

**10 ANNAGHMAKEOWN ROAD  
CASTLECAULFIELD  
DUNGANNON  
CO. TYRONE  
BT70 3DQ**



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

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## **CHARM, COMFORT & VILLAGE CONVENIENCE ON AN ENVIABLE SITE**

NESTLED ON THE EDGE OF HIGHLY SOUGHT-AFTER & PICTURESQUE CASTLECAULFIELD VILLAGE, THIS WELL-PRESENTED 3 BEDROOM, 3 RECEPTION ROOM BUNGALOW ENJOYS A MOST PLEASANT, PRIVATE SITE WITHIN STROLLING DISTANCE OF THE LOCAL SHOP, RENOWNED BUTCHERS, GOOD SCHOOLS & PUBLIC HOUSE & IS ALSO MOST CONVENIENT TO THE MAIN ROADS NETWORK FOR TRAVEL TO DUNGANNON, COOKSTOWN OR THE EAST OR WEST OF THE PROVINCE.

OWNER OCCUPIED SINCE CONSTRUCTION, THIS VERSATILE HOME OFFERS SPACIOUS ACCOMMODATION INCLUDING 3 GENEROUSLY SIZED BEDROOMS (2 WITH BUILT-IN STORAGE), ENTERTAINMENT SIZED SITTING ROOM & FORMAL DINING ROOM, A KITCHEN WITH CASUAL DINING AREA AND A SHOWER ROOM.

EXTERNALLY THIS BUNGALOW BOASTS PRIVATE, WELL-MAINTAINED GARDENS, A DRIVEWAY WITH FORECOURT PARKING FOR MULTIPLE VEHICLES, SEVERAL WELL-POSITIONED PATIO AREAS TO ENJOY THROUGHOUT THE DAY AND A GARAGE.

AN EXCELLENT OPPORTUNITY FOR A WIDE RANGE OF PROSPECTIVE PURCHASERS; WHETHER YOU ARE DOWNSIZING, OR SEARCHING FOR A WONDERFUL FAMILY HOME, THIS PROPERTY HAS MUCH TO OFFER TO THE DISCERNING PURCHASER.



**GUIDE PRICE: £249,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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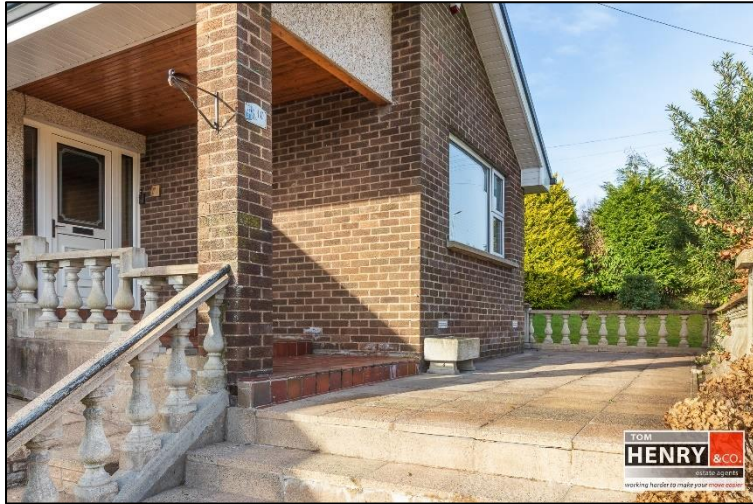
# PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED BUNGALOW.
- SITUATED ON AN ENVIABLE SITE.
- QUIET EDGE OF VILLAGE LOCATION – CLOSE TO AMENITIES.
- ONLY A STROLL TO LOCAL SHOP, PUB, BUTCHERS, FAST FOOD TAKEAWAY & SCHOOLS.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 GENEROUS BEDROOMS; 2 WITH BUILT-IN STORAGE.
- 3 RECEPTION ROOMS; SITTING ROOM, FORMAL DINING ROOM & SUNROOM.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH CASUAL DINING AREA.
- SHOWER ROOM WITH 3 PIECE SUITE.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- ALARM SYSTEM.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- TARMAC DRIVEWAY WITH AMPLE PARKING.
- GARAGE.
- RAISED SUN TERRACE.
- GARDENS LAID TO LAWNS, PATIO AREAS & MATURE BEDS.
- SURE TO ATTRACT INTEREST FROM DOWNSIZERS.
- WOULD ALSO MAKE A SUPERB FOREVER FAMILY HOME.



