

**16 UPPER PARKLANDS
 OLD ENGLISH ROAD
 DUNGANNON
 CO. TYRONE
 BT71 7JW**



*working harder to make your **move easier***

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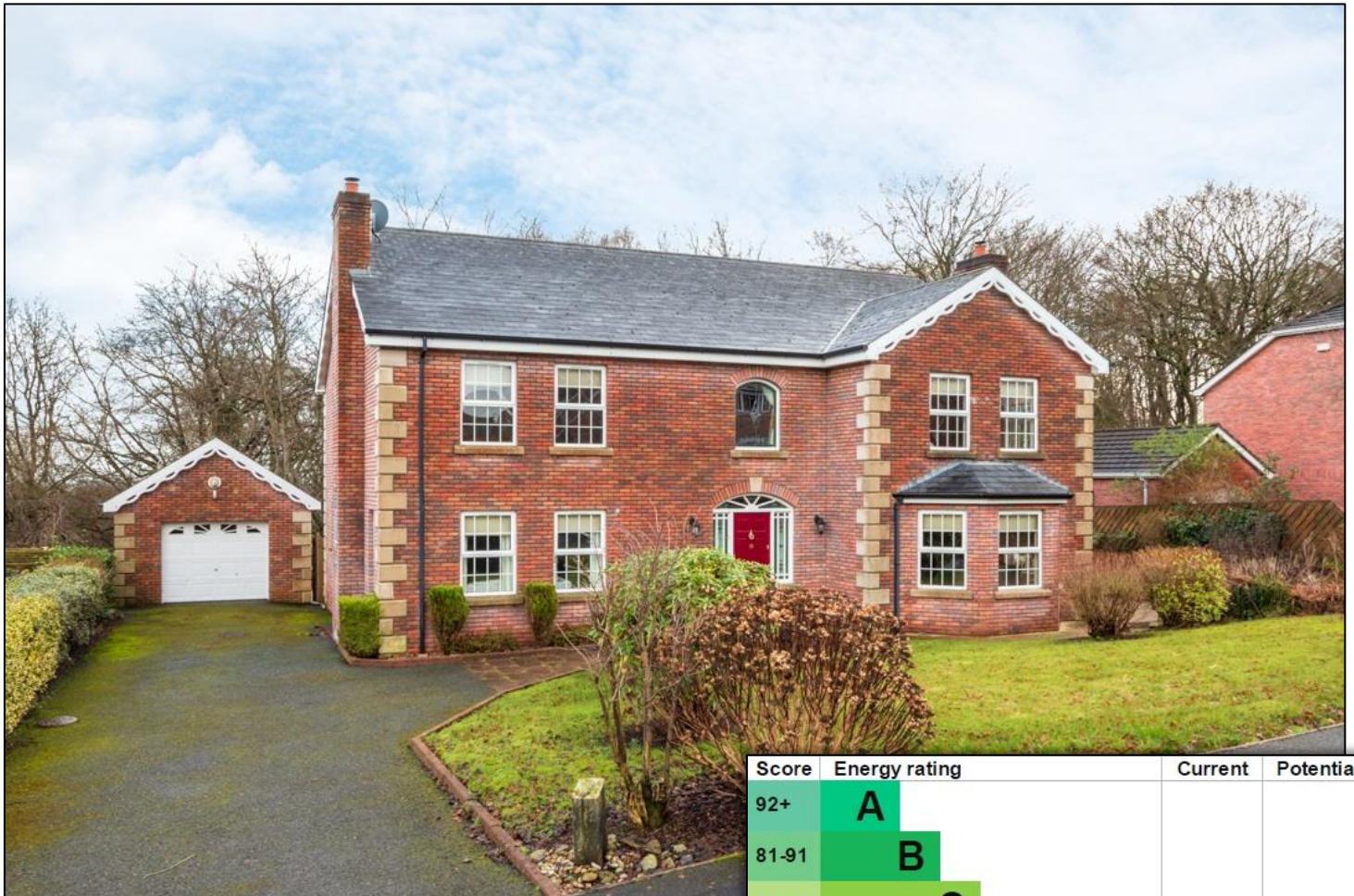
A STUNNING RED BRICK RESIDENCE IN ONE OF DUNGANNON'S PREMIER RESIDENTIAL DEVELOPMENTS

OFFERING EXCEPTIONALLY SPACIOUS & VERSATILE ACCOMMODATION, THIS DETACHED 4 BEDROOM, 3 BATHROOM, 3 RECEPTION ROOM PROPERTY WITH A DETACHED GARAGE IS PRESENTED FOR SALE TO A HIGH STANDARD OF FITOUT & PRESENTATION THROUGHOUT.

