

**22 BLACK LANE
 OLD ENGLISH ROAD
 DUNGANNON
 CO. TYRONE
 BT71 7AY**

working harder to make your move easier

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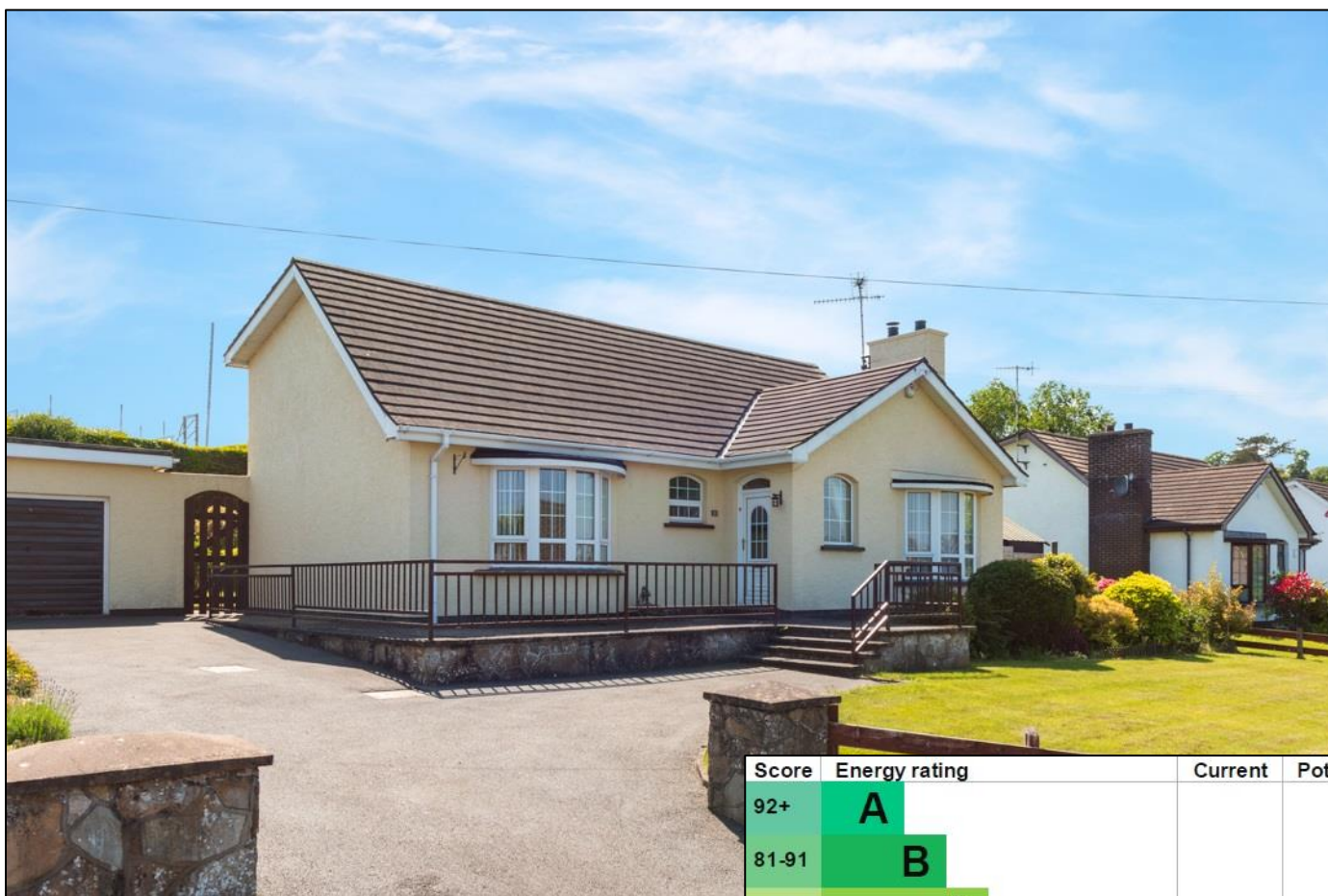
A FANTASTIC HOME IN A MOST CONVENIENT & HIGHLY SOUGHT-AFTER SITUATION

THIS SUPERB DETACHED 3 OR 4 BEDROOM (DEPENDENT ON INDIVIDUAL REQUIREMENTS) CHALET BUNGALOW BOASTS A DETACHED GARAGE, GENEROUS GARDENS AND IS IDEALLY LOCATED IN THIS MOST DESIRABLE & CONVENIENT RESIDENTIAL AREA.

