

**71 RANFURLY ROAD
DUNGANNON
CO. TYRONE
BT71 6EF**



working harder to make your *move easier*

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“ONE OF THE BEST SEMIS TO COME TO THE MARKET IN RECENT TIMES...”

EXTENSIVELY REFURBISHED & MODERNISED TO AN EXACTING STANDARD CIRCA. 10 YEARS AGO & LOVINGLY ENHANCED SINCE BY ITS CURRENT OWNERS, TO CREATE A STUNNING TOWN HOME, THIS 3 BEDROOM, MASTER ENSUITE PROPERTY IS A REFLECTION OF THE EXCEPTIONAL TASTE OF THE VENDORS.

SURE TO APPEAL TO BOTH YOUNG UP & COMERS OR THOSE SEEKING TO DOWNSIZE & ENJOY TOWN CONVENIENCE, THIS STUNNING PROPERTY BOASTS WELL APPOINTED ACCOMMODATION AND A STANDARD OF FIT-OUT THAT SURPASSES THE BEST OF NEW “TURN-KEY” HOMES.

WITH FANTASTIC OUTSIDE SPACE INCLUDING A DECKED AREA & AN AMAZING SHED WITH A HOME BAR, COMBINED WITH A MOST CONVENIENT LOCATION, PLEASANT VIEWS OVER THE BACK OF DUNGANNON PARK & SUPRISING PRIVACY – THIS PROPERTY IS BOTH UNIQUE AND STYLISH & WON'T HANG AROUND FOR LONG...

...THIS IS A VERY SPECIAL HOME.



OFFERS OVER: £177,500

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	57 D	60 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

- A SIMPLY GORGEOUS SEMI-DETACHED PROPERTY.
- RENOVATED TO A SUPERB STANDARD TO CREATE A BEAUTIFUL HOME.
- ENVIABLE LOCATION WITHIN STROLLING DISTANCE OF ALL TOWN AMENITIES.
- 3 BEDROOMS, MASTER ENSUITE.
- 2 RECEPTION ROOMS.
- BEAUTIFUL FITTED KITCHEN WITH APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. WOODGRAIN EFFECT DOUBLE GLAZED WINDOWS.
- U.P.V.C. WOODGRAIN EFFECT REAR DOOR.
- 4 PANEL SOLID OAK PAINTED INTERNAL DOORS.
- PAINTED REDWOOD STAIRCASE WITH CARPET RUNNER.
- CONTRASTING SKIRTINGS & ARCHITRAVES THROUGHOUT.
- GENEROUS PROVISION OF ELECTRICAL, TELEPHONE & T.V. OUTLETS.
- TWO STOREY SHED / HOME OFFICE / HOME BAR.
- ALUMINIUM SEAMLESS GUTTERING.
- U.P.V.C. SOFFIT & DOWNPIPES.
- STONE BUILT ENTRANCE PILLARS.
- PAVED PATIO TO SIDE & REAR WITH DECKED AREA – FANTASTIC FOR ENTERTAINING!

PROPERTY FEATURES CONTINUED...

- GRANITE KERBED DRIVEWAY WITH GRAVEL COVERING.
- ALARM SYSTEM.
- ONE OF THE BEST SEMI-DETACHED HOMES IN THE AREA.
- A MUST VIEW FOR THE DISCERNING FIRST-TIME BUYER OR “DOWN-SIZER”.
- SURE TO ATTRACT SIGNIFICANT INTEREST – VIEW EARLY TO AVOID DISAPPOINTMENT!



ACCOMMODATION IN BRIEF...

COVERED PORCH:

ENTRANCE HALL:

WOODEN DOOR WITH GLASS PANEL. AMTICO FLOOR. CARPET RUNNER TO STAIRS.



SITTING ROOM:

DUAL ASPECT. FEATURE "SHIPLAP" PANELLING TO CHIMNEY BREAST. AMTICO FLOOR.





FAMILY ROOM:
AMTICO FLOOR.





KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNIT. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED DISHWASHER. INTEGRATED FRIDGE/FREEZER. "SHIPLAP" WALL PANNELLING. AMTICO FLOOR. DOWNLIGHTING TO CEILING. U.P.V.C EXTERNAL DOOR.





