

**76 KILLYMEAL ROAD
DUNGANNON
CO. TYRONE
BT71 6LG**



working harder to make your *move easier*

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UNRIVALLED POTENTIAL; THE PERFECT COMBINATION OF ACCOMMODATION & SITUATION

SITUATED ON WHAT IS ARGUABLY ONE OF THE BEST SITES ON THE HIGHLY SOUGHT-AFTER, MOST PRESTIGIOUS & EVER CONVENIENT "KILLYMEAL ROAD" THIS SUPERIOR RESIDENCE BOASTS UP TO 5 BEDROOMS, 2 RECEPTION ROOMS AND PRESENTS A TRULY "ONCE IN A LIFETIME" OPPORTUNITY.

IN NEED OF SOME MODERNISATION / REFURBISHMENT THIS PROPERTY OFFERS FANTASTIC POTENTIAL FOR THE FORTUNATE PURCHASER TO ACQUIRE A SPACIOUS & VERSATILE HOME IN A HIGHLY DESIRABLE LOCATION ON WHICH TO PUT THEIR "OWN STAMP" & "ADD VALUE". THE PROPERTY IS CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF PROVINCE-WIDE RENOWNED SCHOOLS & ALL DUNGANNON TOWN CENTRE AMENITIES, WHILST ALSO BEING CLOSE TO OPEN COUNTRYSIDE ENJOYING STUNNING VIEWS OF THE DISTANT LANDSCAPE TO LOUGH NEAGH & THE MOURNES.

PROPERTY ON KILLYMEAL ROAD RARELY COMES TO THE MARKET & SIGNIFICANT INTEREST IS ANTICIPATED.

"AN OPPORTUNITY TO CREATE A DREAM HOME IN THE RIGHT LOCATION"



GUIDE PRICE: £284,950

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		62 D
39-54	E		
21-38	F	26 F	
1-20	G		

PROPERTY FEATURES...

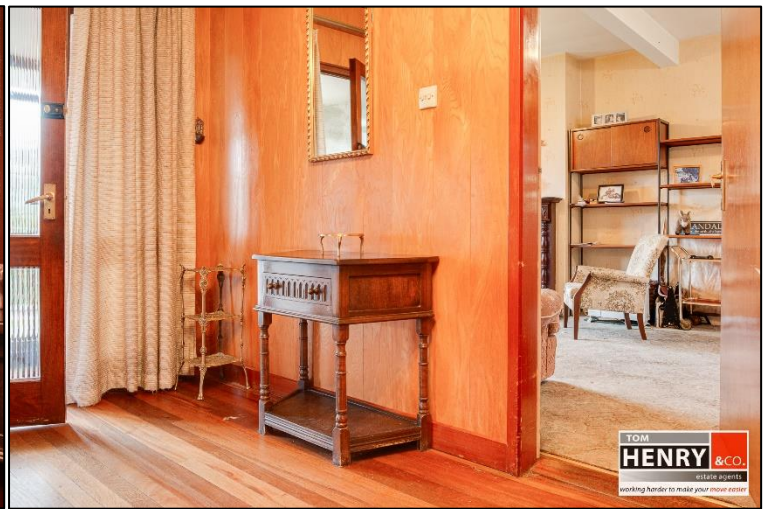
- A SUPERIOR DETACHED RESIDENCE WITH SIGNIFICANT POTENTIAL.
- SITUATED ON WHAT IS ARGUABLY ONE OF THE BEST SITES ON THE EVER POPULAR KILLYMEAL ROAD.
- SITE EXTENDING TO CIRCA. 1 ACRE.
- ELEVATED & GENEROUS WITH STUNNING VIEWS OF THE DISTANT LANDSCAPE.
- WITHIN WALKING DISTANCE OF OPEN COUNTRYSIDE, RENOWNED SCHOOLS & DUNGANNON TOWN CENTRE.
- UP TO 5 BEDROOMS DEPENDING ON REQUIREMENTS.
- 2 RECEPTION ROOMS; BOTH WITH OPEN FIREPLACES.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM.
- P.V.C. FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- GARDENS LAID TO LAWNS WITH MATURE SHRUBS & TREES.
- USEFUL GARDEN STORE TO REAR.
- MAY HAVE REDEVELOPMENT POTENTIAL S.T.P.P.
- A RARE OPPORTUNITY TO CREATE A DREAM HOME.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:
WOODEN EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS. TILED FLOOR.

