

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



working harder to make your *move easier*

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**“BEAUTIFUL AT BLACKWATER MANOR”**

**A SIMPLY IMMACULATE DETACHED HOME WITH A SUPERB GARDEN IN COMMUTER CONVENIENT TAMNAMORE**

SITUATED ON WHAT IS UNQUESTIONABLY ONE OF THE BEST SITES WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT OF ONLY 26 HOMES, NO. 18 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 HAS COMMUTER CONVENIENCE TO MATCH ITS ACCOMMODATION.

BOASTING 3 BEDROOMS, INCLUDING AN ENSUITE MASTER WITH FITTED FURNITURE, A MOST GENEROUS 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; ALL ON A GENEROUS, ENCLOSED & MOST PRIVATE CORNER SITE, THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE...

**“AS GOOD AS NEW & READY FOR YOU”**



**OFFERS OVER: £184,950**

PROPERTY FEATURES & ACCOMMODATION IN BREIF OVERLEAF...

**www.tomhenryandco.com**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

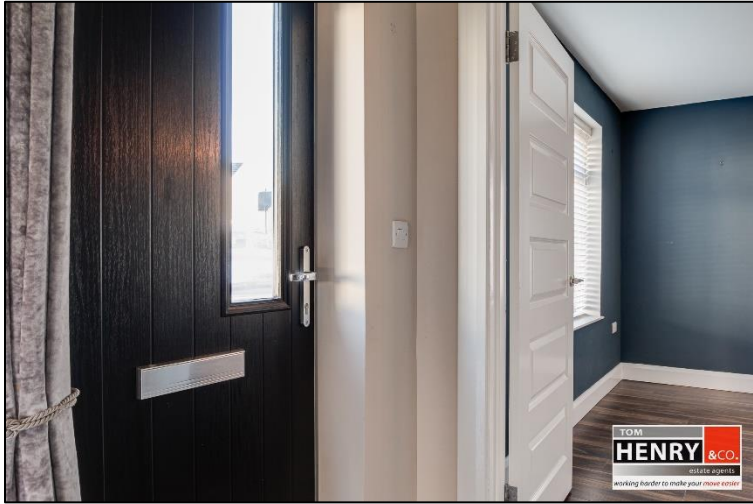
# PROPERTY FEATURES...

- AN IMMACULATELY PRESENTED DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2018.
- SITUATED ON A SUPERB CORNER SITE.
- WITHIN AN EXCLUSIVE DEVELOPMENT OF ONLY 26 HOMES.
- 3 BEDROOMS, MASTER WITH FITTED FURNITURE & ENSUITE.
- POPULAR COMMUTER CONVENIENT LOCATION:
  - JUNCTION 14 OF M1: APPROX. 0.3 MILES.
  - TRANSLINK PARK & RIDE: APPROX. 0.5 MILES.
  - COHANNON COMPLEX: APPROX. 0.8 MILES.
  - MOY VILLAGE SQUARE: APPROX. 4 MILES.
  - DUNGANNON TOWN CENTRE: APPROX. 5 MILES.
  - PORTADOWN TOWN CENTRE: APPROX. 11 MILES.
- SITTING ROOM WITH BAY WINDOW & GLASS FRONTED STOVE.
- BEAUTIFUL KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE, GENEROUS UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- ATTRACTIVE STONE FINISH TO FRONT ELEVATION.
- OFF STREET PARKING.
- PRIVATE, ENCLOSED REAR GARDEN WITH NO DEVELOPMENT BEYOND.
- 5 PANEL WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO A FAMILY OR FIRST-TIME BUYERS ALIKE.
- JUST MOVE IN!



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**  
OUTSIDE LIGHT. COMPOSITE EXTERNAL DOOR WITH GLASS PANEL. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



**SITTING ROOM:**  
TRIPLE ASPECT. BAY WINDOW. PRE-FINISHED FLOOR. GLASS FRONTED STOVE IN INGLENOOK WITH GRANITE HEARTH & SURROUND.





**KITCHEN / FAMILY DINING AREA:**

TRIPLE ASPECT. FITTED HIGH & LOW LEVEL UNITS. INTEGRATED HOB WITH GLASS SPLASH BACK WITH X-FAN OVER IN S.S. CANOPY. ELECTRIC UNDER OVEN. INTEGRATED FRIDGE FREEZER. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. UNDER UNIT LIGHTING. TILED FLOOR. GLAZED FRENCH DOORS TO SIDE OF DWELLING.





