

**8 MILLBROOK DRIVE  
WASHINGBAY ROAD  
COALISLAND  
CO. TYRONE  
BT71 4XH**



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

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## **“MARVELLOUS IN MILLBROOK” PERFECT AS A FIRST OR FAMILY HOME**

### **A SPACIOUS SEMI-DETACHED PROPERTY ON A GENEROUS SITE WITH A GARAGE**

CONSTRUCTED C. 2018 AND OWNER OCCUPIED SINCE NEW, NO. 8 MILLBROOK DRIVE IS AN IMMACULATLY PRESENTED SEMI-DETACHED PROPERTY, BOASTING GENEROUS ACCOMMODATION THAT IS SURE TO APPEAL TO BOTH FIRST-TIME BUYERS AND FAMILIES ALIKE. LOCATED WITHIN WALKING DISTANCE OF BUSTLING COALISLAND TOWN AND ONLY MINUTES BY CAR TO DUNGANNON, STEWARTSTOWN AND THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD, THE CONVENIENCE OF THIS PROPERTY IS ONLY RIVALLED BY ITS VERSATILITY.

INTERNALLY THE PROPERTY OFFERS 3 DOUBLE BEDROOMS, MASTER ENSUITE, A SPACIOUS SITTING ROOM WITH A COSY GLASS FRONTED STOVE, AN ATTRACTIVE KITCHEN WITH A GRANITE WORK SURFACE AND AMPLE SPACE FOR ENTERTAINING / FAMILY MEALS, A SEPARATE UTILITY ROOM, A HANDY GROUND FLOOR CLOAK W.C. & A FAMILY BATHROOM WITH A 4 PIECE SUITE TO ITS FIRST FLOOR.

WITH OFF-STREET PARKING FOR 2 VEHICLES, PLUS FURTHER ENCLOSED PARKING TO ITS SIDE (PERFECT FOR A BOAT OR CARAVAN), A DETACHED GARAGE, GENEROUS REAR GARDEN & AN ENVIABLE COVERED DECKED AREA (GET THE BBQ READY), THIS PROPERTY IS SURE TO TICK A LOT OF BOXES...

**WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT!**



**OFFERS OVER: £169,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2018 AND OWNER OCCUPIED SINCE NEW.
- PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT.
- GENEROUS SITE WITH DETACHED GARAGE & ENVIABLE REAR GARDEN.
- LOCATED WITHIN WALKING DISTANCE OF BUSTLING COALISLAND.
- MINUTES BY CAR TO STEWARTSTOWN, DUNGANNON, COOKSTOWN, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 DOUBLE BEDROOMS; MASTER ENSUITE.
- GENEROUS SITTING ROOM WITH GLASS FRONTED STOVE.
- ATTRACTIVE KITCHEN WITH GRANITE WORK SURFACE.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- SOLID 4 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVE.
- BLINDS INCLUDED IN SALE.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- P.V.C. FASCIA & SOFFITS.
- PARKING FOR 2 NO. VEHICLES TO GARAGE.
- FURTHER ENCLOSED PARKING TO SIDE.
- GARAGE / UTILITY STORE WITH SOLAR PANELS FOR ELECTRIC.
- ENVIABLE REAR GARDEN WITH ARTIFICIAL LAWN & SUPERB COVERED DECKED AREA.
- SUITABLE FOR CO-OWNERSHIP.
- A MUST VIEW FOR FIRST-TIME BUYERS & FAMILIES ALIKE.



