

**15 BUSH ROAD
DUNGANNON
CO. TYRONE
BT71 6QE**



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

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BT71 6AB

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AN EXCEPTIONAL DETACHED RESIDENCE PROVIDING THE BEST IN LUXURY LIVING



RARELY HAS A PROPERTY BEEN SO PERFECTLY EQUIPPED FOR MODERN DAY LIVING WHETHER FOR THE GROWING FAMILY OR THE PROFESSIONAL POWER COUPLE DESIRING AN UNPARALLELED ENVIRONMENT TO LIVE, WORK AND PLAY.

“BE PREPARED - THIS PROPERTY IS GOING TO CHANGE THE FORTUNATE PURCHASERS LIFE”

GUIDE PRICE: £849,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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15 BUSH ROAD, DUNGANNON, CO. TYRONE, BT71 6QE

CONSTRUCTED IN 2005 THIS DREAM HOME HAS BEEN DESIGNED AND FINISHED TO THE HIGHEST OF SPECIFICATIONS THROUGHOUT CREATING AN EXTREMELY VERSATILE, EASY TO LIVE IN SPACE.

THE VENDORS HAVE PLACED A STRONG FOCUS ON DEVELOPING QUALITY RECEPTION ACCOMMODATION MAKING THIS PROPERTY IDEAL FOR FAMILIES OF ALL SIZES & AGES, CATERING FOR RELAXATION IN THE LOUNGE & SUNROOM, ENTERTAINMENT IN THE BAR & CINEMA ROOM AND CASUAL EVERYDAY LIVING IN THE EXCEPTIONALLY GENEROUS KITCHEN / DINING SUITE. THE FIRST FLOOR EXTENDS TO SIX BEDROOMS, FOUR OF WHICH BENEFIT FROM LUXURY ENSUITE BATHROOMS - CURRENTLY 1 OF THE BEDROOMS IS UTILIZED AS A BEAUTY SALON DEMONSTRATING VERSATILITY IN HOW THE SPACE CAN BE ADAPTED TO THE PURCHASERS UNIQUE NEEDS & DESIRES.

EXTERNALLY, PLEASANT, LOW MAINTENANCE GROUNDS WHICH DO NOT COMPROMISE ON STYLE OR FUNCTION. LOCATED JUST ON THE EDGE OF BUSTLING DUNGANNONS TOWN BOUNDARY IN A MOST PRESTIGIOUS SUBURB THIS IS WELL SERVICED BY GOOD SCHOOLS & AMENITIES AND IS CONVENIENT TO MAJOR TRANSPORT LINKS FOR COMMUTING TO MAJOR CITIES BOTH IN IRELAND & THE UK.

“A VIEWING OF THIS PROPERTY IS ESSENTIAL TO TRULY APPRECIATE THE UNPRECEDENTED QUALITY & LUXURY ON OFFER”



PROPERTY FEATURES:

- AN INCREDIBLE DETACHED FAMILY HOME CONSTRUCTED 2005.
- EXTENDING TO 8,000 SQ FT.
- FINISHED TO A LUXURIOUS SPECIFICATION THROUGHOUT.

PROPERTY FEATURES CONTINUED...

- GENEROUS, WELL APPOINTED & BEAUTIFULLY PRESENTED ACCOMODATION.
- POTENTIAL FOR HOME BUSINESS OPPORTUNITY - TWO BEDROOMS CURRENTLY UTILIZED AS A BEAUTY SALON & OFFICE.
- POTENTIAL FOR SIX BEDROOMS DEPENDING ON REQUIREMENTS.
- FOUR ENSUITE BATHROOMS.
- TWO GROUND FLOOR POWDER ROOMS.
- EXCEPTIONAL SUITE OF RECEPTION ROOMS INCLUDING:
 - DINING ROOM.
 - LOUNGE.
 - GAMES ROOM.
 - LIVING ROOM.
 - SUNROOM.
 - CINEMA ROOM.
- QUALITY RECENTLY UPDATED FITTED KITCHEN WITH CENTRAL ISLAND UNIT OPEN TO LIVING / DINING AREAS.
- GROUND FLOOR & FIRST FLOOR UTILITY ROOM CONNECTED BY LAUNDRY SHOOT.
- UNDERFLOOR OIL-FIRED CENTRAL HEATING.
- U.P.V.C DOUBLE GLAZING.
- SURROUND SOUND SYSTEM.
- INTEGRAL GARAGES.

PROPERTY FEATURES CONTINUED...

- GENEROUS PARKING.
- FULLY ENCLOSED SITE ACCESSED BY ELECTRIC GATES.
- LOW MAINTENANCE GARDENS WITH FEATURE PATIO AREA PERFECT FOR ENTERTAINING & THOSE WITH A BUSY LIFESTYLE.
- LOCATED ON THE PRESTIGIOUS & ESTABLISHED BUSH ROAD, IDEALLY SITUATED FOR ACCESS TO ALL MAJOR TRANSPORT LINKS.
- CIRCA. 45 MINUTES FROM BELFAST CITY CENTRE.
- CIRCA. 90 MINUTES FROM DUBLIN CITY CENTRE.
- CONVENIENT FOR TRAVEL BY AIR, SEA AND RAIL.
- HUGELY DESIRABLE FOR THE DISCERNING PURCHASER SEEKING A UNIQUE PROPERTY WITH EVERY LUXURY ACCOUNTED FOR.



