

**28 NORTHLAND WAY
MOYGASHEL
DUNGANNON
CO. TYRONE
BT71 7RE**



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

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“NICE IN NORTHLAND WAY” AFFORDABLE VILLAGE CONVENIENCE

PRESENTED FOR SALE IN GOOD DECORATIVE ORDER THROUGHOUT, THIS 3 BEDROOM, MID-TERRACE PROPERTY IS LOCATED ONLY A STROLL TO ALL MOYGASHEL VILLAGE AMENITIES & FACILITIES INCLUDING; THE FAMOUS LINEN GREEN RETAIL COMPLEX, THE LOCAL SUPERMARKET, HOT FOOD OUTLET & PICTURESQUE DUNGANNON PARK, AND IS ONLY MINUTES BY CAR TO DUNGANNON TOWN CENTRE & THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.

BOASTING DECEPTIVELY SPACIOUS ACCOMMODATION, A RECENTLY UPDATED KITCHEN & BATHROOM, A GENEROUS REAR GARDEN AND THE POTENTIAL TO ADD OFF-STREET PARKING (SUBJECT TO STATUTORY CONSENTS), THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS AS AN AFFORDABLE HOME, TO THOSE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE & INVESTORS ALIKE.



GUIDE PRICE: £99,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A WELL-PRESENTED TERRACE PROPERTY.
- ONLY A STROLL TO ALL MOYGASHEL VILLAGE AMENITIES & PICTURESQUE DUNGANNON PARK.
- MINUTES BY CAR TO DUNGANNON TOWN CENTRE & THE A4 BYPASS FOR COMMUTING.
- 3 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- RECENTLY UPDATED KITCHEN WITH SPACE FOR DINING.
- GLAZED FRENCH DOORS FROM DINING AREA TO REAR GARDEN.
- SEPARATE UTILITY AREA.
- GROUND FLOOR CLOAK W.C.
- BATHROOM WITH 3 PIECE SUITE; SHOWER OVER BATH.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- WHITE SHAKER STYLE INTERNAL DOORS.
- WHITE MOULDED SKIRTINGS & ARCHITRAVES.
- GRAVELLED AREA TO FRONT; MAY HAVE POTENTIAL FOR OFF-STREET PARKING S.T.S.C.
- GENEROUS REAR GARDEN LAID TO LAWN WITH PAVIA PATIO AREA.
- SURE TO APPEAL AS AN AFFORDABLE FIRST HOME.
- MAY ALSO APPEAL TO THOSE SEEKING TO DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