**ACCOMMODATION IN BRIEF...**

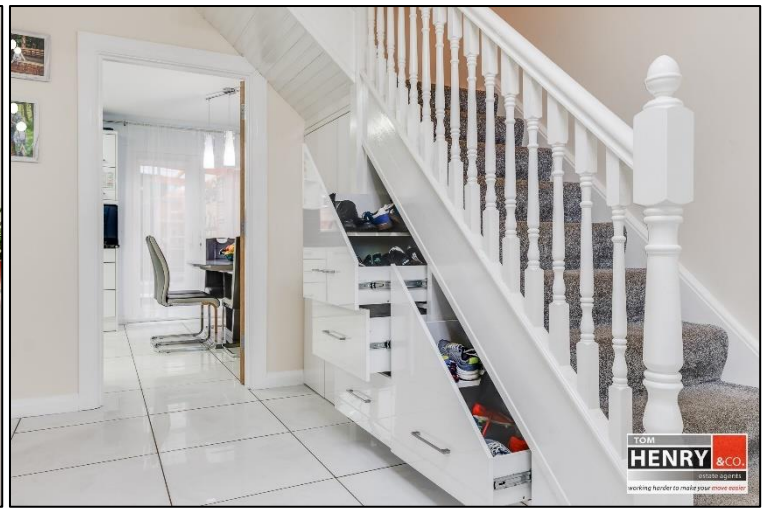
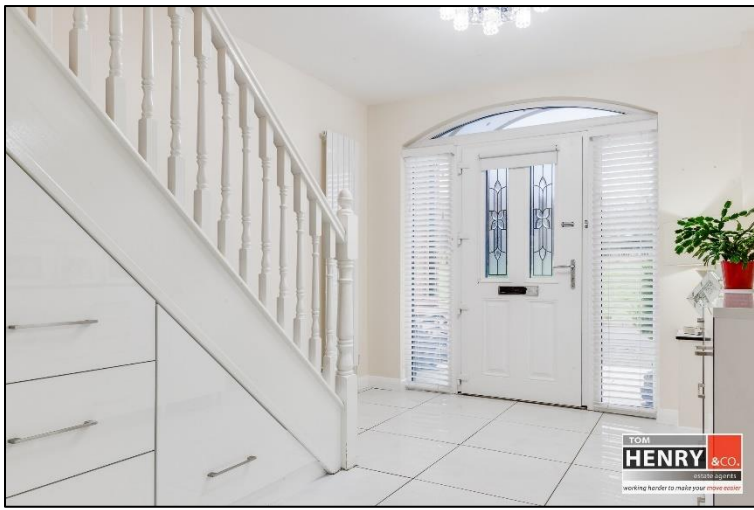
**COVERED PORCH:  
OUTSIDE LIGHT.**



**ENTRANCE HALL:**

**P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL, SIDE PANELS & FAN LIGHT. TILED FLOOR. FITTED UNDER STAIR STORAGE & FITTED SIDEBOARD. CARPET TO STAIRS TO FIRST FLOOR. PART GLAZED DOOR TO KITCHEN / DINING AREA.**





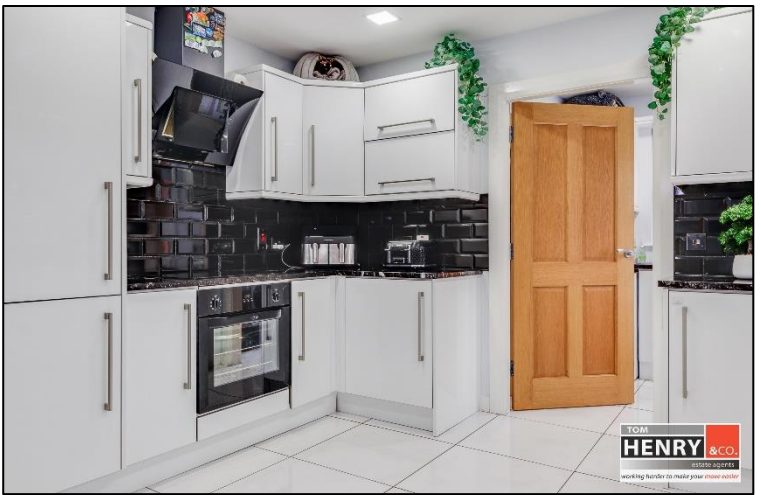
SITTING ROOM:  
GLASS FRONTED STOVE IN INGLENOOK WITH GRANITE HEARTH. PRE-FINISHED FLOOR.



**KITCHEN / FAMILY DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS WITH GRANITE WORKTOPS. DISPLAY SHELVING. PELMET OVER S.S. SINK WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED OVEN. INTEGRATED FRIDGE FREEZER, INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING TO KITCHEN. GLAZED FRENCH DOORS FROM DINING AREA TO DECKED AREA.





**UTILITY ROOM:**  
 FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR WASHING MACHINE (INCLUDED). SPACE FOR TUMBLE DRYER. TILED FLOOR. RECESSED LIGHTING. X-FAN. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.