SITUATED ON A PLEASANT, PRIVATE & MATURE SITE WITH NO DEVELOPMENT TO ITS REAR IN THIS MOST DESIRABLE AND PRESTIGIOUS RESIDENTIAL DEVELOPMENT THIS HOME IS CONVENIENT TO ALL DUNGANNON TOWN AMENITIES AND THE M1 INTERSECTION FOR EASY COMMUTING TO THE EAST OR WEST OF THE PROVINCE.

IF YOU ARE LOOKING FOR AN ENVIABLE FAMILY HOME IN A SITUATION TO MATCH THIS ONE SHOULD BE ON YOUR VIEWING LIST.

ESTABLISHED AREA – SUPERB PRESENTATION – EXCEPTIONAL ACCOMMODATION



GUIDE PRICE: £374,950

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	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

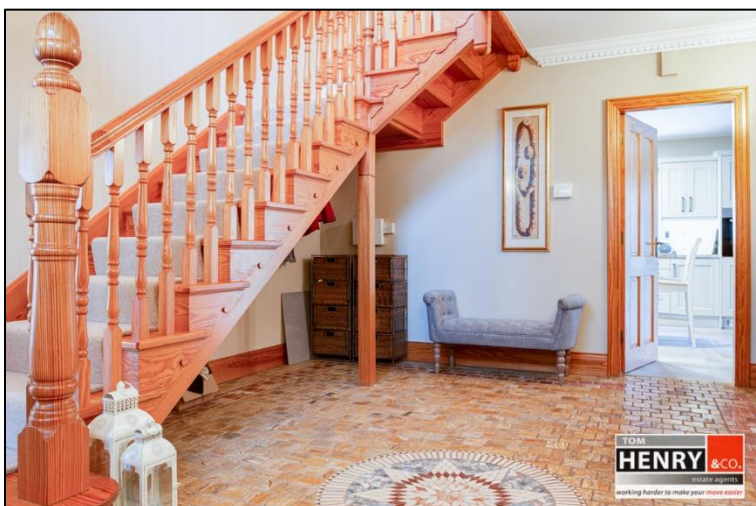
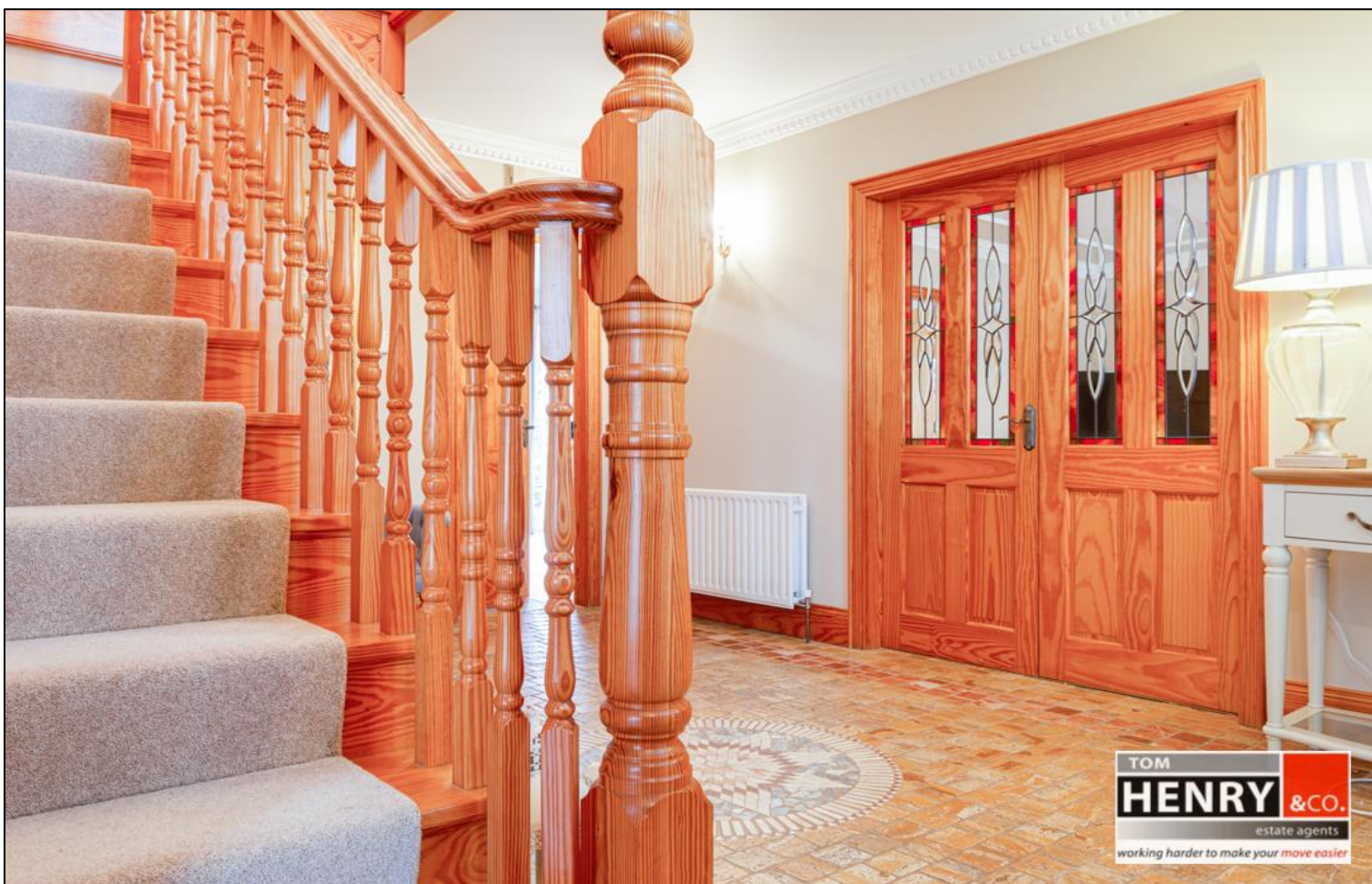
- A SPACIOUS, VERSATILE & IMMACULATE FAMILY HOME.
- SITUATED ON AN ENVIABLE SITE IN THIS PREMIER RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- ONLY A STROLL FROM THE PICTURESQUE BLACK LOUGH.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 4 EXCEPTIONALLY WELL-APPOINTED BEDROOMS, MASTER ENSUITE.
