

**30 BLACKWATER MANOR
TAMNAMORE
DUNGANNON
CO. TYRONE
BT71 6WY**



working harder to make your move easier

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“BEAUTIFUL AT BLACKWATER MANOR – PERFECT AS A FIRST OR FAMILY HOME”

AN IMMACULATE SEMI-DETACHED HOME IN COMMUTER CONVENIENT TAMNAMORE

SITUATED ON A PRIME SITE WITH NO RESIDENTIAL DEVELOPMENT TO ITS REAR, WITHIN THIS HIGHLY SOUGHT-AFTER DEVELOPMENT OF ONLY 26 HOMES, NO. 30 BLACKWATER MANOR IS PRESENTED TO THE MARKET IN WHAT MAY ONLY BE DESCRIBED AS IMMACULATE, READY-TO-OCCUPY CONDITION THROUGHOUT.

BENEFITTING FROM SUPERB ACCESS TO JUNCTION 14 OF THE M1 FOR COMMUTING, ONLY MINUTES BY CAR TO DUNGANNON, PORTADOWN & PICTURESQUE MOY VILLAGE AND WITHIN WALKING DISTANCE OF LOCAL SHOPS / TAKEAWAYS & TRANSLINK “PARK & RIDE”, THIS PROPERTY IS THE DEFINITION OF COMMUTER CONVENIENCE.

BOASTING 3 BEDROOMS, INCLUDING A MASTER ENSUITE, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A BEAUTIFUL KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING, A HANDY SEPARATE GROUND FLOOR CLOAK W.C. & UTILITY ROOM AND A FURTHER FAMILY BATHROOM WITH A 4 PIECE SUITE; PLUS A MOST PRIVATE REAR GARDEN WITH A LARGE PATIO AREA, GARDEN SHED & AMPLE OFF-STREET PARKING, THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.

“VIEW EARLY TO AVOID DISAPPOINTMENT”



OFFERS OVER: £184,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- AN IMMACULATE 3 BEDROOM SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2018.
- OWNER OCCUPIED SINCE NEW.
- ENJOYING A PRIME SITE WITH NO RESIDENTIAL DEVELOPMENT TO ITS REAR.
- POPULAR & QUIET RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS & TRANSLINK PARK & RIDE.
- MOMENTS BY CAR TO THE M1 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS, MASTER ENSUITE.
- PRIVATE ENCLOSED REAR GARDEN.
- AMPLE OFF-STREET PARKING TO FRONT / SIDE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- DOUBLE HOTPRESS.
- WINDOW BLINDS INCLUDED IN SALE.
- WIRED FOR ALARM SYSTEM.
- 5 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH GLASS PANEL. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



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



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KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. PELMET OVER S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH GLASS SPLASH BACK & X-FAN OVER IN S.S. CANOPY. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED FLOOR. RECESSED LIGHTING. GLAZED FRENCH DOORS TO REAR GARDEN FROM DINING AREA.



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UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. (INCLUDED). SPACE FOR TUMBLE DRYER (INCLUDED). SPACE FOR CHEST FREEZER (NOT INCLUDED). TILED FLOOR. X-FAN.



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POWDER ROOM / CLOAK W.C:

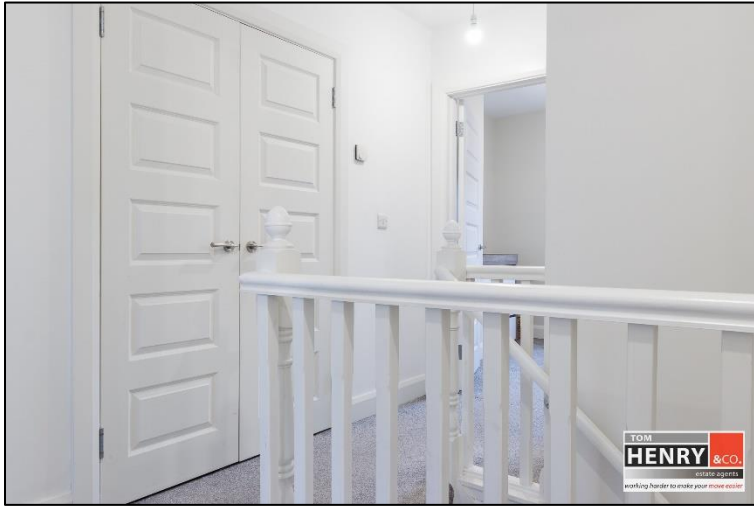
WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT WITH TILED SPLASH BACK. ILLUMINATED MIRROR. TOILET. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

CARPET. HOTPRESS: DOUBLE DOORS. SHELVED.



BEDROOM 1:

TO REAR. CARPET.

ENSUITE:

WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT WITH TILED SPLASH BACK. ILLUMINATED MIRROR. TOILET. FULLY TILED SHOWER. TILED FLOOR. X-FAN.





BEDROOM 2:
TO FRONT. CARPET.



BEDROOM 3:
TO FRONT. CARPET.



BATHROOM:

WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT WITH TILED SPLASH BACK. ILLUMINATED MIRROR. TOILET. BATH WITH MIXER TAP FITTING & TILED SPLASH BACK. FULLY TILED SHOWER. TILED FLOOR. X-FAN.



OUTSIDE:

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

ENCLOSED, PRIVATE REAR GARDEN WITH NO RESIDENTIAL DEVELOPMENT BEHIND. GENEROUS PAVIA PATIO AREA. OUTSIDE WATER TAP. GARDEN LAID TO LAWN. RAISED BED. GARDEN SHED INCLUDED IN SALE.





KITCHEN / DINING
3.0m x 5.6m

UTILITY
2.0m x 3.2m

SITTING ROOM
3.5m x 4.4m

W.C.

ENTRANCE



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(Floorplan for illustrative purposes only)



BEDROOM 1
3.0m x 3.5m

BATHROOM

EN SUITE

BEDROOM 3
2.4m x 2.8m

BEDROOM 2
3.5m x 3.5m



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(Floorplan for illustrative 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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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.