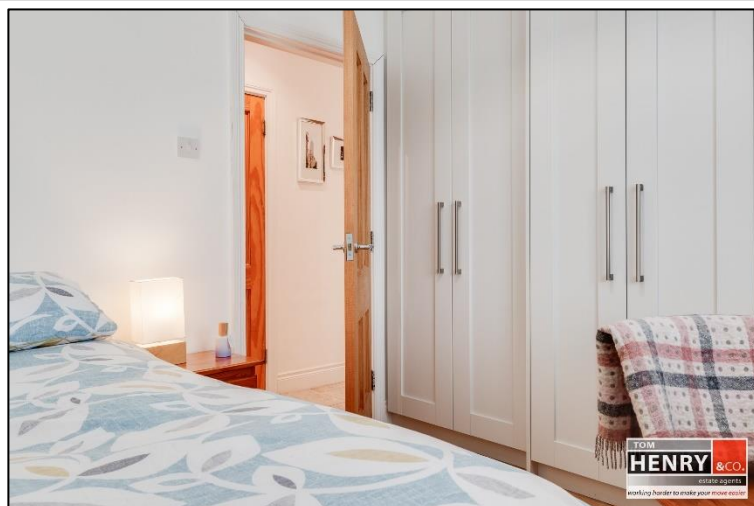
HOME OFFICE / DRESSING ROOM:
CURRENTLY UTILIZED AS A HOME OFFICE BUT WOULD MAKE AN ENVIABLE DRESSING ROOM. DUAL ASPECT TO SIDE & REAR. WOODEN FLOOR. GLAZED SLIDING DOOR TO REAR PATIO. RECESSED LIGHTING.



BEDROOM 2:
TO REAR. WOODEN FLOOR. FITTED WARDROBES WITH SHELVED & HANGING SPACE.



BEDROOM 3:
TO FRONT. WOODEN FLOOR. FITTED WARDROBES WITH SHELVED & HANGING SPACE.





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BATHROOM:
FREE STANDING SLIPPER STYLE BATH WITH MIXER TAP SHOWER FITTING. WET ROOM TYPE SHOWER. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. TILED WALLS. TILED FLOOR. X-FAN.



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OUTSIDE:

TARMAC DRIVEWAY TO FRONT WITH PARKING FOR 2 NO. CARS. GENEROUS GARDEN TO FRONT LAID TO LAWN.

PRIVATE, ENCLOSED GARDEN TO SIDE / REAR LAID TO LAWN. EXTERNAL LIGHTING & POWER POINTS. PAVIA & CONCRETE PATIO AREA. GARDEN SHED INCLUDED IN SALE.





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FLOORPLANS FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.