

**24 CHARLEMONT STREET
DONAGHMORE ROAD
DUNGANNON
CO. TYRONE
BT70 1HE**



*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

MOST CONVENIENT AT CHARLEMONT STREET

THIS 2 BEDROOM MID-TERRACE TOWN PROPERTY IS MOST CONVENIENTLY LOCATED JUST OFF THE DONAGHMORE ROAD WITHIN STROLLING DISTANCE OF ALL DUNGANNON TOWN AMENITIES INCLUDING SHOPS, PUBS, EATERIES, ETC. AND ALSO BOASTS EASY ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO MAJOR EMPLOYERS, RENOWNED SCHOOLS & FURTHER AFIELD.

THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR THE DISCERNING FIRST-TIME BUYER TO PURCHASE A CONVENIENT & AFFORDABLE HOME ON WHICH TO ADD VALUE AND IS ALSO SURE TO ATTRACT CONSIDERABLE INTEREST FROM THE BUY-TO-LET MARKET.

“INVEST OR NEST? THIS ONE TICKS BOTH BOXES!”



OFFERS OVER: £89,950

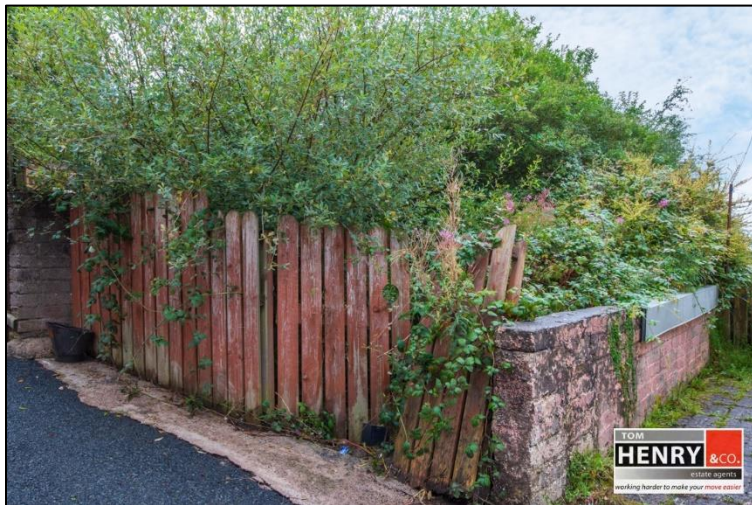
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		

PROPERTY FEATURES:

- A CONVENIENT MID-TERRACE PROPERTY.
- ONLY A STROLL TO ALL TOWN AMENITIES.
- 2 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- FITTED KITCHEN.
- FIRST FLOOR SHOWER ROOM.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- MAJORITY DOUBLE GLAZED WINDOWS.
- ENCLOSED YARD & GARDEN TO REAR.
- GREAT POTENTIAL TO ADD VALUE.
- PERFECT AS AN AFFORDABLE & CONVENIENT HOME.
- SURE TO ALSO APPEAL AS A HIGH YIELD BUY-TO-LET.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

4 PANEL WOODEN EXTERNAL DOOR WITH GLAZED SUNBURST. DADO RAIL.

ENTRANCE HALL:

PART GLAZED, PART PANELLED INTERNAL DOOR. CARPET TO STAIRS.

SITTING ROOM:

OPEN FIREPLACE WITH H.O.B.B. WOODEN FLOOR. COVING TO CEILING. OPEN TO DINING AREA. STORAGE UNDER STAIRS.



KITCHEN:

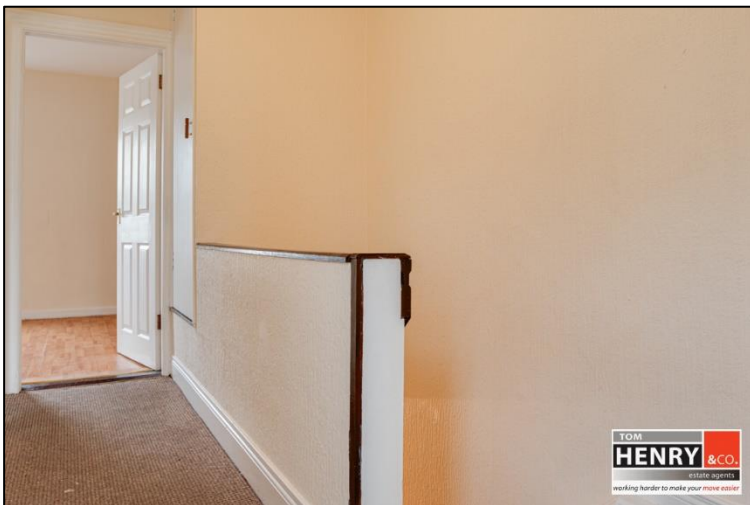
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER. SPACE FOR A.W.M. MAHAGONY EXTERNAL DOOR WITH GLAZED TOP PANEL.