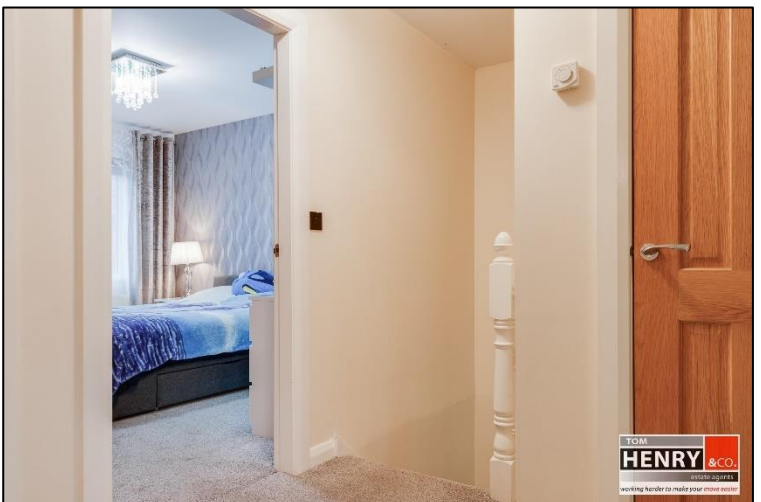
**POWDER ROOM / CLOAK W.C:**  
 WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR, RECESSED LIGHTING. X-FAN.



**FIRST FLOOR:**

**STAIRS & LANDING:**  
 CARPET. ACCESS TO ATTIC VIA A FOLD DOWN LADDER (PART FLOORED FOR STORAGE).

**HOTPRESS:**  
 SHELVED.



**BEDROOM 1:**

TO FRONT. CARPET. FITTED SLIDEROBES WITH SHELVED, DRAWER & HANGING SPACE WITH MIRRORED DOORS.



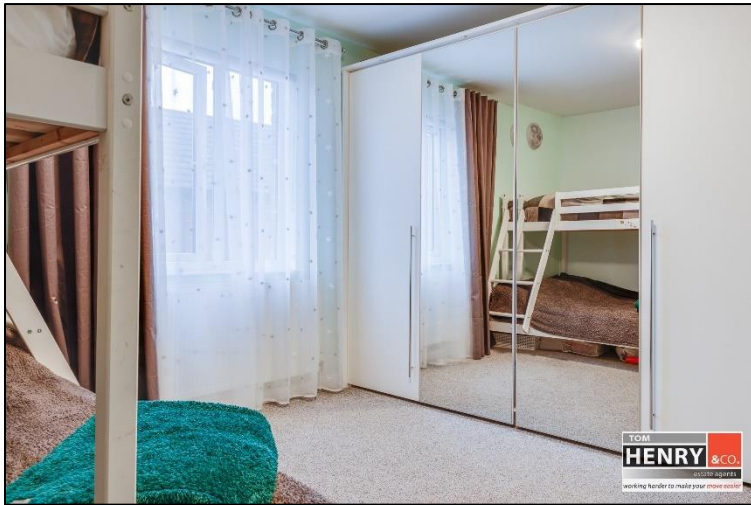
**ENSUITE:**  
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. FULLY TILED SHOWER. TILED FLOOR. HEATED TOWEL RAIL. RECESSED LIGHTING. X-FAN.



BEDROOM 2:  
TO REAR. CARPET. WARDOBE WITH DOWN LIGHTING & MIRRORED DOORS INCLUDED IN SALE.



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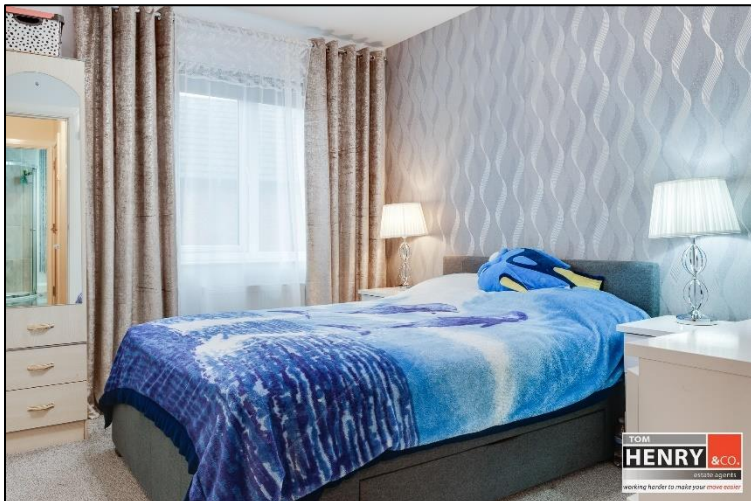