ENTRANCE HALL:
WOODEN INNER DOOR WITH GLAZED PANELS & SIDE PANELS. COVING TO CEILING. WOODEN PANELLING TO WALLS. PRE-FINISHED FLOOR.
STAIRS WITH CARPET TO FIRST FLOOR.



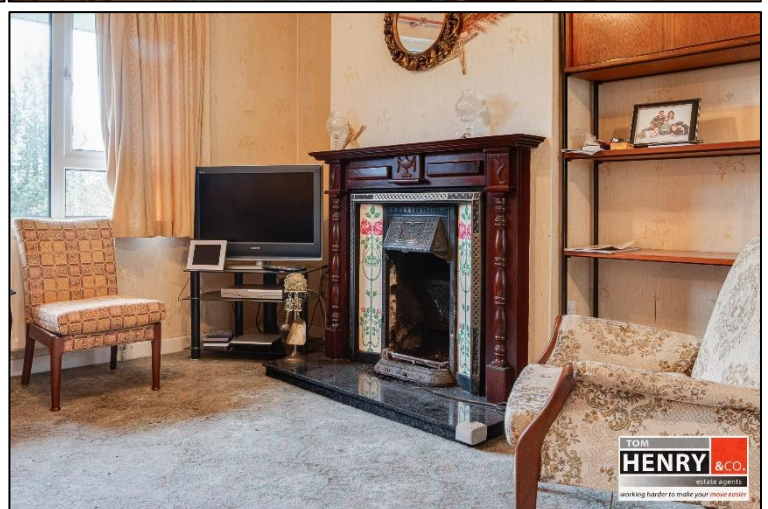
HOTPRESS:
SHELVED.

CLOAKS STORAGE:
UNDER STAIRS.

SITTING ROOM:
DUAL ASPECT. BOW WINDOW WITH VIEWS OVER FRONT GARDEN. OPEN FIREPLACE. COVING TO CEILING. CARPET TO FLOOR.



FAMILY ROOM / DINING ROOM:
 DUAL ASPECT. VIEW OVER FRONT GARDEN. OPEN FIREPLACE. CARPET
 TO FLOOR. DOOR TO REAR OF DWELLING.



KITCHEN:
 DUAL ASPECT. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DOUBLE DRAINER. ELECTRIC HOB. SPACE FOR FRIDGE FREEZER. DOUBLE OVEN.
 TILED SPLASH BACK. TILED FLOOR.



UTILITY AREA / REAR LOBBY:
 PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. LARDER TYPE
 STORAGE CUPBOARD. TILED FLOOR. WOODEN EXTERNAL DOOR.

HOME OFFICE / STUDY / PLAY ROOM / BEDROOM 5:
 DUAL ASPECT. PRE-FINISHED FLOOR.

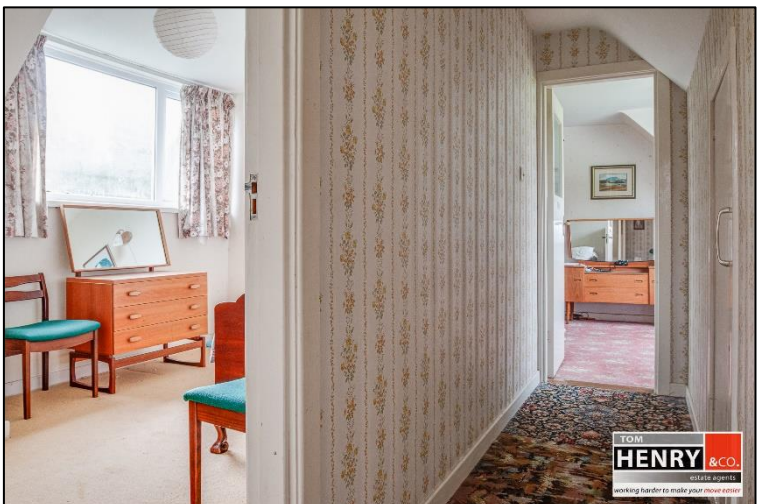
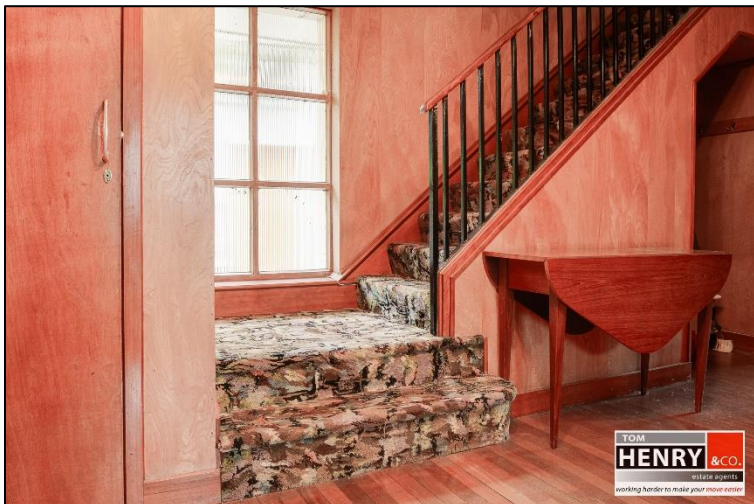