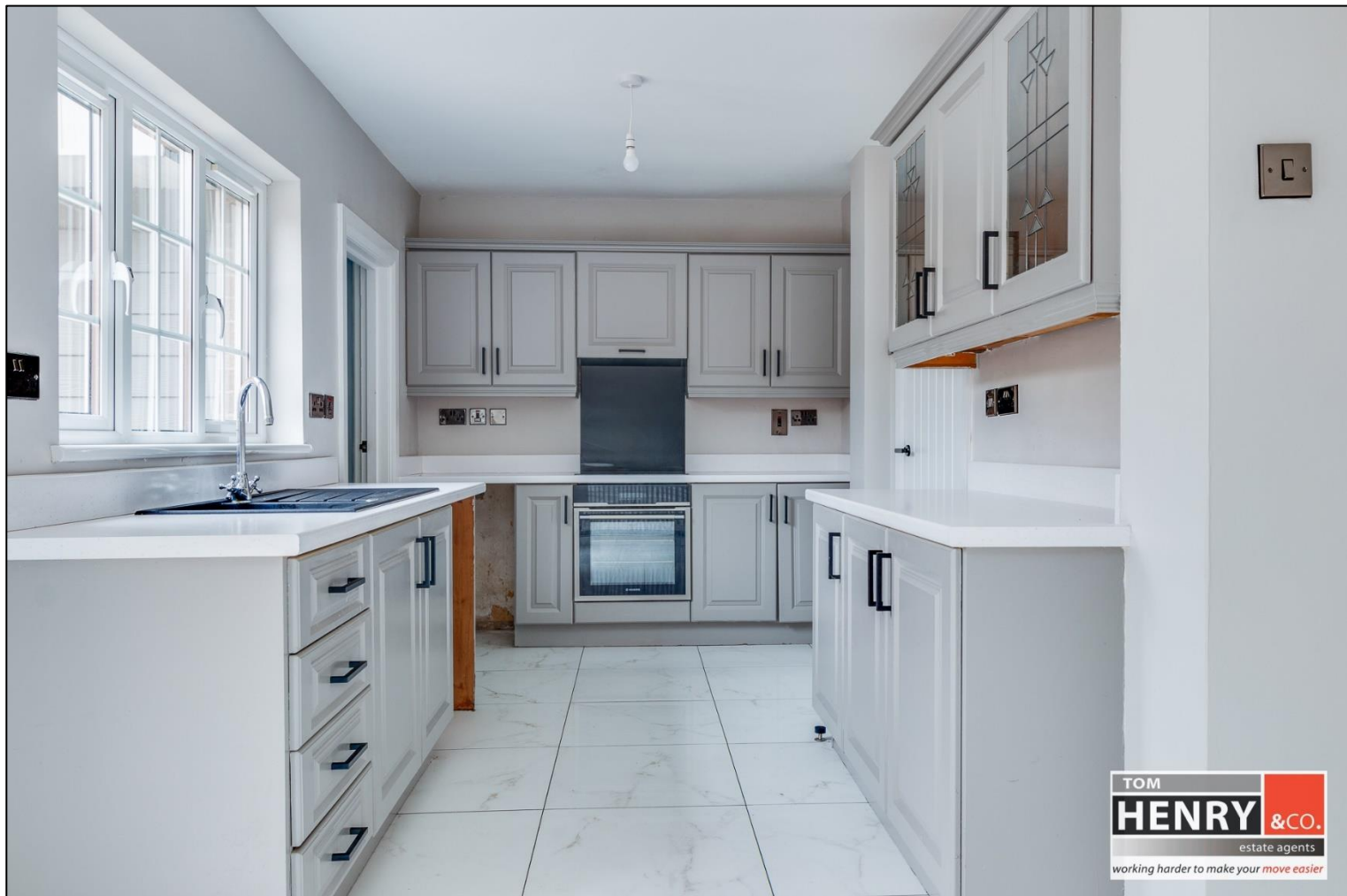
SITTING ROOM:

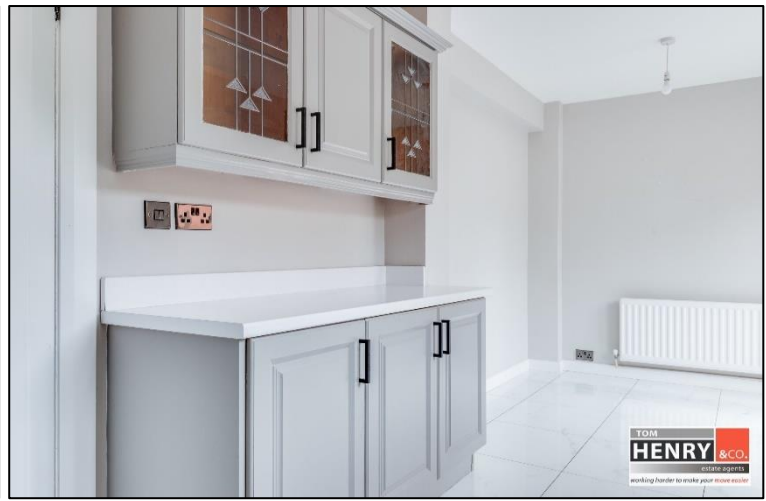
OPEN FIREPLACE WITH MANTLE & SURROUND OVER TILED HEARTH. PRE-FINISHED FLOOR.





KITCHEN / FAMILY DINING AREA:
FITTED HIGH & LOW LEVEL UNITS. DRESSER TYPE UNIT WITH LEADED GLASS DISPLAY UNITS. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH X-FAN OVER. SPACE FOR FRIDGE. SPACE FOR DISHWASHER. TILED FLOOR. GLAZED FRENCH DOORS FROM DINING AREA TO REAR GARDEN.





