

**62 NORTHLAND VILLAGE
KILLYMAN ROAD
DUNGANNON
CO. TYRONE
BT71 6JW**



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

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

AFFORDABLE TOWN CONVENIENCE ON WHICH TO “PUT YOUR OWN STAMP”

LOCATED IN EVER POPULAR, ESTABLISHED & MOST CONVENIENT NORTHLAND VILLAGE, WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES; INCLUDING MAJOR EMPLOYERS, RENOWNED SCHOOLS, PICTURESQUE DUNGANNON PARK & LOCAL SHOPS, THIS SEMI-DETACHED PROPERTY BENEFITS FROM BEING SITUATED ON A GOOD SITE WITH OFF-STREET PARKING, A DETACHED GARAGE & PLEASANT GARDENS TO ITS FRONT & REAR.

INTERNALLY THIS PROPERTY OFFERS 3 BEDROOMS; EACH WITH FUNCTIONAL BUILT-IN WARDROBES, A SITTING ROOM WITH A COSY OPEN FIREPLACE, A KITCHEN WITH SPACE FOR FAMILY DINING AND A BATHROOM WITH A 3 PIECE SUITE.

THIS PROPERTY WOULD BENEFIT FROM SOME COSMETIC UPDATING, BUT PRESENTS A SUPERB OPPORTUNITY FOR THE DISCERNING FIRST-TIME BUYER TO PURCHASE A HOME ON WHICH TO ADD THEIR OWN STAMP / FURTHER VALUE, AND WOULD ALSO MAKE A SUPERB BUY-TO-LET.

“PROPERTY WITHIN NORTHLAND VILLAGE ALWAYS ATTRACTS SIGNIFICANT INTEREST – WE RECOMMEND EARLY VIEWING”



OFFERS OVER: £139,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- AN AFFORDABLE SEMI-DETACHED PROPERTY.
- LOCATED IN A POPULAR & CONVENIENT TOWN DEVELOPMENT.
- ONLY A STROLL TO RENOWNED SCHOOLS, MAJOR EMPLOYERS, PICTURESQUE DUNGANNON PARK, ETC.
- GOOD ACCESS TO THE M1 FOR COMMUTING.
- 3 BEDROOMS; ALL WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- FAMILY BATHROOM WITH 3 PIECE SUITE; INCLUDING SHOWER OVER BATH.
- SITUATED ON A GOOD SITE WITH GARDENS TO FRONT & REAR.
- WHITE SKIRTINGS & ARCHITRAVES.
- 4 PANEL INTERNAL DOORS.
- DETACHED GARAGE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS (NOT GARAGE).
- OIL FIRED CENTRAL HEATING.
- MAY BE SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT FIRST HOME ON WHICH TO PUT YOUR OWN STAMP.
- SURE TO ALSO APPEAL AS A BUY-TO-LET.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

TILED STEP. P.V.C. EXTERNAL DOOR WITH GLAZED FAN LIGHT & SIDE PANELS. LINO TO FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH MARBLE SURROUND & HEARTH. CARPET TO FLOOR.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. TILED BETWEEN UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. SPACE FOR A.W.M. SPACE FOR FRIDGE. TILED FLOOR TO KITCHEN. LINO TO DINING AREA. DADO RAIL. CLOAK STORE. P.V.C. EXTERNAL DOOR WITH GLAZED PANELS.





FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR. DOUBLE HOTPRESS: SHELVED. STORE:



BEDROOM 1:

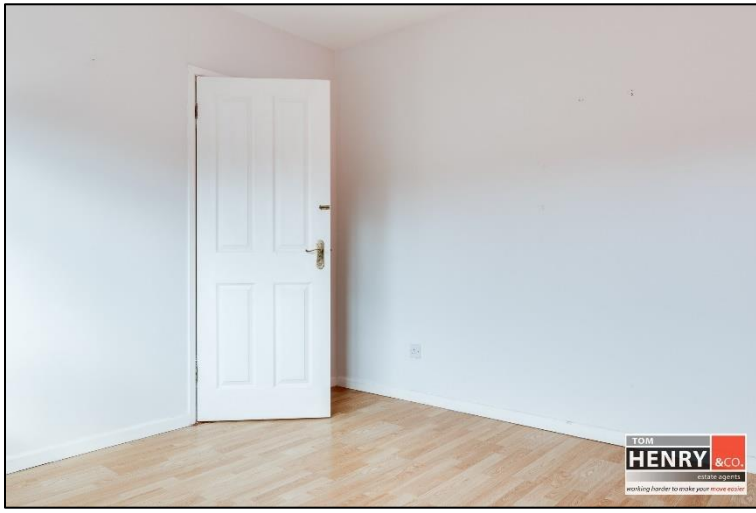
TO FRONT. PRE-FINISHED FLOOR. 2 NO. BUILT-IN CUPBOARDS.



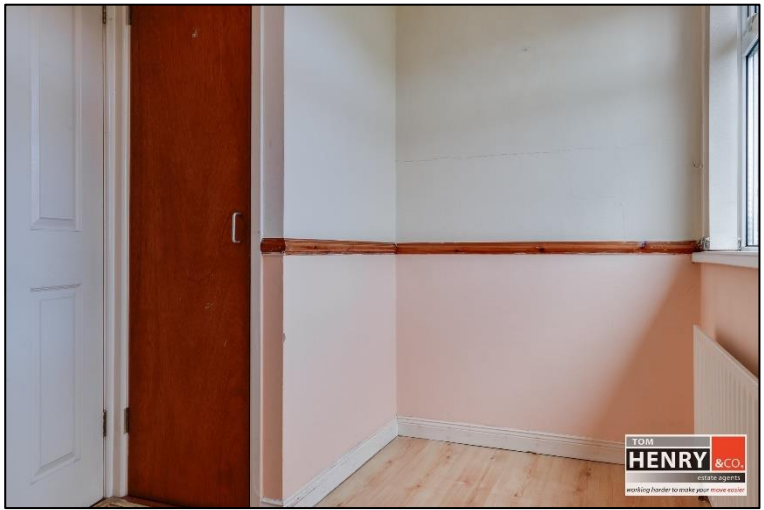


BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE.





BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. DADO RAIL. BUILT-IN CUPBOARD.



BATHROOM:
TOILET. WASH HAND BASIN. BATH WITH ELECTRIC SHOWER OVER. TILED WALLS. LINO TO FLOOR. X-FAN.



OUTSIDE:

GARDEN TO FRONT LAID TO LAWN WITH MATURING SHRUBS.

TARMAC DRIVEWAY & PARKING TO FRONT & SIDE TO GARAGE.

GARAGE:
ROLL-UP DOOR.

GARDEN TO REAR WITH CONCRETE PATIO. GARDEN LAID TO LAWN. CENTRAL HEATING BOILER & OIL TANK.

FLOORPLANS FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 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
www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

KITCHEN / DINING
3.1m x 6.3m



ENTRANCE

SITTING ROOM
3.9m x 4.3m



62 Northland Village
Dungannon BT71 6JW

(Floorplan for illustrative purposes only)

BATHROOM

BEDROOM 2
3.2m x 3.3m



BEDROOM 3
2.1m x 3.1m

BEDROOM 1
3.3m x 3.1m



62 Northland Village
Dungannon BT71 6JW

(Floorplan for illustrative purposes only)

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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.