WITHIN WALKING DISTANCE OF THE PICTURESQUE BLACK LOUGH & ALL DUNGANNON TOWN AMENITIES INCLUDING RENOWNED SCHOOLS, LOCAL SHOPS, FANTASTIC EATERIES AND THE TRANSLINK "PARK & RIDE" AND ONLY MINUTES BY CAR TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY IS SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS, FAMILIES SEEKING TOWN CONVENIENCE & DOWN-SIZERS ALIKE.

THIS PROPERTY OFFERS VERSATILE ACCOMMODATION WITH SLEEPING & WASHING FACILITIES ON BOTH FLOORS SITUATED ON A PLEASANT ELEVATED SITE AND IS SURE TO ATTRACT SIGNIFICANT INTEREST –

"EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT"



OFFERS OVER: £199,950

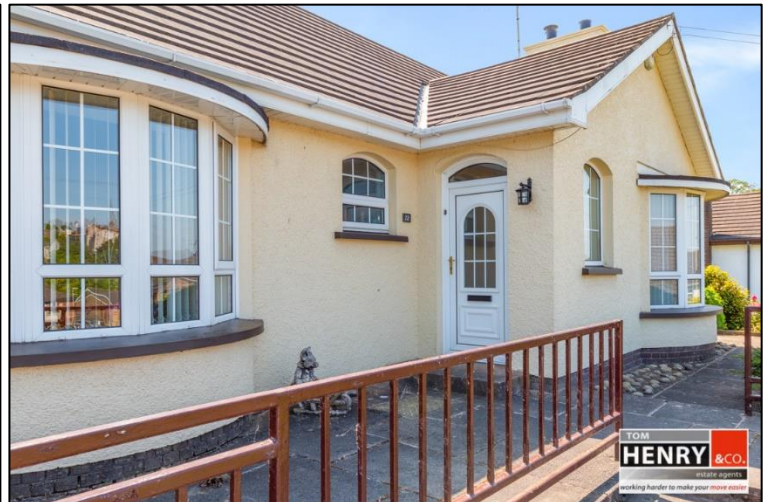
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	48 E	
21-38	F		
1-20	G		

PROPERTY FEATURES:

- A DETACHED CHALET DWELLING.
- UP TO 4 BEDROOMS DEPENDENT ON REQUIREMENTS.
- 2 RECEPTION ROOMS INCLUDING A GENEROUS CONSERVATORY.
- SITUATED ON A FANTASTIC ELEVATED SITE.
- DETACHED GARAGE.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT LOCATION.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- ONLY A STROLL TO THE PICTURESQUE BLACK LOUGH.
- SUPERB ACCESS TO M1 MOTORWAY & MAJOR ROAD NETWORKS.
- OPEN PLAN SITTING / ENTERTAINING AREA WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- 4 PANEL INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.
- VIEW EARLY TO AVOID DISAPPOINTMENT.

