

**1 KILCOOLE  
KILLEEN  
COALISLAND  
CO. TYRONE  
BT71 5FN**



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

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**PERFECT AS A FIRST OR FAMILY HOME IN COMMUTER CONVENIENT KILLEEN**

CONSTRUCTED C. 2021 & OWNER OCCUPIED SINCE NEW, THIS SPACIOUS DETACHED PROPERTY IS PRESENTED FOR SALE IN IMMACULATE, "MOVE-IN READY" ORDER THROUGHOUT.

LOCATED IN QUIET, YET COMMUTER CONVENIENT KILLEEN, THUS BENEFITTING FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO COALISLAND, DUNGANNON, COOKSTOWN OR FURTHER AFIELD, THIS PROPERTY ENJOYS A PRIME FRONT ROW SITE, LAID TO LAWN WITH AMPLE PARKING FOR 2 NO. VEHICLES (EV CHARGING POINT INCLUDED IN SALE).

BOASTING 3 GENEROUS BEDROOMS, MASTER ENSUITE, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A GORGEOUS KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING, A SEPARATE UTILITY ROOM (A MUST FOR FAMILY LIVING) AND A HANDY GROUND FLOOR CLOAK W.C. / POWDER ROOM PLUS A FAMILY BATHROOM, THIS EXCEPTIONAL HOME IS READY TO BE ENJOYED BY ITS NEXT FORTUNATE OWNERS...

**...JUST MOVE IN!**



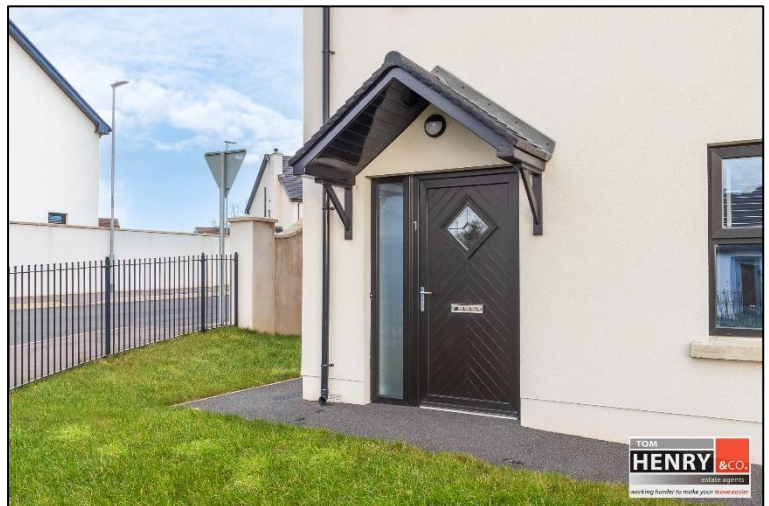
**OFFERS OVER: £174,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A BEAUTIFULLY PRESENTED DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2021 & OWNER OCCUPIED SINCE NEW.
- SITUATED ON A PRIME, FRONT ROW SITE.
- LOCATED IN QUIET, YET COMMUTER CONVENIENT KILLEEN.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO COALISLAND, STEWARTSTOWN, COOKSTOWN, DUNGANNON OR FURTHER AFIELD.
- 3 GENEROUS BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- BEAUTIFUL KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- WINDOW BLINDS INCLUDED IN SALE.
- WHITE SHAKER STYLE INTERNAL DOORS.
- WHITE MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING WITH DUAL ZONE “GOOGLE NEST”.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OFF STREET PARKING FOR 2 NO. VEHICLES.
- 7KW SMART ELECTRIC VEHICLE CHARGING POINT.
- GARDENS LAID TO LAWNS.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A SUPERB FIRST OR FAMILY HOME.

