

# “SPADEMILL COTTAGE”

15 TARTLAGHAN ROAD

BUSH

DUNGANNON

CO. TYRONE

BT71 6QR

TOM  
**HENRY** &CO.  
estate agents

working harder to make your *move easier*

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## FANTASTIC VIEWS, GREAT LOCATION, VERSATILE ACCOMMODATION

ENJOYING BEAUTIFUL VIEWS OVER THE IMMEDIATE & DISTANT LANDSCAPE, THE SALE OF THIS INTERESTING 3 BEDROOM, 2 RECEPTION ROOM, SPLIT-LEVEL DETACHED PROPERTY AFFORDS THE FORTUNATE PURCHASER AN OPPORTUNITY TO ACQUIRE A SPACIOUS, VERSATILE & WELL PRESENTED COUNTRY HOME IN A MOST PLEASANT & CONVENIENT SETTING.

LOCATED JUST OUTSIDE THE EVER POPULAR VILLAGE OF BUSH AND ONLY MINUTES BY CAR TO DUNGANNON, COALISLAND & THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THE PROPERTY HAS BENEFITTED FROM SOME MOST TASTEFUL UPDATING IN RECENT YEARS BY ITS CURRENT OWNERS, YET STILL HAS SIGNIFICANT UNFULFILLED POTENTIAL TO ADD YOUR “OWN STAMP” AND FURTHER VALUE...

“A GREAT PROPERTY IN A SOUGHT-AFTER LOCATION – AN OPPORTUNITY NOT TO BE MISSED”



**OFFERS OVER: £249,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	53 E
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- A DETACHED COUNTRY HOME.
- SITUATED ON A SUPERB SITE WITH BEAUTIFUL VIEWS (C. 0.25 ACRES).
- JUST OUTSIDE THE POPULAR VILLAGE OF BUSH.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- VERSATILE & INDIVIDUAL ACCOMMODATION.
- PRESENTED FOR SALE IN EXCELLENT DECORATIVE ORDER THROUGHOUT.
- 3 BEDROOMS; MASTER WITH FITTED FURNITURE.
- 2 RECEPTION ROOMS INCLUDING SOUTH FACING SUNROOM.
- ENVIABLE RECENTLY UPDATED KITCHEN WITH APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM TO LOWER GROUND FLOOR.
- RECENTLY UPDATED BATHROOM WITH 4 PIECE SUITE.
- SHOWER ROOM TO LOWER GROUND FLOOR.
- OIL FIRED CENTRAL HEATING.
- MAJORITY DOUBLE GLAZED WINDOWS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- GARDENS LAID TO LAWNS AND BEDS.
- CARPORT.
- NO. 2 x GARDEN STORAGE ROOMS.
- FANTASTIC POTENTIAL TO ADD FURTHER VALUE.
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS.





### ACCOMMODATION IN BRIEF...

#### ENTRANCE PORCH:

OUTSIDE LIGHT. TILED STEP. MAHOGANY EXTERNAL DOOR. TILED FLOOR. FEATURE WINDOW WITH VIEWS OVER COUNTRYSIDE.



#### ENTRANCE HALL:

WOODEN GLAZED INNER DOOR WITH GLAZED SIDE PANELS. COVING TO CEILING. TILED FLOOR. FEATURE GLAZED PANEL TO REAR STAIRWELL.





**SITTING ROOM:**

GLAZED PANELLED DOOR FROM ENTRANCE HALL. COVING TO CEILING. FEATURE ELECTRIC FIRE. WOOD BURNING STOVE. PRE-FINISHED FLOOR. GLAZED PANELLED DOOR TO SUNROOM.