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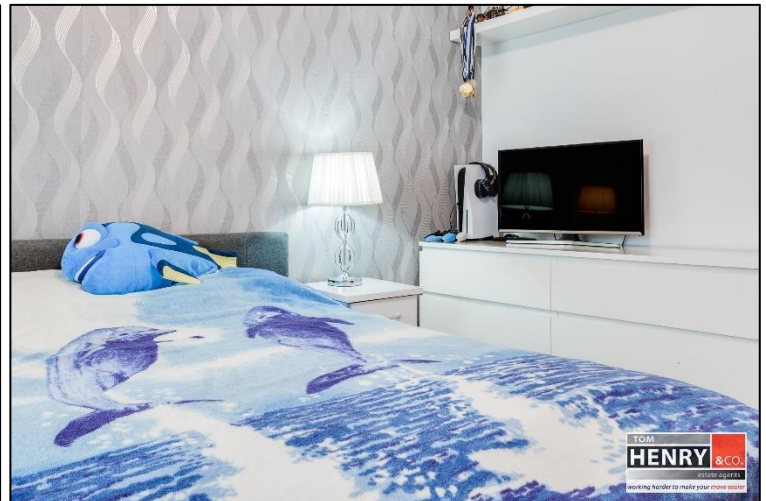


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BEDROOM 3:  
TO REAR. CARPET.



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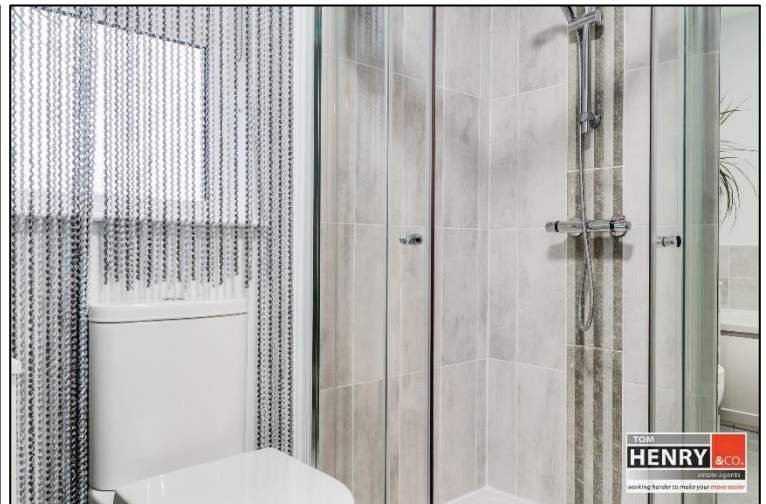


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**BATHROOM:**

BATH WITH MIXER TAP SHOWER FITTING & TILED SPLASH BACK. SINK WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. FULLY TILED SHOWER. TILED FLOOR. HEATED TOWEL RAIL. RECESSED LIGHTING. X-FAN.



**OUTSIDE:**

TARMAC PARKING TO FRONT TO GARAGE FOR 2 NO. VEHICLES.  
GARDEN TO FRONT LAID TO LAWN.

GARAGE / UTILITY STORE:  
ROLL-UP DOOR TO FRONT. PEDESTRIAN DOOR TO SIDE. RECESSED LIGHTING. SOLAR PANELS FOR ELECTRIC SUPPLY TO GARAGE.

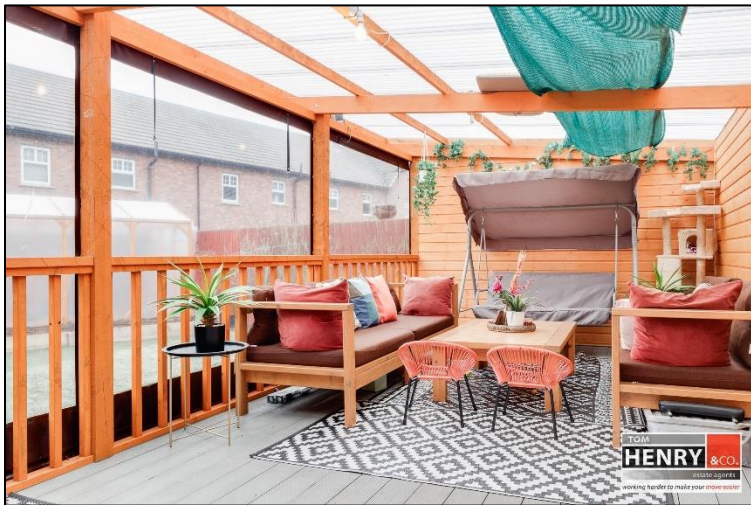
ENCLOSED TARMAC & CONCRETE AREA TO SIDE FOR CARAVAN / BOAT PARKING.