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UTILITY ROOM:
PLUMBED FOR A.W.M. (INCLUDED). AMTICO FLOOR. TILED SPLASH BACK. X-FAN.

POWDER ROOM:
TOILET. WASH HAND BASIN. AMTICO FLOOR. X-FAN.



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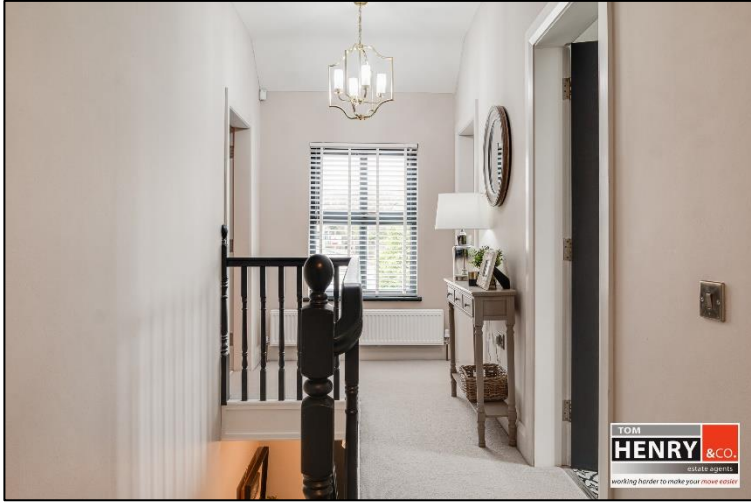


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FIRST FLOOR:

STAIRS & LANDING:

WOODEN STAIRCASE WITH CARPET RUNNER. CARPET TO LANDING. HOTPRESS:



MASTER BEDROOM:

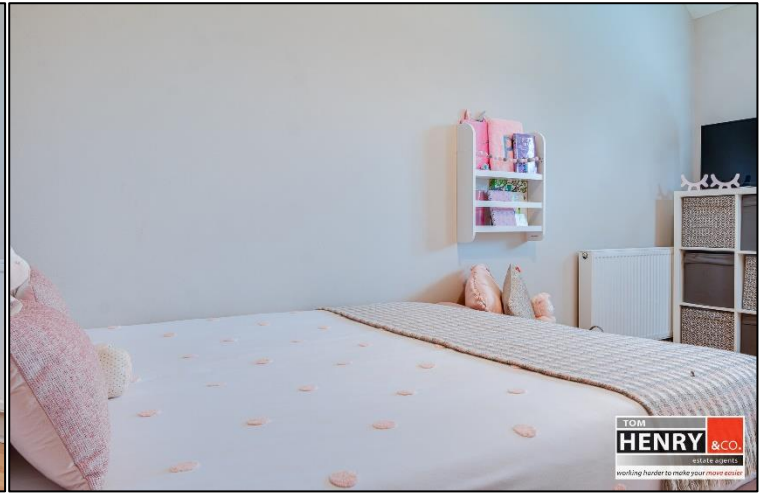
WALL PANELLING. PRE-FINISHED FLOOR. WALK-IN WARDROBE.



ENSUITE:
TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN. TILED FLOOR.



BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:
4 PIECE WHITE SUITE. FULLY TILED POWER SHOWER. WOOD PANELLING TO WALLS. BATH. TOILET. WASH HAND BASIN IN VANITY UNIT.
PRE-FINISHED FLOOR.





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OUTSIDE:

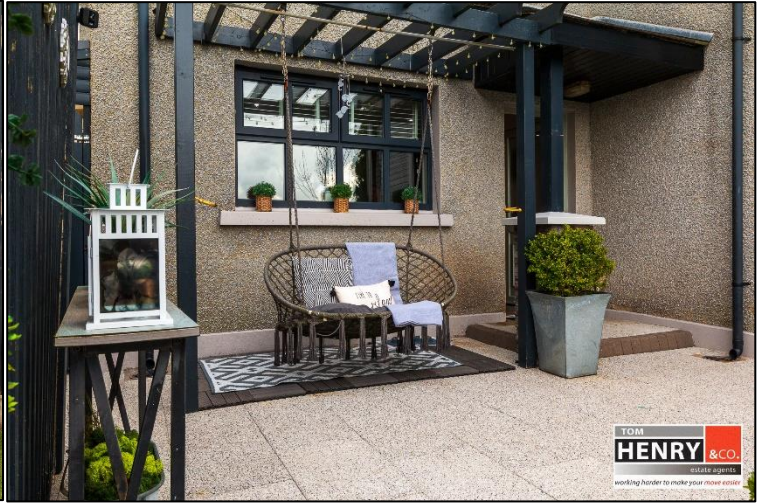
PILLARED ENTRANCE. GRAVELLED DRIVE. GARDEN TO SIDE LAID TO SHRUBS.



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FANTASTIC PATIO & DECKED AREA TO THE REAR. VIEWS TO DUNGANNON PARKLAND. LEAN TO STORAGE.



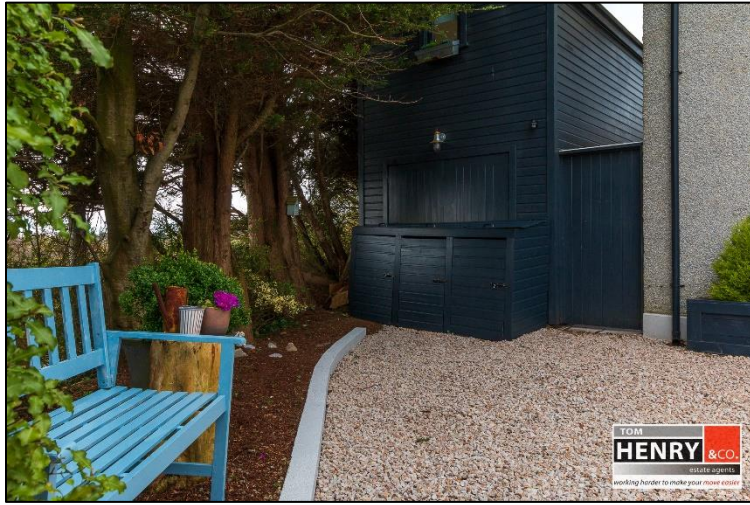
TWO STOREY SHED:

GROUND FLOOR:

CURRENTLY UTILIZED AS A HOME BAR. LOW LEVEL UNITS. LINO TO FLOOR.

FIRST FLOOR:

CURRENTLY UTILIZED AS A HOME OFFICE. CARPET TO FLOOR.





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(Floorplan for illustrative purposes only)

BEDROOM 1
4.2m x 3.6m

EN SUITE

DRESSING ROOM

BATHROOM

BEDROOM 2
4.5m x 2.7m

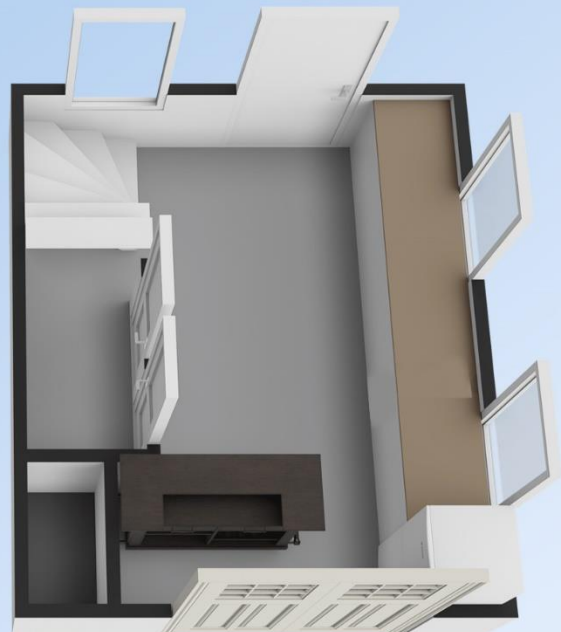
BEDROOM 3
2.1m x 2.8m



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GROUND & FIRST FLOORS
4.0m x 3.3m



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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.