**SUNROOM:**

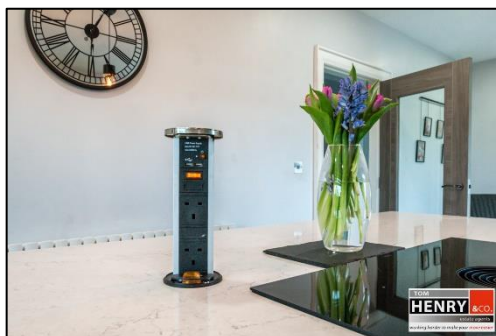
SOUTH FACING. GLAZED PANELS. TILED FLOOR. SUPERB VIEWS. FRENCH DOORS TO VERANDA.



**KITCHEN / FAMILY DINING:**

FITTED HIGH & LOW LEVEL UNITS WITH QUARTZ WORKTOP & SPLASH BACK. S.S. SINK WITH MIXER TAP FITTING & "QUOOKER" TAP. ISLAND UNIT WITH INTEGRATED HOB AND X-FAN, DRAWER STORAGE & SPACE FOR SEATING / CASUAL DINING. DOUBLE OVEN AT EYE LEVEL WITH WARMING DRAWER UNDER. INTEGRATED MICROWAVE. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED FLOOR. DOOR TO REAR LANDING.









BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR. FITTED FURNITURE; WARDROBE WITH SLIDING DOORS, DRAWERS & CUPBOARDS.





BEDROOM 2:  
TO FRONT. PRE-FINISHED FLOOR.



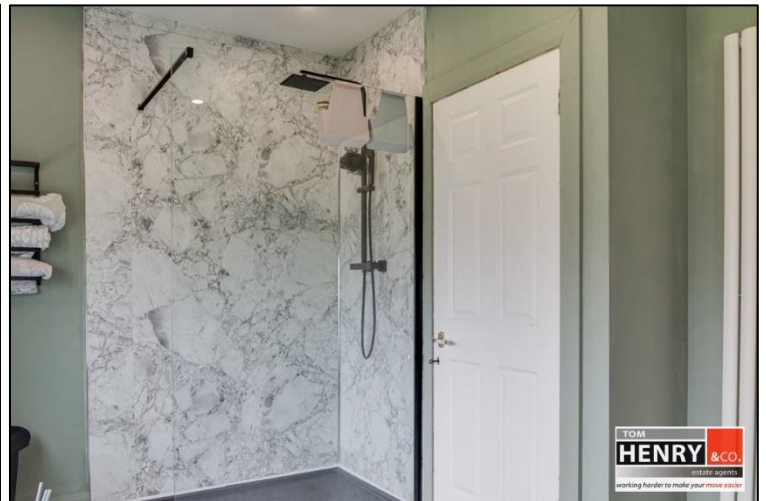
BEDROOM 3:  
TO FRONT. PRE-FINISHED FLOOR.





**BATHROOM:**

TOILET. WASH HAND BASIN IN VANITY UNIT. FREE-STANDING BATH WITH MIXER TAP FITTING. SHOWER WITH RAINWATER & HAND HELD SHOWER FITTING. TILED FLOOR. X-FAN.



**HOTPRESS:**

**ROOF SPACE:**

PART FLOORED. ELECTRIC LIGHT.

**REAR LANDING:**

DOOR TO SUNROOM. STAIRS TO LOWER GROUND FLOOR.

**LOWER GROUND FLOOR:**

**REAR LOBBY:**

REAR DOOR. TILED FLOOR.