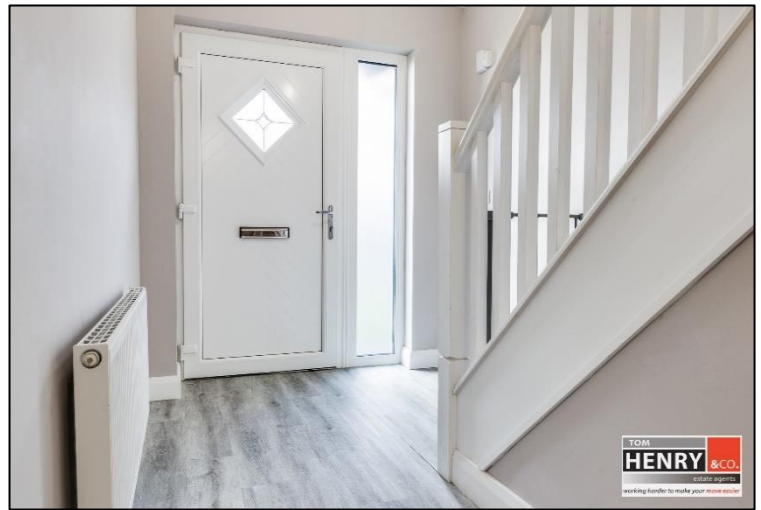


**ACCOMMODATION IN BRIEF...**

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:  
P.V.C. EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANEL. PRE-FINISHED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.

UNDER STAIR STORAGE:  
HANGING SPACE FOR CLOAKS.



SITTING ROOM:  
GLASS FRONTED STOVE IN INGLENOOK WITH GRANITE HEARTH. CARPET TO FLOOR.



KITCHEN / FAMILY DINING AREA:

GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. ILLUMINATED GLAZED DISPLAY UNIT. UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH S.S. X-FAN OVER & TILED SPLASH BACK. INTEGRATED OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. RECESSED LIGHTING. PRE-FINISHED FLOOR.





**UTILITY ROOM:**

FITTED LOW LEVEL UNITS. S.S. SINK WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. PRE-FINISHED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL. X-FAN.

**POWDER ROOM:**

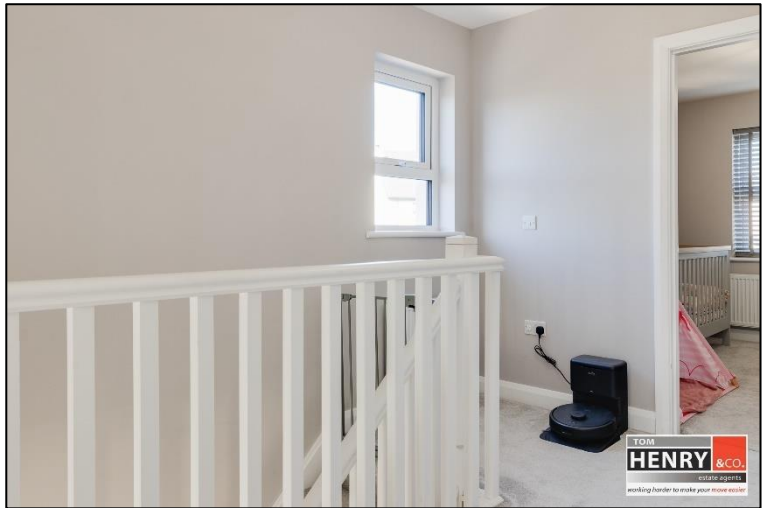
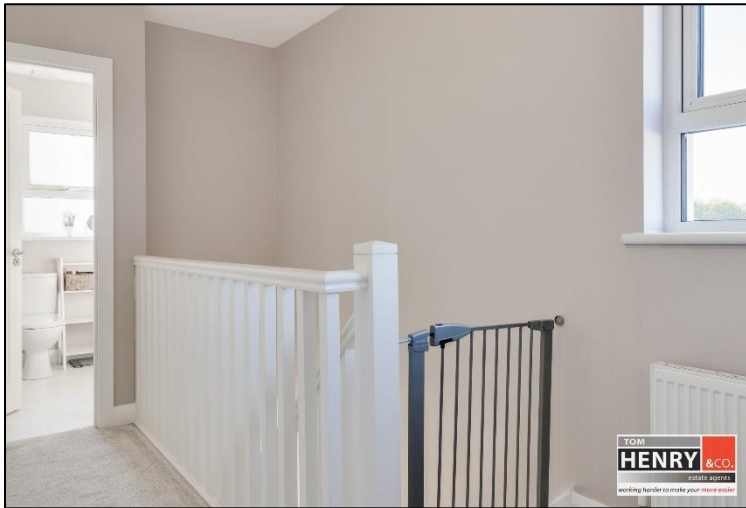
TOILET. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. PRE-FINISHED FLOOR.