GARDEN SHED WITH ELECTRIC SUPPLY INCLUDED IN SALE.

GENEROUS REAR GARDEN LAID TO ARTIFICIAL TURF WITH RAISED BEDS. OUTSIDE WATER TAP. COVERED DECKED AREA (FANTASTIC FOR BBQS, ETC).







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Thinking of selling or renting your home?**

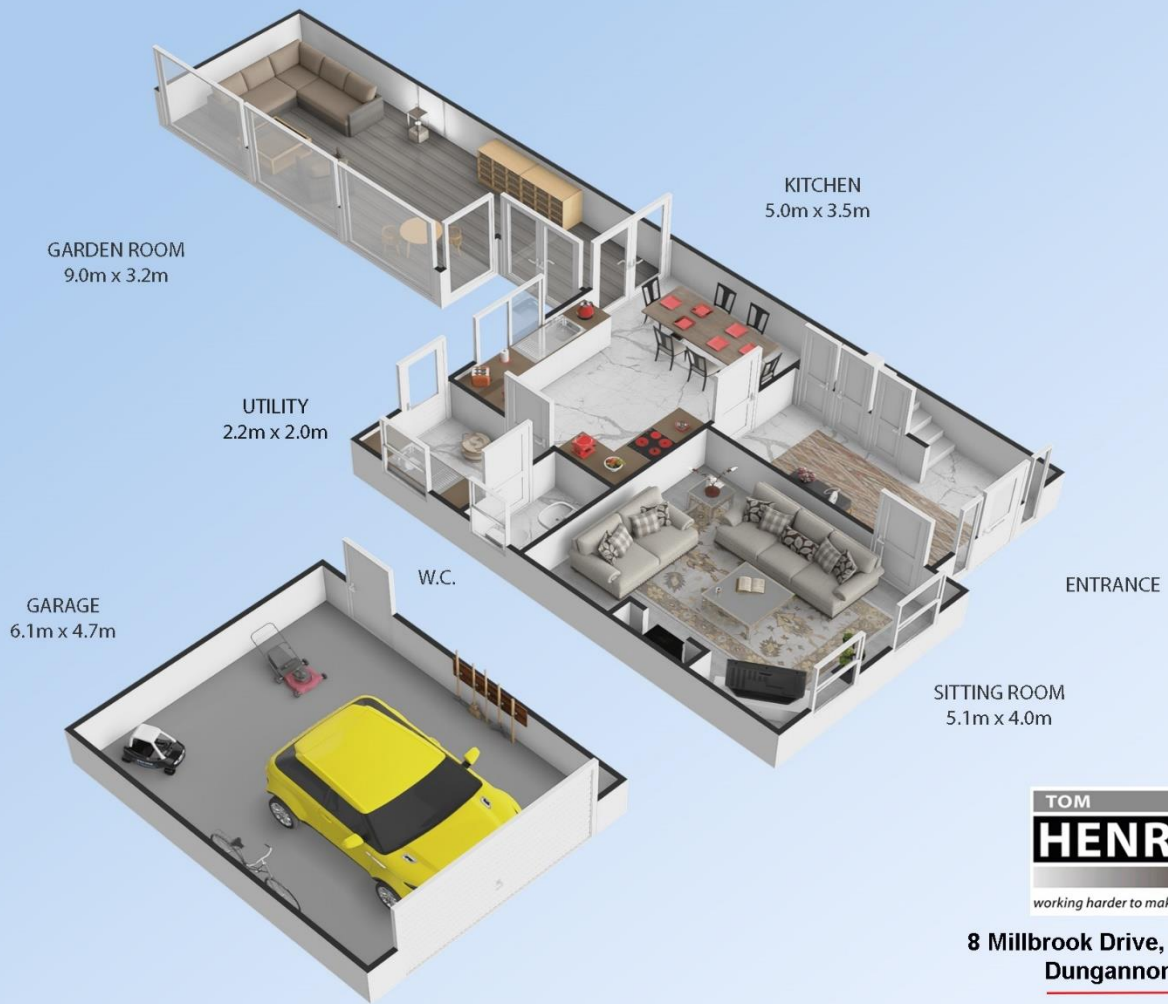
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**8 Millbrook Drive, Coalisland  
Dungannon BT71 4XE**

*(Floorplan for illustrative purposes only)*



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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.**