- 3 RECEPTION ROOMS INCLUDING A SUNROOM.
- SPACIOUS KITCHEN / FAMILY DINING / LIVING AREA – THE HEART OF THE HOME.
- QUALITY KITCHEN WHITE GOODS INCLUDED IN THE SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR SHOWER ROOM.
- SPACIOUS FAMILY BATHROOM WITH 4 PIECE SUITE.
- DETACHED GARAGE.
- PRIVATE, LOW MAINTENANCE REAR GARDEN.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA AND SOFFITS.
- MOULDED SKIRTINGS AND ARCHITRAVES WITH HOCKEY STICKS.
- 4 PANEL INTERNAL DOORS.
- PRE-FINISHED FLOORS TO GROUND FLOOR.
- FLOOR COVERINGS, BLINDS & CURTAINS INCLUDED IN SALE.
- A MUST VIEW FOR THOSE SEEKING THE BEST IN CONVENIENT FAMILY LIVING.



ACCOMMODATION IN BRIEF...

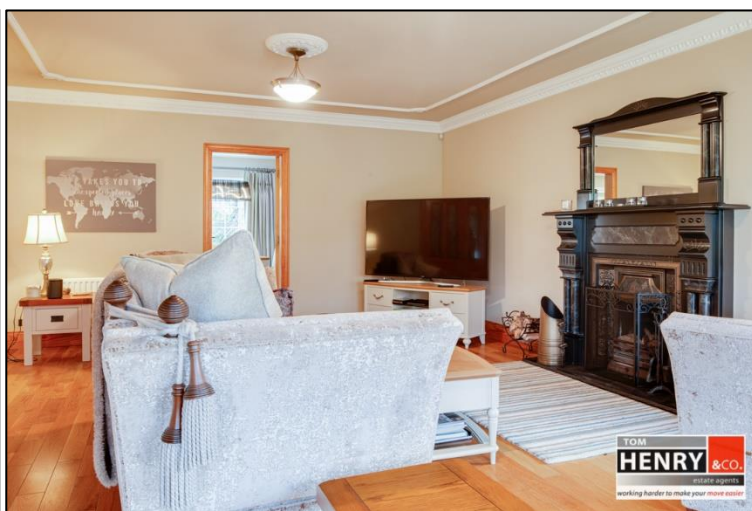
ENTRANCE HALL:

TIMBER 6 PANEL EXTERNAL DOOR WITH LEADED GLASS SIDE PANELS & FAN LIGHT. TILED FLOOR. COVING TO CEILING. TIMBER STAIRCASE WITH CARPET RUNNER TO SEMI-MINSTREL'S GALLERY TO FIRST FLOOR.



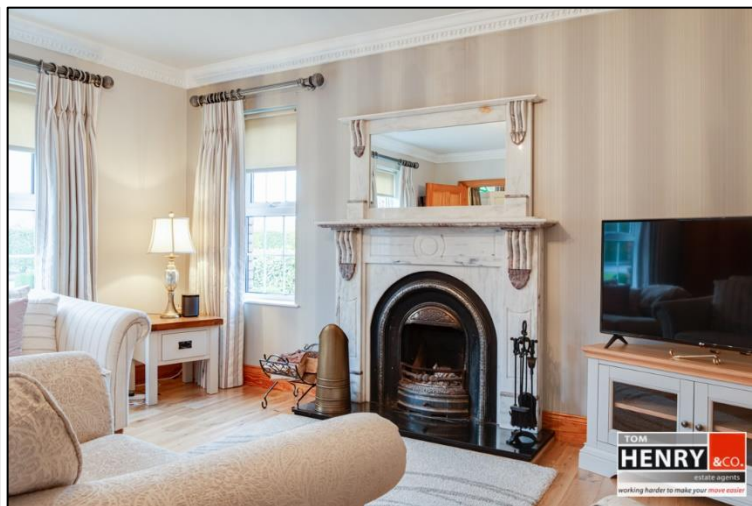
SITTING ROOM:

DOUBLE DOORS WITH LEADED GLASS PANELS FROM ENTRANCE HALL. DUAL ASPECT. BAY WINDOW. PRE-FINISHED FLOOR. FEATURE OPEN FIREPLACE. COVING TO CEILING.



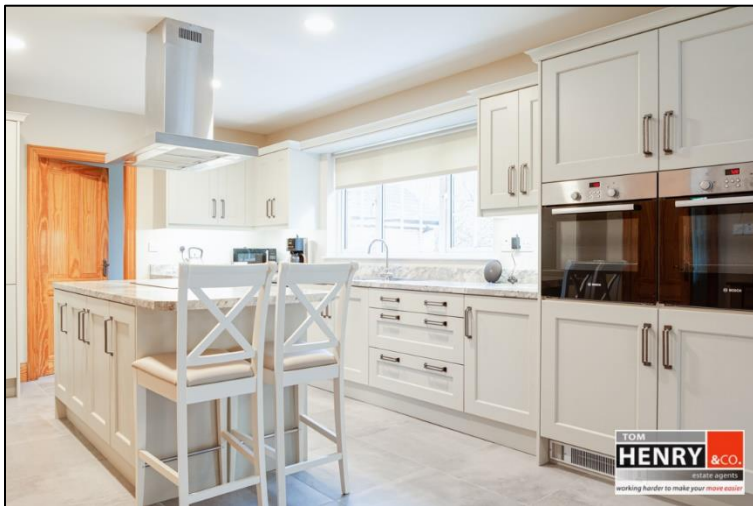
FAMILY ROOM:

DUAL ASPECT. PRE-FINISHED FLOOR. OPEN FIREPLACE WITH MARBLE MANTLE AND SURROUND OVER CAST IRON WITH GRANITE HEARTH. COVING AND CENTRE PIECE TO CEILING.



KITCHEN / FAMILY DINING AREA:

FITTED HIGH AND LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING WITH PELMET OVER. UNDER UNIT LIGHTING. DRESSER TYPE UNIT WITH LEADED GLAZED DISPLAY UNITS. ISLAND UNIT WITH INTEGRATED HOB WITH X-FAN OVER. INTEGRATED WINE FRIDGE. AMERICAN STYLE DISHWASHER (INCLUDED). AMERICAN STYLE FRIDGE FREEZER (INCLUDED). EYE-LEVEL DOUBLE OVENS. DOWN LIGHTING TO KITCHEN. TILED FLOOR. GEORGIAN GLAZED FRENCH DOORS FROM DINING AREA TO REAR GARDEN.