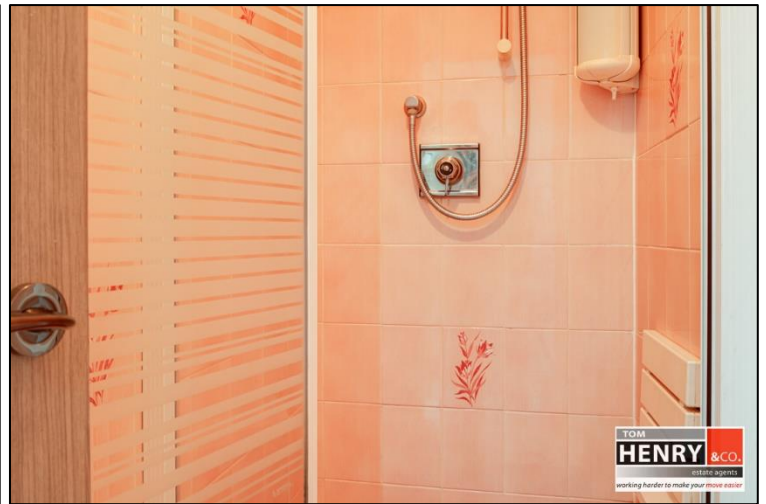
**UTILITY ROOM:**

FITTED UNITS. TILED FLOOR. S.S. DOUBLE SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FREEZER. POTENTIAL TO USE AS A FURTHER BEDROOM, HOME OFFICE, ETC.



**SHOWER ROOM:**

SHOWER. TOILET. WASH HAND BASIN. SOME WALL TILING. TILED FLOOR.



**OUTSIDE:**

TARMAC PARKING TO FRONT. SHRUB BED. TARMAC DRIVEWAY TO SIDE.

PARKING TO REAR TO CARPORT.

**UTILITY STORE:**

CONDENSING BOILER. TILED FLOOR. ELECTRIC LIGHT & POWER POINT.

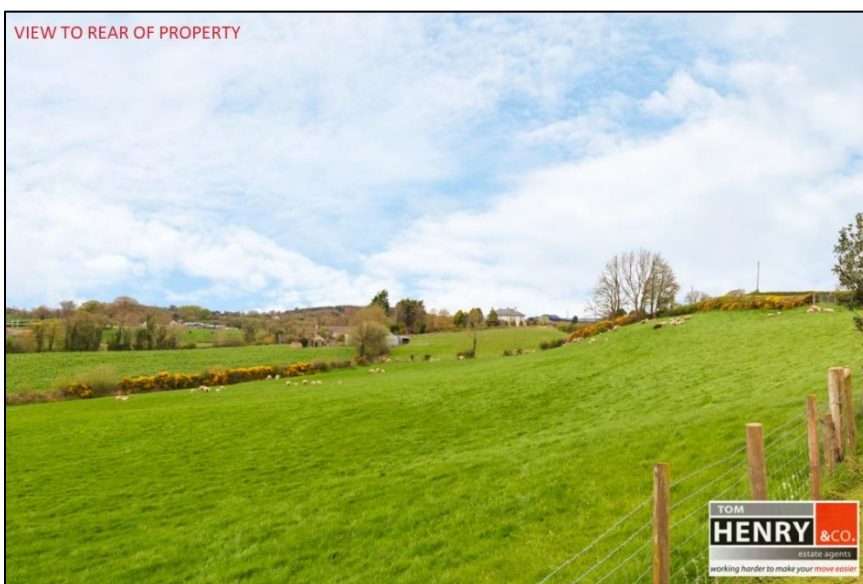
**STORE ROOM:**

ELECTRIC METERS. ELECTRIC LIGHT. CARPET TO FLOOR.

GENEROUS GRAVELLED AREA. LAWNED AREA. SHRUBS & HEDGING.







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FLOOR PLANS FOR I.D. PURPOSES ONLY.



CONSERVATORY

**15 Tartlaghan Road  
 Dungannon BT71 6QR**

*(Floorplan for illustrative purposes only)*

LOUNGE  
 3.9m x 6.1m

KITCHEN & DINING  
 3.7m x 7.2m



BEDROOM 1  
 4.3m x 4.0m

BEDROOM 2  
 3.2m x 4.2m

BEDROOM 3  
 3.2m x 3.3m

BATHROOM

ENTRANCE

SHOWER W.C.



UTILITY  
 3.3m x 7.1m

BOILER  
 3.3m x 3.7m

STORE  
 3.3m x 2.1m

**N.B.**

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