**FIRST FLOOR:**

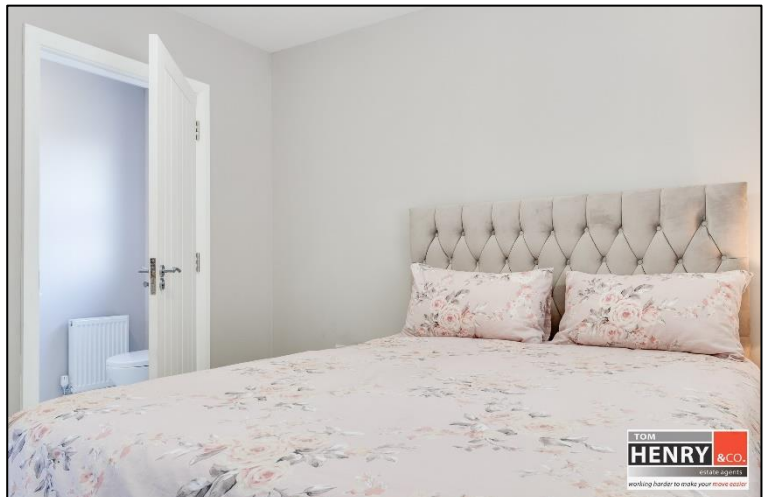
**STAIRS & LANDING:**

CARPET. HOTPRESS: SHELVED WITH IMM. HEATER.



**BEDROOM 1:**

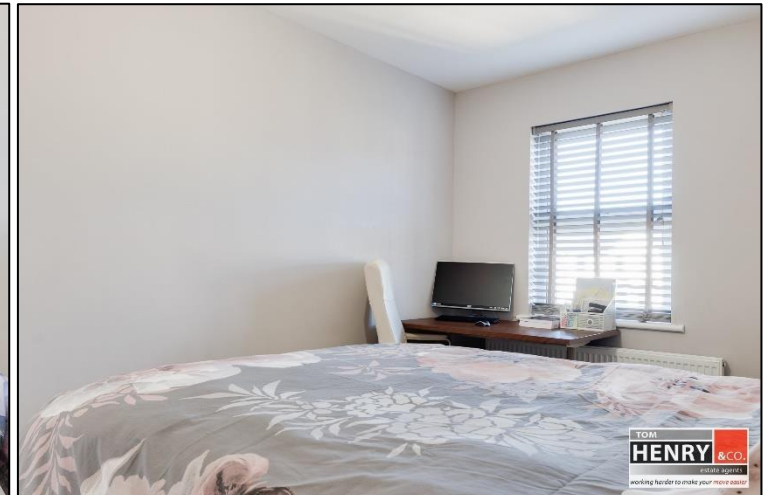
TO FRONT. CARPET TO FLOOR.



ENSUITE:  
TOILET. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. POD TYPE SHOWER. PRE-FINISHED FLOOR. X-FAN.



BEDROOM 2:  
TO REAR. CARPET TO FLOOR.



BEDROOM 3:  
TO REAR. CARPET TO FLOOR.



BATHROOM:  
TOILET. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. BATH WITH MIXER TAP FITTING & TILED SPLASH BACK. PRE-FINISHED FLOOR. X-FAN.



**OUTSIDE:**

ESTATE RAILING TO FRONT WITH GARDEN LAID TO LAWN.

TARMAC DRIVEWAY TO REAR / SIDE WITH 7.0 KW SMART CHARGING POINT FOR ELECTRIC VEHICLE. OUTSIDE WATER TAP.