**UTILITY ROOM:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN.



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**POWDER ROOM:**  
WHITE SUITE. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TILED SPLASH BACK WITH ILLUMINATED MIRROR OVER. TOILET. TILED FLOOR. X-FAN.

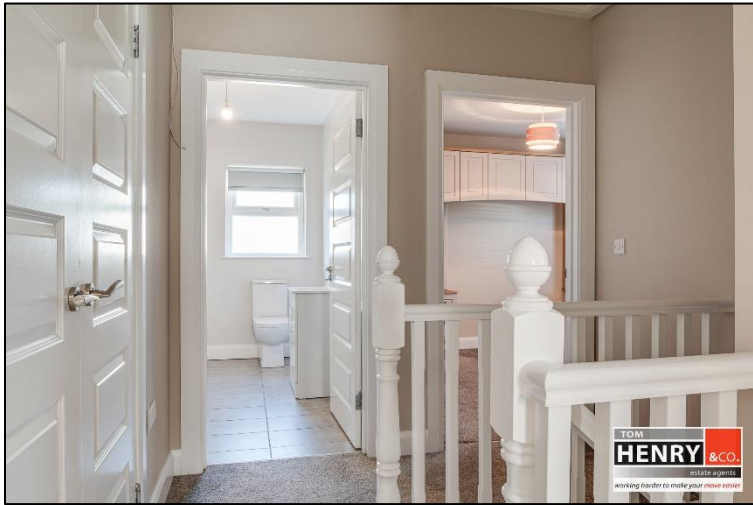
**FIRST FLOOR:**

**STAIRS & LANDING:**  
CARPET.

**HOTPRESS:**  
DOUBLE. SHELVED.



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**MASTER BEDROOM:**  
TO FRONT. FITTED STORAGE TO INCLUDE HAT BOXES, HANGING SPACE & DRESSING UNIT. CARPET TO FLOOR.



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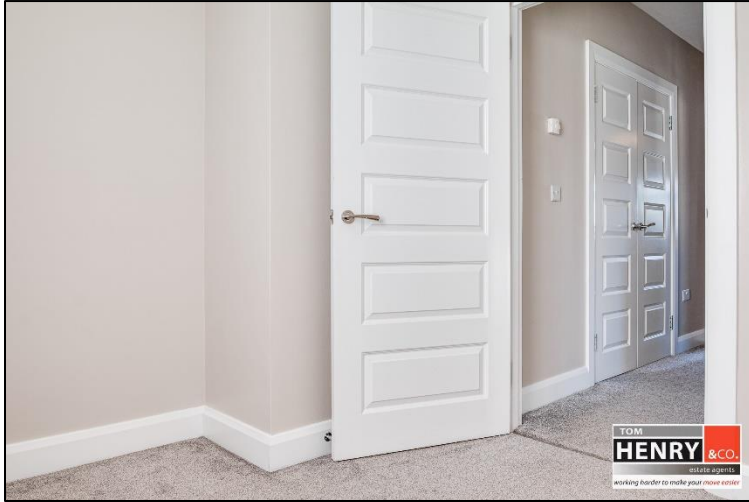
ENSUITE:  
TOILET. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TILED SPLASH BACK. FULLY TILED THERMOSTATIC SHOWER. TILED FLOOR. X-FAN.



BEDROOM 2:  
DUAL ASPECT TO FRONT & SIDE. CARPET TO FLOOR.



BEDROOM 3:  
TO SIDE. CARPET TO FLOOR.



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





**OUTSIDE:**

SITUATED ON A MOST GENEROUS & PRIVATE CORNER SITE.

GARDENS TO FRONT LAID TO LAWN WITH BARKED SHRUB BED.

TARMAC PARKING TO FRONT & SIDE. OUTSIDE WATER TAP.

ENCLOSED & PRIVATE GARDEN TO REAR LAID TO LAWN WITH BARKED AREA. GARDEN SHED. NO DEVELOPMENT BEYOND.

**FLOORPLANS FOR I.D. PURPOSES ONLY.**





**18 Blackwater Manor  
Dungannon, BT71 6WY**

*(Floorplan for illustrative purposes only)*



**18 Blackwater Manor  
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*(Floorplan for illustrative purposes only)*

**N.B.**

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