FIRST FLOOR:

STAIRS & LANDING:
CARPET.

HOTPRESS:
SHELVED.



BEDROOM 1:
TO FRONT. PRE-FINISHED FLOOR.





BEDROOM 2:
TO REAR. CARPET TO FLOOR.



STORAGE CUPBOARD:

SHOWER ROOM:
TOILET. WASH HAND BASIN. SHOWER. SOME WALL TILING.

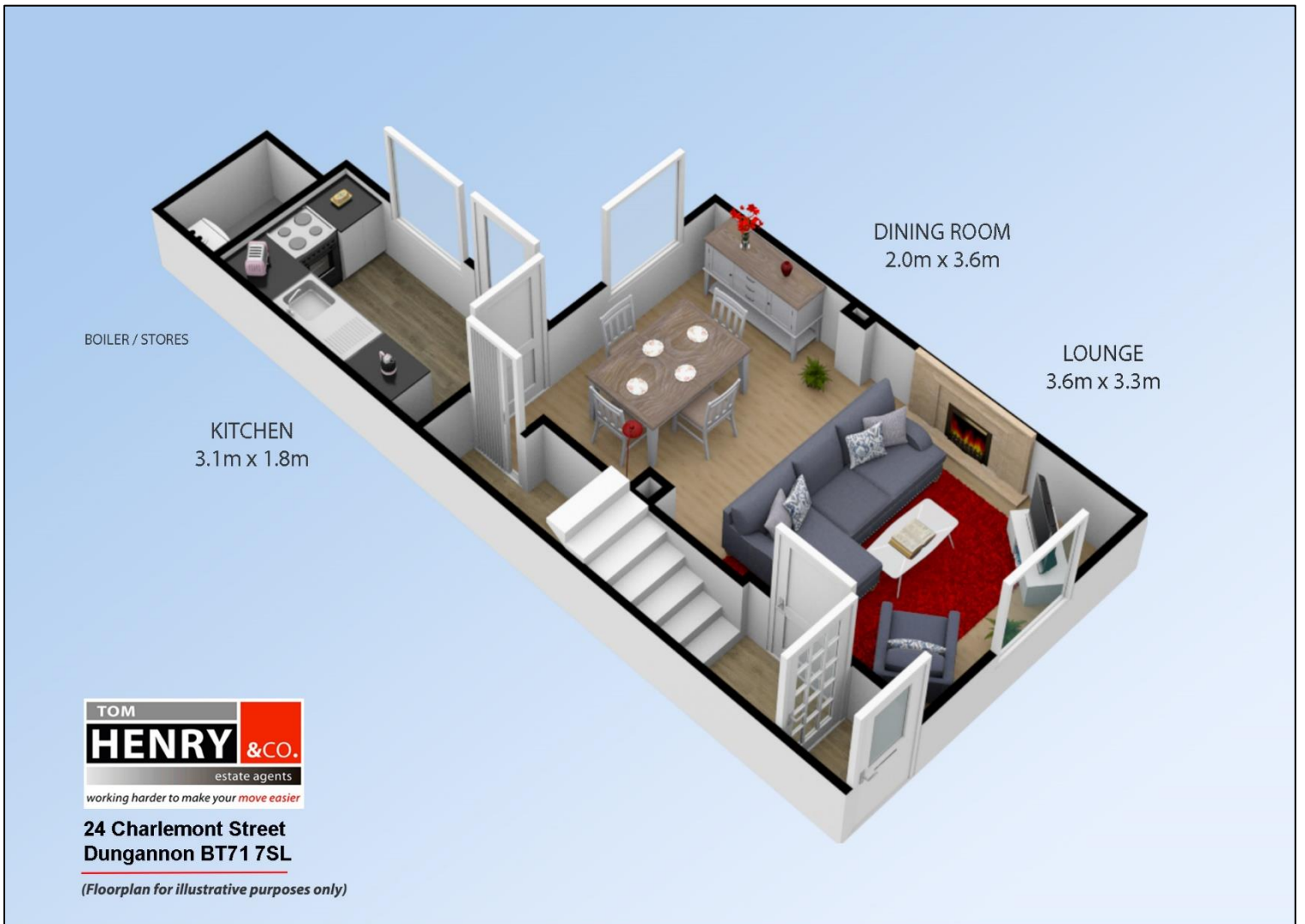
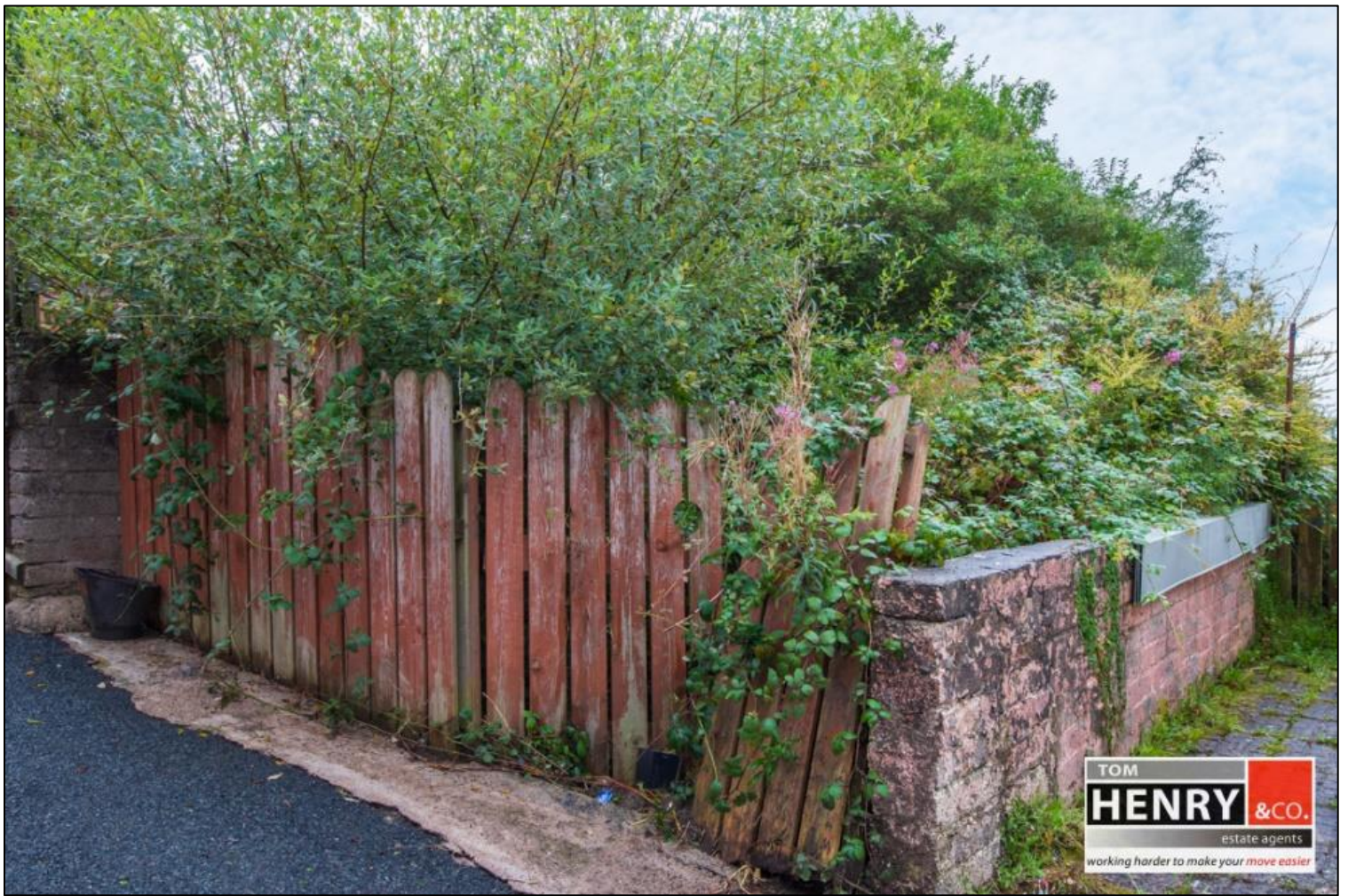