SUNROOM:
 GLAZED DOUBLE DOORS FROM KITCHEN / FAMILY DINING AREA. GLAZED PANELS WITH LEADED GLAZED DOOR TO REAR GARDEN. TILED FLOOR. PLEASANT VIEWS OF GARDEN & WOODED AREA BEYOND.



REAR LOBBY:
 TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLASS PANEL.

UTILITY ROOM:
 FITTED HIGH AND LOW LEVEL UNITS. S.S. SINK AND DRAINER WITH MIXER TAP FITTING. SPACE FOR FRIDGE FREEZER. SPACE FOR T.D. PLUMBED FOR A.W.M. TILED SPLASH BACK. TILED FLOOR. X-FAN.

SHOWER ROOM:
 WHITE SUITE. VANITY UNIT WITH WASH HAND BASIN WITH ILLUMINATED MIRRORED CABINET OVER. TOILET. ELECTRIC SHOWER. PART TIMBER PANELLED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

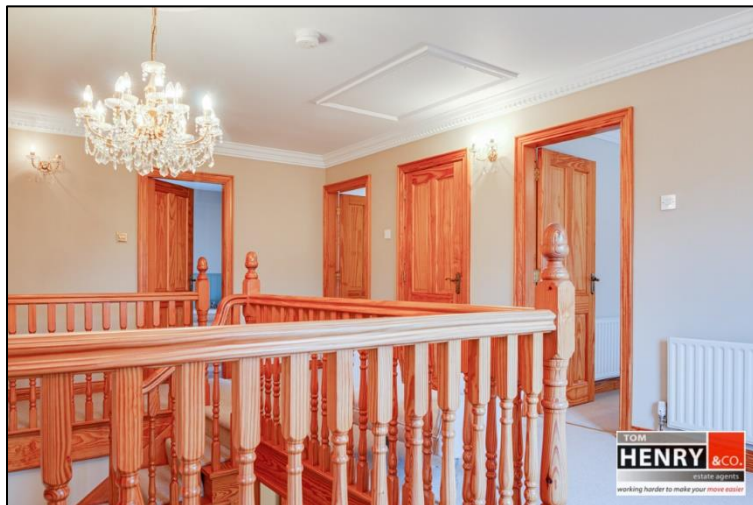
CARPET. SEMI-MINSTREL'S GALLERY. COVING & CENTRE PIECE TO CEILING. WALL LIGHTS. FEATURE LEADED GLASS ARCHED WINDOW.

HOTPRESS:

WALK-IN. SHELVED. ELECTRIC LIGHT.

ACCESS TO ROOF SPACE:

FLOORED FOR STORAGE. ELECTRIC LIGHTS.

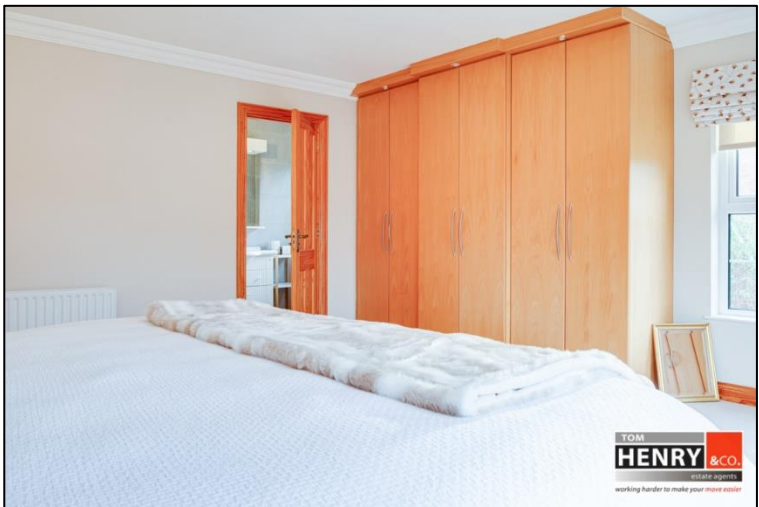


MASTER BEDROOM:

EXCEPTIONALLY GENEROUS WITH DUAL ASPECT TO FRONT & SIDE. CARPET TO FLOOR. FITTED WARDROBES WITH PELMET DOWNLIGHTING. 2 DRAWER UNITS. CORNER UNIT. COVING TO CEILING.