SHOWER ROOM:
 TILED SHOWER. TOILET. WASH HAND BASIN. PART TILED WALLS.
 TILED FLOOR.



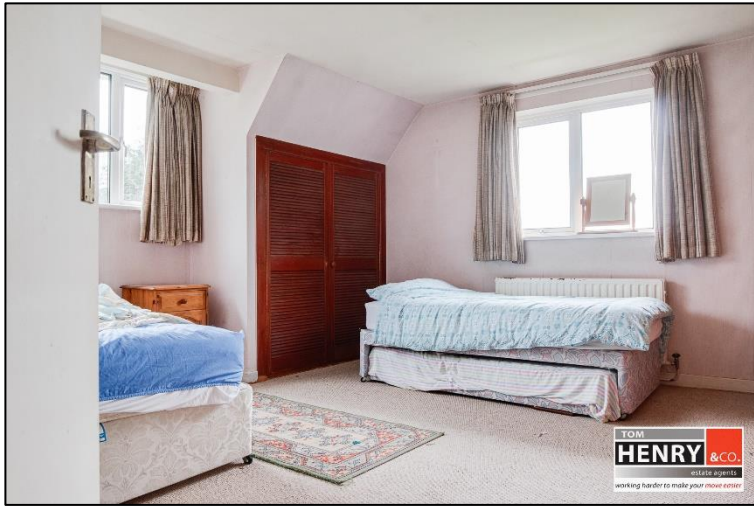
FIRST FLOOR:

STAIRS & LANDING:
 CARPET TO FLOOR.



BEDROOM 1:
 TO REAR. BUILT-IN STORAGE. CARPET TO FLOOR.

BEDROOM 2:
DUAL ASPECT TO FRONT / SIDE. BUILT-IN STORAGE. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. BUILT-IN WARDROBE. CARPET TO FLOOR.

BEDROOM 4:
TO REAR. CARPET TO FLOOR.

BATHROOM:
BATH. TOILET. WASH HAND BASIN. TILED WALLS.



OUTSIDE:

PILLARED & GATED ENTRANCE. TARMAC DRIVEWAY & PARKING TO FRONT. EXTENSIVE LAWNED AREA WITH MATURE TREES & HEDGING.

CONCRETE AREA TO REAR WITH EXTENSIVE GARDENS LAID TO LAWNS, TREES, ETC. OIL TANK.

CARPORT:

BOILER HOUSE:
OIL FIRED BURNER. ELECTRIC LIGHT.

ADJOINING STORE:
ELECTRIC LIGHT. POWER POINTS.







FLOORPLANS FOR I.D. PURPOSES ONLY.



BEDROOM 4
4.0m x 3.1m

BEDROOM 3
2.0m x 3.8m

BATHROOM



BEDROOM 2
2.7m x 4.5m

BEDROOM 1
4.3m x 4.5m



working harder to make your move easier

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(Floorplan for illustrative purposes only)

Thinking of selling or renting your home?



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- > **Market leading sales record.**
- > **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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.