**ACCOMMODATION IN BRIEF...**

**COVERED PORCH / SUN TERRACE:**  
TIMBER CEILING. OUTSIDE LIGHT. TILED STEPS.



**ENTRANCE HALL:**  
P.V.C. EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANELS. CARPET TO FLOOR. CLOAK STORE: WALK-IN. SHELVED & HANGING SPACE. HOTPRESS: SHELVED.



**SITTING ROOM:**

**LARGE FEATURE WINDOW WITH VIEWS TO FRONT GARDEN. OPEN FIREPLACE WITH TILED SURROUND & HEARTH. CARPET TO FLOOR. COVING & CENTRE PIECE TO CEILING. WALL & CENTRE LIGHT POINTS.**





**KITCHEN:**  
FITTED HIGH & LOW LEVEL UNITS. LEADED GLAZED DISPLAY UNIT. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED FRIDGE. INTEGRATED DISHWASHER. SPACE FOR COOKER. SPACE FOR MICROWAVE. PLUMBED FOR A.W.M. TILED SPLASH BACK. TIMBER CEILING WITH DOWN LIGHTING. TILED FLOOR. ARCH TO / FROM CASUAL DINING AREA.





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**CASUAL DINING AREA:**

ARCH TO / FROM KITCHEN. PRE-FINISHED FLOOR. TIMBER CEILING WITH RECESSED LIGHTING. PART OPEN TO SUNROOM.



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**SUNROOM:**

GLAZED PANELS & PART GLAZED DOORS TO REAR GARDEN. RECESSED LIGHTING TO ALCOVES. LINO TO FLOOR.



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FORMAL DINING ROOM:  
DUAL ASPECT TO FRONT & REAR. CARPET TO FLOOR.





BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR. FITTED WARDROBES.





BEDROOM 2:  
TO REAR. PRE-FINISHED FLOOR. BUILT-IN CUPBOARD WITH HANGING SPACE.



BEDROOM 3:  
TO REAR. CARPET TO FLOOR.



SHOWER ROOM:  
WHITE SUITE. TOILET. WASH HAND BASIN WITH MIXER TAP FITTING. SHOWER. TILED WALLS. TILED FLOOR. WOODEN CEILING.



**OUTSIDE:**

PILLARED ENTRANCE WITH TARMAC DRIVE & FORECOURT PARKING TO GARAGE.

GARAGE:  
UP & OVER DOOR. ELECTRIC LIGHT. CENTRAL HEATING BURNER.

GARDENS TO FRONT WITH GENEROUS LAWNED AREA & MATURE SHRUB BEDS.

USEFUL CONCRETE CAR WASH AREA TO SIDE.

SUPERB SOUTH FACING GARDEN TO REAR (ALSO ACCESSIBLE FROM SUNROOM). GLASS HOUSE. OUTSIDE WATER TAP. GENEROUS SLABBED PATIO AREAS.



CONSERVATORY  
3.0m x 4.3m

KITCHEN  
4.0m x 4.2m

BEDROOM 3  
4.0m x 2.4m

BEDROOM 2  
4.0m x 3.0m

SNUG  
2.6m x 2.7m

DINING ROOM  
6.3m x 3.1m

SITTING ROOM  
3.5m x 6.5m

ENTRANCE

GARAGE  
6.3m x 3.0m

SHOWER ROOM

BEDROOM 1  
3.7m x 3.3m

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10 Annaghmakeown Road  
Castlecaulfield, Dungannon BT70 3DQ  
*(Floorplan for illustrative purposes only)*

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	46 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.**