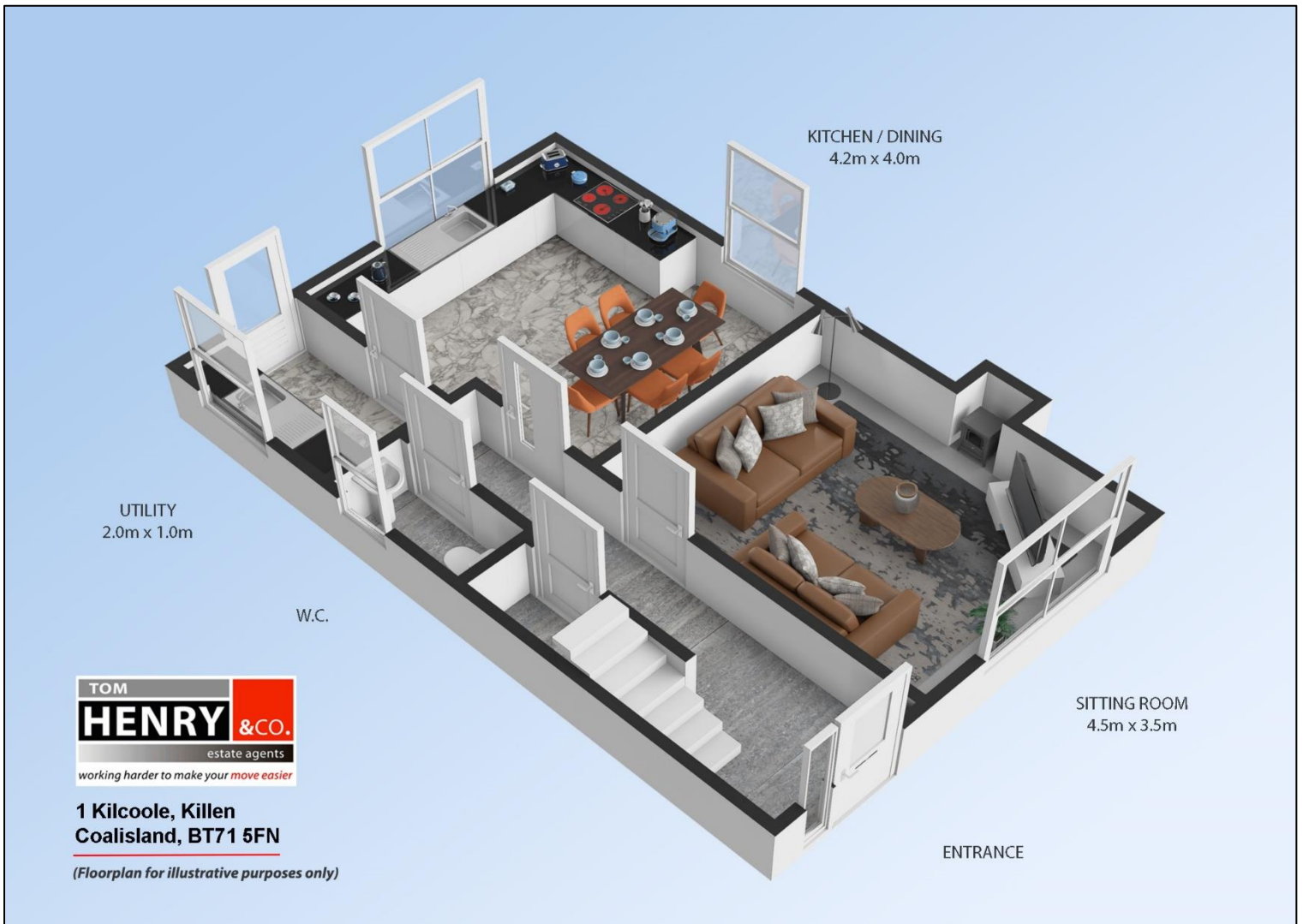
GARDEN TO REAR LAID TO LAWN. GARDEN UTILITY STORE TO SIDE INCLUDED IN SALE.