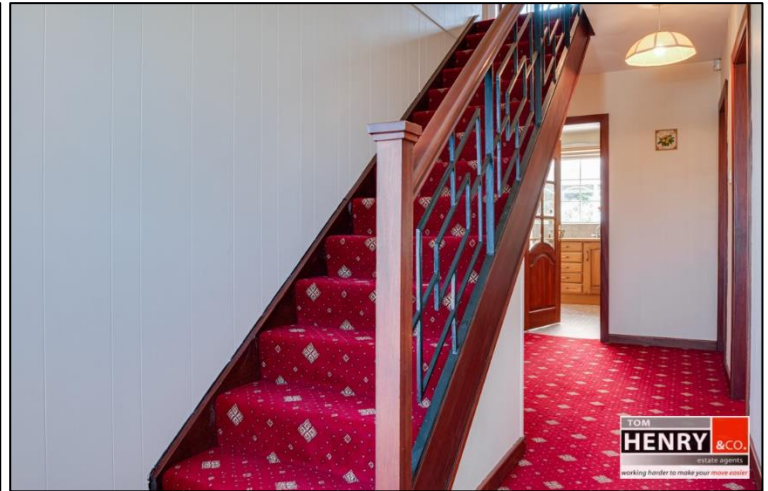


ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH GLAZED PANELS & FAN LIGHT. CARPET TO FLOOR & STAIRS. ALCOVE TO CLOAK CUPBOARD.

CLOAK CUPBOARD:



SITTING ROOM / ENTERTAINING ROOM / DINING:

BAY WINDOW. WHITE MARBLE OPEN FIREPLACE WITH CAST IRON INSET. CARPET. COVING TO CEILING. WALL & CENTRE LIGHTING. OPEN TO DINING / ENTERTAINING AREA...





DINING / ENTERTAINING AREA:
OPEN FROM SITTING ROOM WITH SLIDING DOORS TO CONSERVATORY (A FANTASTIC SPACE FOR ENTERTAINING). WALL & CENTRE LIGHTING. CARPET.

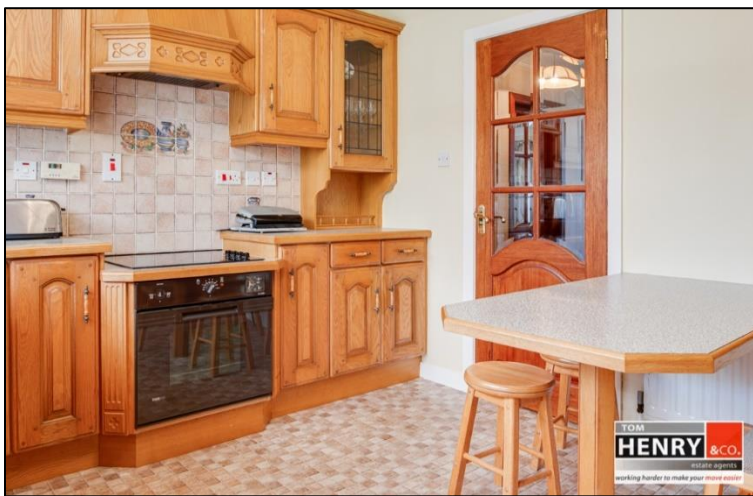


CONSERVATORY:
SLIDING DOORS FROM DINING / ENTERTAINING AREA. CERAMIC TILED FLOOR FRENCH DOORS TO REAR PATIO. LEADED GLASS FAN LIGHTS.





KITCHEN / FAMILY DINING AREA:
 PART PANELLED / PART GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. DISPLAY SHELVING. ILLUMINATED GLASS DISPLAY UNIT. UNDER UNIT LIGHTING. TILING BETWEEN UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. FITTED UNITS HOUSING DISHWASHER & FRIDGE FREEZER WHICH ARE INCLUDED. PLUMBED FOR A.W.M. BREAKFAST BAR. GEORGIAN GLAZED REAR DOOR TO CONSERVATORY.



BEDROOM 3 / FAMILY ROOM:
 BAY WINDOW. CARPET. PRESENTLY USED AS A FAMILY ROOM.





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BEDROOM 4:
 TO REAR. CARPET TO FLOOR. WALL LENGTH STORAGE WITH SLIDING MIRRORED DOORS WITH SHELVES & HANGING SPACE.



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SHOWER ROOM:
 WHITE SUITE. FULLY TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN. SOME WALL TILING.



