

**31 WOODVALE PARK
CUNNINGHAMS LANE
DUNGANNON
CO. TYRONE
BT71 6DB**



*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

AN IDEAL FIRST HOME IN A MOST CONVENIENT LOCATION

THIS 3 BEDROOM, 3 RECEPTION ROOM SEMI-DETACHED PROPERTY IS LOCATED WITHIN THIS POPULAR AND MOST CONVENIENT RESIDENTIAL AREA, JUST OFF CUNNINGHAMS LANE AND CLOSE TO LOCAL SHOPS, SCHOOLS, TAKEAWAYS, THE PICTURESQUE DUNGANNON PARK AND ALL OTHER TOWN AMENITIES.

THE PROPERTY OFFERS VERSATILE ACCOMMODATION INCLUDING A SITTING ROOM WITH AN OPEN FIREPLACE, A KITCHEN WITH SPACE FOR INFORMAL DINING, A SEPARATE FORMAL DINING ROOM, A STUDY (PERFECT FOR WORKING FROM HOME), PRIVATE OFF-STREET PARKING & A GENEROUS GARDEN TO ITS REAR.

“IDEAL FOR FIRST-TIME BUYERS OR THE DISCERNING INVESTOR”



OFFERS OVER: £129,950

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		65 D
39-54	E		
21-38	F	37 F	
1-20	G		

PROPERTY FEATURES:

- AN EXTENDED SEMI-DETACHED VILLA.
- LOCATED IN THIS POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF ALL TOWN AMENITIES.
- 3 BEDROOMS.
- FAMILY BATHROOM WITH 3 PIECE WHITE SUITE.
- 3 RECEPTION ROOMS; SITTING ROOM, FORMAL DINING ROOM & STUDY / HOME OFFICE.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- 6 PANEL INTERNAL DOORS.
- ALARM SYSTEM.
- PRIVATE OFF-STREET PARKING TO FRONT.
- GENEROUS GARDENS TO REAR.
- SURE TO APPEAL AS A CONVENIENT FIRST-HOME OR AS A BUY-TO-LET INVESTMENT.

ACCOMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANEL. LAMINATED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.

CLOAK CUPBOARD:

UNDER STAIRS.

SITTING ROOM:

LAMINATED FLOOR. OPEN FIREPLACE. COVING TO CEILING.

DINING ROOM:

LAMINATED FLOOR. COVING TO CEILING.

STUDY:

LAMINATED FLOOR.

KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. HOB AND UNDER OVEN WITH X-FAN OVER. PLUMBED FOR A.W.M. SPACE FOR FRIDGE FREEZER. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANELS.

FIRST FLOOR:

STAIRS & LANDING:

CARPET.

BEDROOM 1:

TO REAR. PRE-FINISHED FLOOR. VIEWS TO DISTANT LANDSCAPE.

BEDROOM 2:

PRE-FINISHED FLOOR.

BEDROOM 3:

TO FRONT. PRE-FINISHED FLOOR.

BATHROOM:

3 PIECE WHITE SUITE. BATH WITH ELECTRIC SHOWER OVER. TOILET. WASH HAND BASIN. TILED FLOOR.

HOTPRESS:

SHELVED.

OUTSIDE:

PILLARED ENTRANCE.

TARMAC PARKING TO FRONT.

GENEROUS GARDENS TO REAR.

OUTSIDE WATER TAP.

FLOORPLANS FOR I.D PURPOSES ONLY.

N.B.

Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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.