ENSUITE:

WHITE SUITE. VANITY UNIT WITH WASH HAND BASIN & ILLUMINATED MIRRORED UNIT OVER. TOILET. SHOWER. FULLY TILED WALLS. TILED FLOOR. X-FAN.



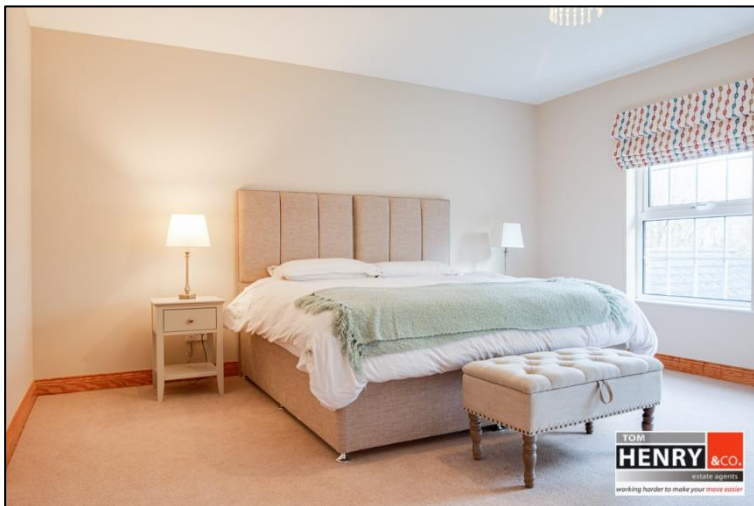
BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BEDROOM 4:
TO REAR. CARPET TO FLOOR.



FAMILY BATHROOM:
WHITE SUITE. CORNER BATH WITH HAND-HELD SHOWER FITTING. WASH HAND BASIN WITH ILLUMINATED MIRROR OVER. VICTORIAN STYLE TOILET WITH HIGH LEVEL CISTERN. SHOWER. PART TIMBER PANELLED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.





OUTSIDE:

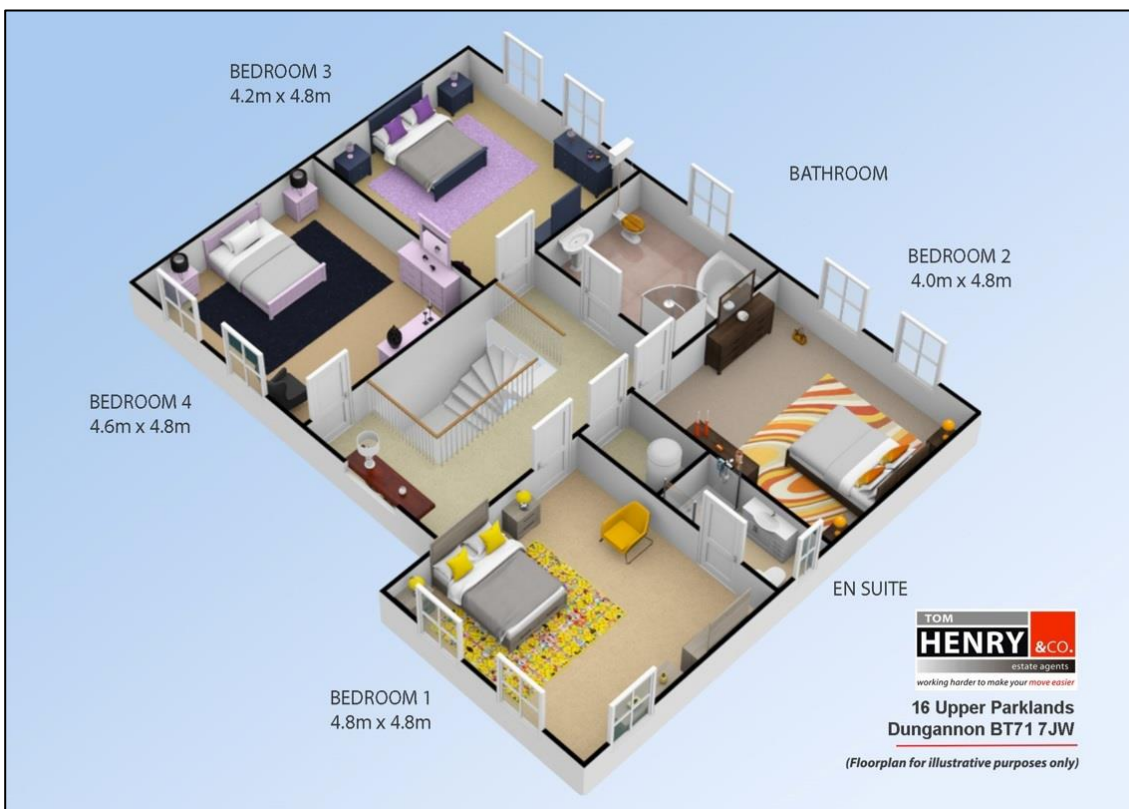
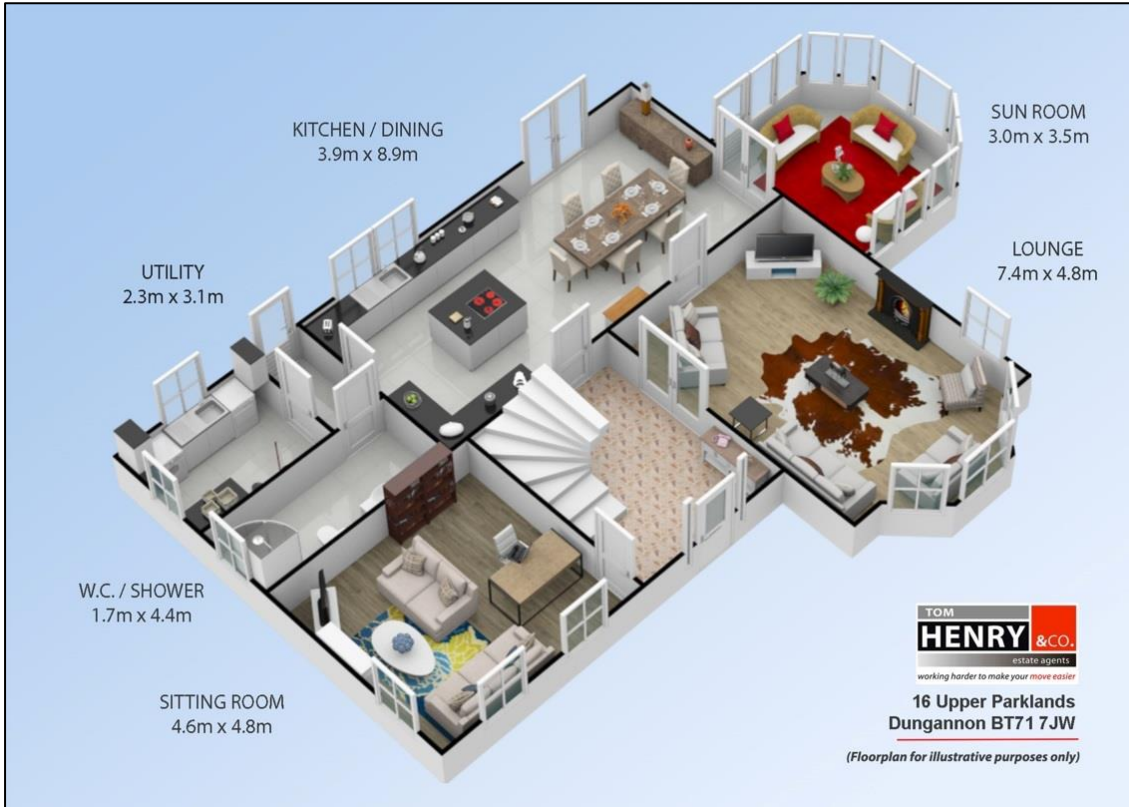
TARMAC DRIVE AND PARKING TO FRONT TO GARAGE. GARDEN TO FRONT LAID TO LAWN AND SHRUB BEDS.

GARAGE:
UP & OVER DOOR TO FRONT. PEDESTRIAN DOOR TO SIDE.

PRIVATE, ENCLOSED GARDEN TO REAR LAID TO LAWN WITH PATIO AREA.
OUTSIDE WATER TAP. GARDEN TO SIDE LAID TO BEDS.

FLOOR PLANS FOR I.D. 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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.