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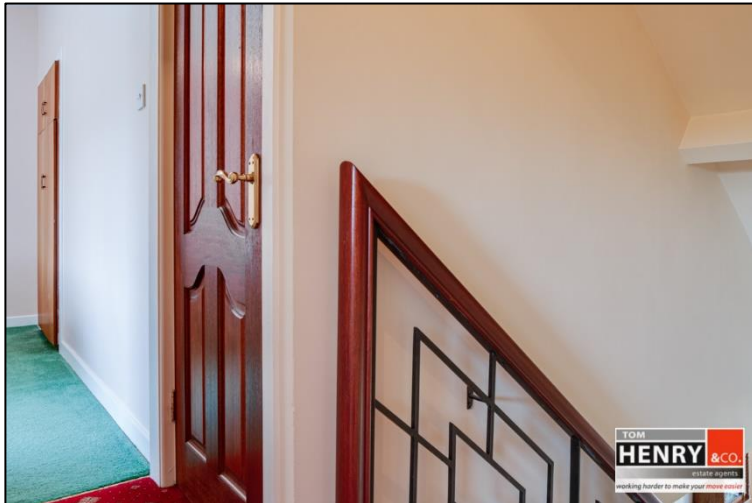
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FIRST FLOOR:

STAIRS & LANDING: CARPET.

HOTPRESS: SHELVED WITH IMMERSION HEATER.

LINEN CLOSET: WITH ACCESS TO ROOF SPACE STORAGE.



BEDROOM 1:

CARPET TO FLOOR. STORAGE WITH SLIDING MIRRORED DOORS WITH SHELVES & HANGING SPACE.



BEDROOM 2:
CARPET TO FLOOR. BUILT-IN-WARDROBE. ACCESS TO ROOF SPACE STORAGE.



BATHROOM:
3 PIECE WHITE SUITE. BATH. TOILET. WASH HAND BASIN. ELECTRIC SHAVER SOCKET. TILED WALLS. CARPET.





OUTSIDE:

TARMAC DRIVE & PARKING TO GARAGE.

GARAGE: UP & OVER DOOR. ELECTRIC LIGHT & POWER POINTS.

SLABBED SUN TERRACE. GARDEN LAID TO LAWNS & BEDS. SIDE GARDEN LAID TO LAWN WITH VEGETABLE PLOT.

PRIVATE ENCLOSED REAR GARDEN LAID TO SHRUB BEDS & LAWNED AREA. WELL BOUNDED WITH MATURE EVERGREENS. CENTRAL HEATING BURNER HOUSE. PATIO AREA. OUTSIDE WATER TAP.





Thinking of selling or renting your home?