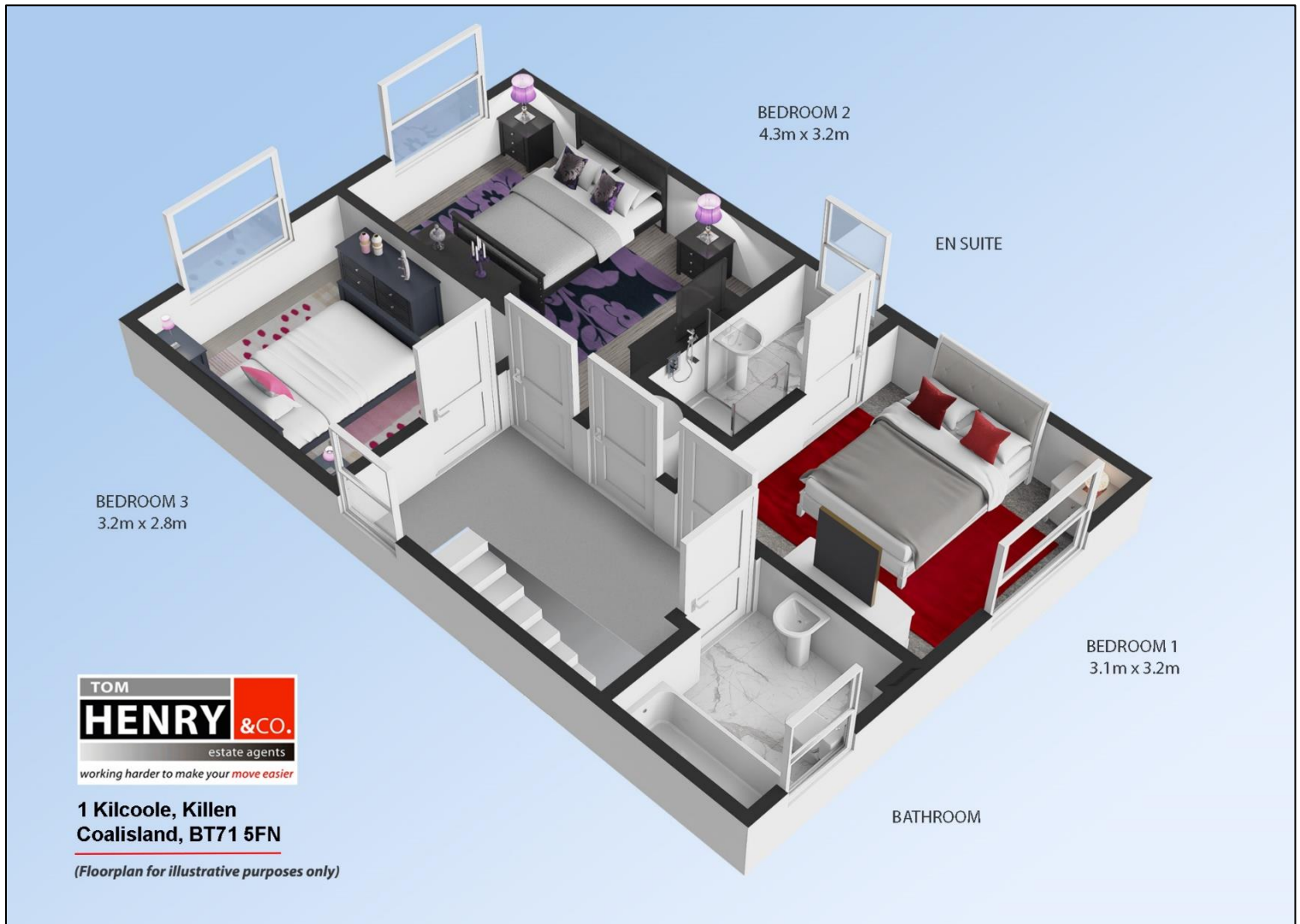






**FLOORPLANS FOR I.D. PURPOSES ONLY.**





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		

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- > Competitive sales & rental rates.
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- > 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.

**FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**