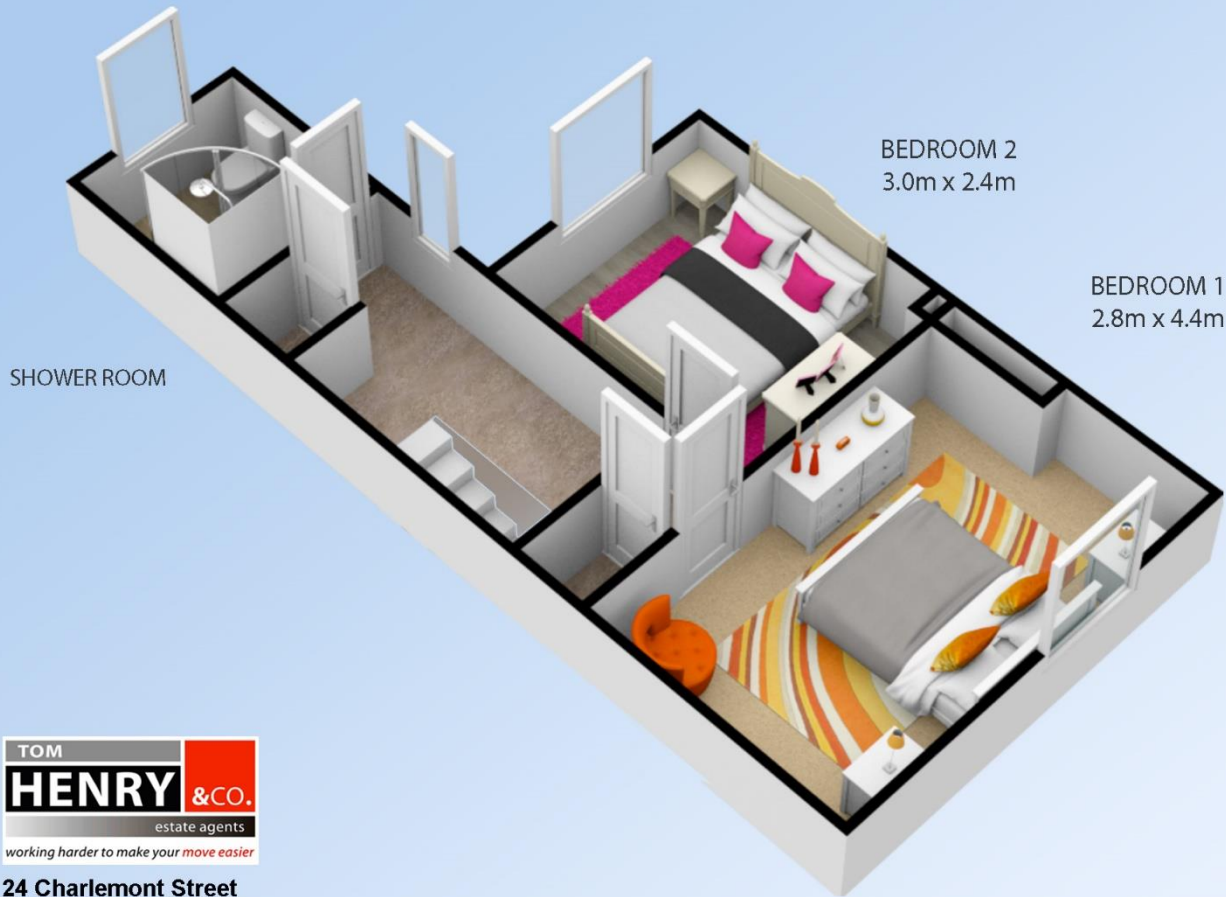
OUTSIDE:

ENCLOSED BACKYARD. BOILER HOUSE. OUTSIDE WATER TAP. GARDEN TO REAR.

FLOORPLANS FOR I.D. PURPOSES ONLY.







24 Charlemont Street
Dungannon BT71 7SL

(Floorplan for illustrative purposes only)

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

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 All dimensions are taken to the nearest 5 inches. 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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.