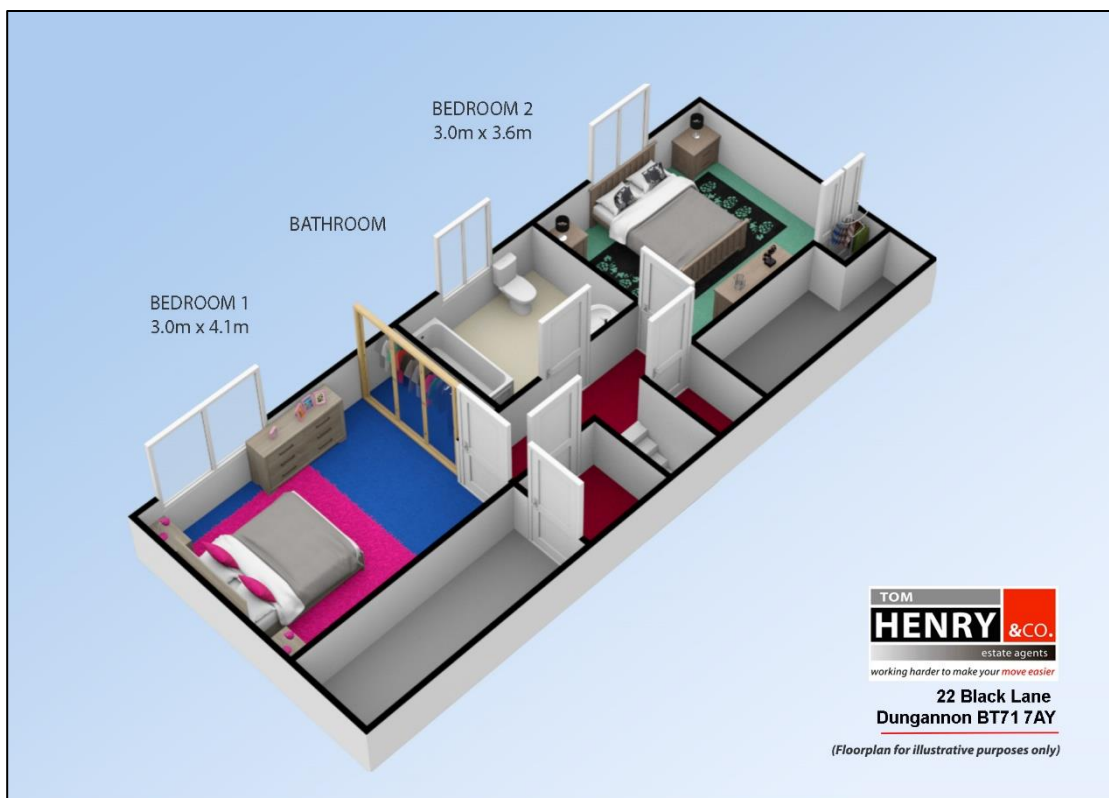
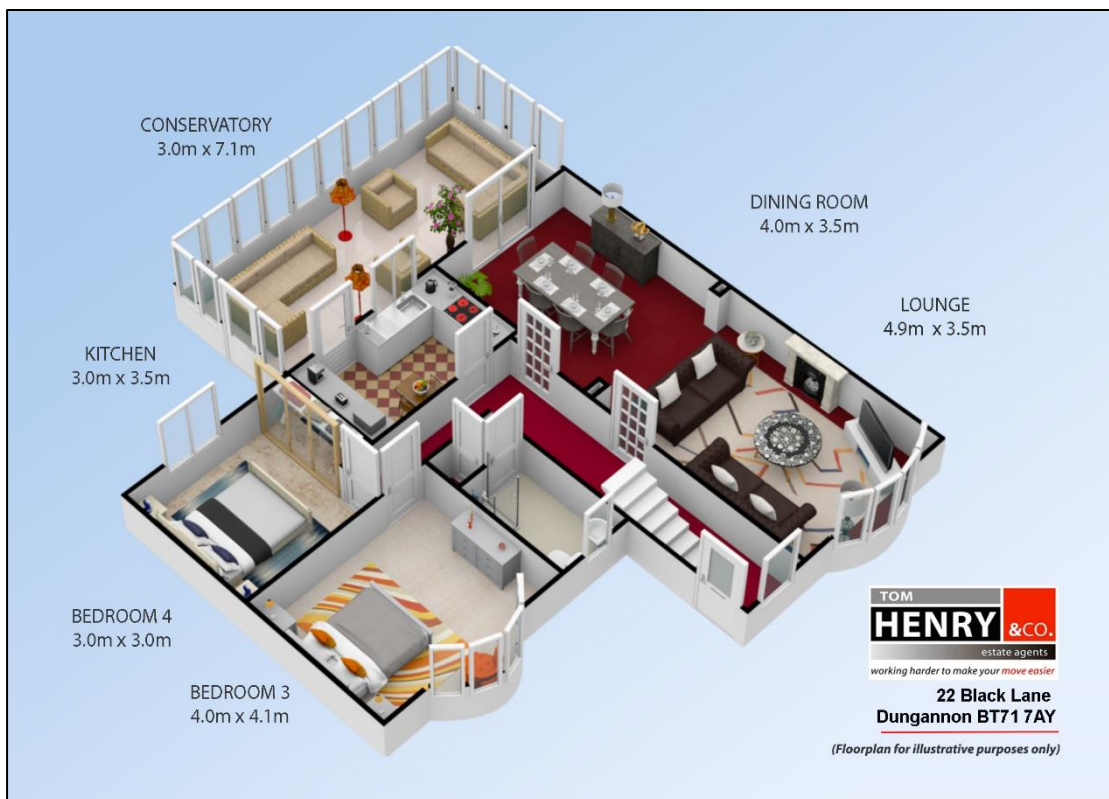


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- > Competitive sales & rental rates.
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- > Professional & efficient service.
- > Over **100 years** local combined experience.

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FLOORPLANS FOR I.D. PURPOSES ONLY.

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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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.