

**16 KNOCK CRESCENT
BALLYGAWLEY
CO. TYRONE
BT70 2JN**



working harder to make your *move easier*

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AN IMMACULATE PROPERTY IN BUSTLING BALLYGAWLEY – FIRST HOME OR DISCERNING INVESTMENT?

PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT, THIS OWNER-OCCUPIED END-OF-TERRACE PROPERTY IS LOCATED IN THIS CONVENIENT RESIDENTIAL DEVELOPMENT ON THE EDGE OF BUSTLING BALLYGAWLEY TOWN.

PROVIDING VERSATILE ACCOMMODATION WITH 3 OR 4 BEDROOMS (DEPENDENT ON INDIVIDUAL REQUIREMENTS) & 2 RECEPTION ROOMS, THIS PROPERTY AFFORDS DECEPTIVELY SPACIOUS, LOW MAINTENANCE ACCOMMODATION ALL WITHIN EASY WALKING DISTANCE OF LOCAL SCHOOLS, SHOPS, ETC. AND ALSO BENEFITS FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, OMAGH, ENNISKILLEN OR FURTHER AFIELD.

“A WEE GEM” – EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT!



GUIDE PRICE: £109,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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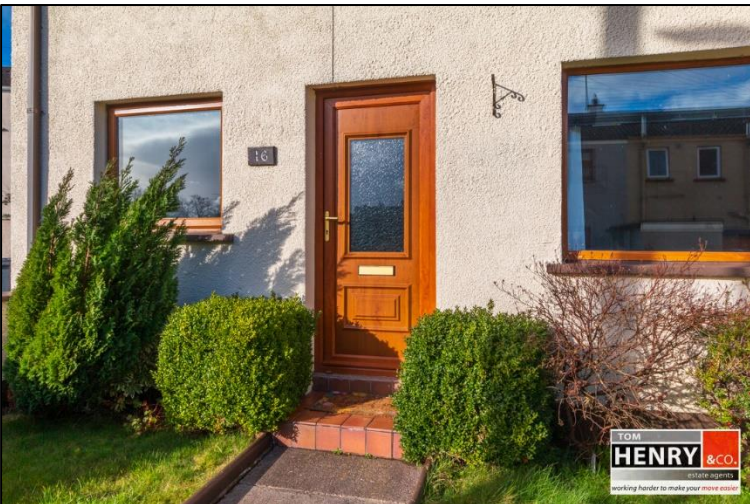
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

- AN IMMACULATE END-OF-TERRACE TOWN HOME.
- 3 OR 4 BEDROOMS - DEPENDANT ON INDIVIDUALS REQUIREMENTS.
- WITHIN WALKING DISTANCE OF ALL BALLYGAWLEY AMENITIES.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- PRESENTED FOR SALE IN EXCELLENT CONDITION THROUGHOUT.
- SITTING ROOM WITH OPEN FIREPLACE.
- FITTED KITCHEN WITH SEPARATE DINING ROOM.
- HOME OFFICE / STUDY / POTENTIAL 4TH BEDROOM TO GROUND FLOOR.
- 3 DOUBLE BEDROOMS TO FIRST FLOOR – ALL WITH BUILT-IN / FITTED STORAGE.
- RECENTLY UPDATED FIRST FLOOR BATHROOM.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- GARDEN TO FRONT & ENCLOSED YARD TO REAR.
- BLINDS (WHERE APPLICABLE) INCLUDED IN SALE.
- LIGHT FIXTURES (WHERE APPLICABLE) INCLUDED IN SALE.
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PUCHASERS.
- A “JUST MOVE IN” PROPERTY IN A MOST CONVENIENT SITUATION.



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ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL. PRE-FINISHED FLOOR. DADO RAIL. STAIRS TO FIRST FLOOR WITH CARPET. CLOAK CUPBOARD.



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SITTING ROOM:

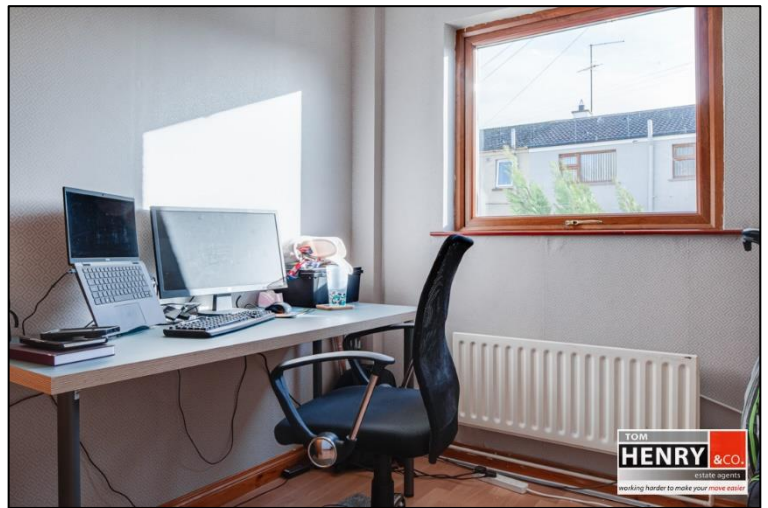
OPEN FIREPLACE. FITTED STORAGE / T.V. REST. PRE-FINISHED FLOOR. COVING & CENTRE PIECE TO CEILING.



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HOME OFFICE / STUDY / POTENTIAL 4TH BEDROOM:
TO FRONT. PRE-FINISHED FLOOR.



KITCHEN:
GEORGIAN STYLE GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. SPACE FOR COOKER (INCLUDED). SPACE FOR FRIDGE FREEZER. PLUMBED FOR A.W.M. X-FAN. U.P.V.C. EXTERNAL REAR DOOR WITH GLASS PANEL.





DINING ROOM:
PRE-FINISHED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:
CARPET. FEATURE WINDOW TO HALF TURN IN STAIRWELL. DADO RAIL. HOTPRESS: SHELVED.



BEDROOM 1:
TO FRONT. BUILT-IN STORAGE WITH HANGING SPACE. CARPET TO FLOOR.





BEDROOM 2:
TO FRONT. BUILT-IN CUPBOARD. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. BUILT-IN CUPBOARD. PRE-FINISHED FLOOR.





BATHROOM:

RECENTLY UPDATED. WHITE SUITE. BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN IN VANITY UNIT WITH ILLUMINATED MIRROR OVER & TILED SPLASH BACK. TOILET. SOME P.V.C. PANELLING TO WALLS. P.V.C. CLAD CEILING. HEATED TOWEL RAIL. X-FAN.





OUTSIDE:

ENCLOSED GARDEN TO FRONT LAID TO LAWN & SHRUBS.

ENCLOSED CONCRETE YARD TO REAR. FUEL STORE WITH ELECTRIC LIGHT. UTILITY STORE WITH ELECTRIC LIGHT & POWER POINT. OUTSIDE WATER TAP. CENTRAL HEATING BURNER.





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(Floorplan for illustrative purposes only)



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Thinking of selling or renting your home?



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- > **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 DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.