REAR LOBBY / UTILITY AREA:
 PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. PRE-FINISHED FLOOR.

CLOAK W.C. / POWDER ROOM:
 TOILET. WASH HAND BASIN. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:
 CARPET.

BEDROOM 1:
 TO FRONT. CARPET. VIEWS TO DUNGANNON PARK.

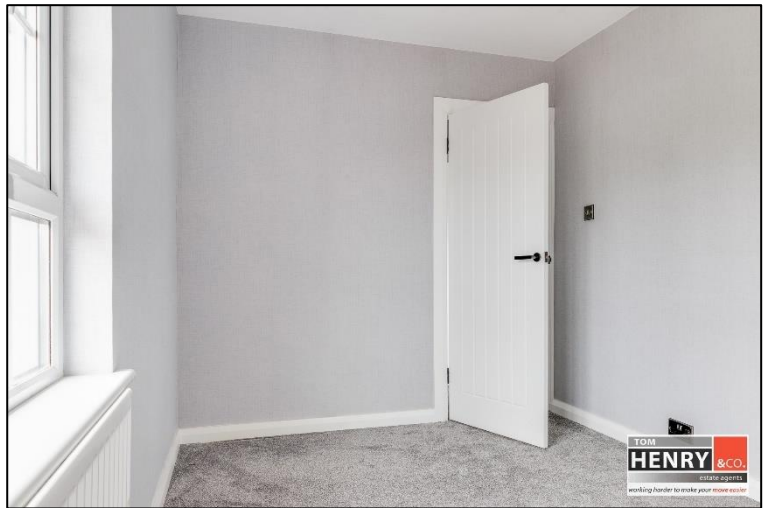




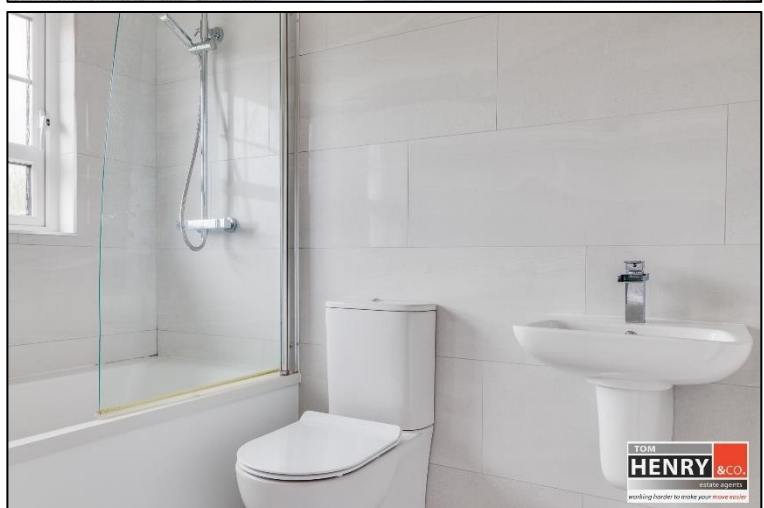
BEDROOM 2:
TO REAR. CARPET.



BEDROOM 3:
TO FRONT. CARPET. VIEWS TO DUNGANNON PARK.



BATHROOM:
FLOATING STYLE WASH HAND BASIN WITH MIXER TAP FITTING. TOILET.
BATH WITH SHOWER OVER. HEATED TOWEL RAIL. TILED FLOOR. TILED WALLS.



OUTSIDE:

GRAVELLED AREA TO FRONT; MAY HAVE POTENTIAL FOR OFF-STREET PARKING SUBJECT TO STATUTORY CONSENTS.

PATIO AREA TO REAR. GENEROUS GARDEN LAID TO LAWN. CENTRAL HEATING BOILER HOUSE.





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

Thinking of selling or renting your home?



Want to know what your property is worth?

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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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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 INFORMATION OR TO ARRANGE A PRIVATE VIEWING PLEASE CONTACT OUR OFFICES.