ACCOMMODATION IN BRIEF...

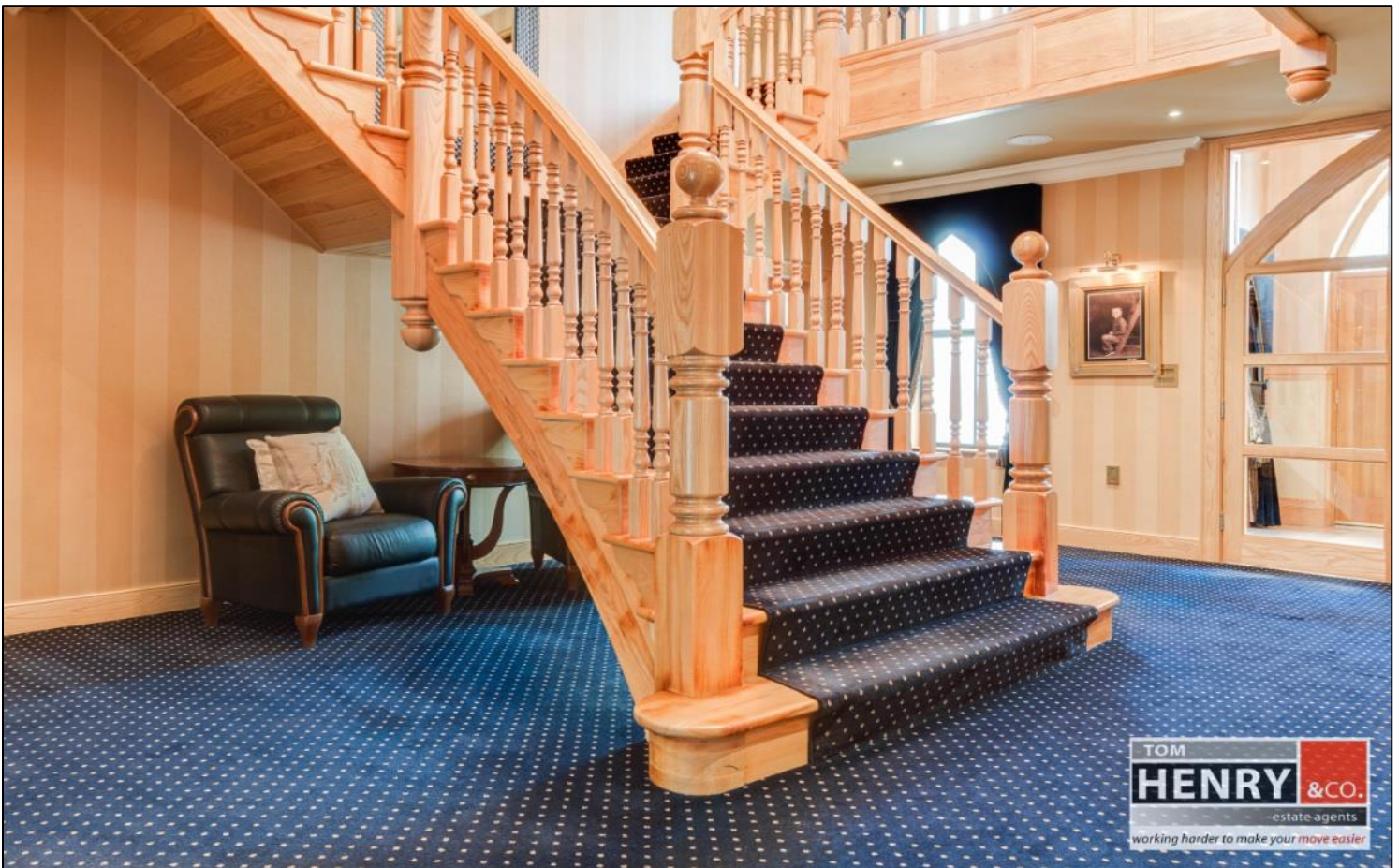
HARDWOOD DOUBLE ENTRANCE DOORS LEADING TO:

ENTRANCE PORCH:

TILED FLOOR. MAT RECESS. SEMI-VAULTED CEILING. INNER DOORS TO...

RECEPTION HALL:

DOUBLE DOORS FROM ENTRANCE PORCH. STUNNING CENTRAL ASH STAIRCASE WITH MINSTRAL GALLERY.





CLOAK ROOM ACCESS TO POWDER ROOM:
WHITE SUITE. LOW FLUSH TOILET. WASH HAND BASIN.
TILED FLOOR. SOME WALL TILING. RECESSED MIRROR.



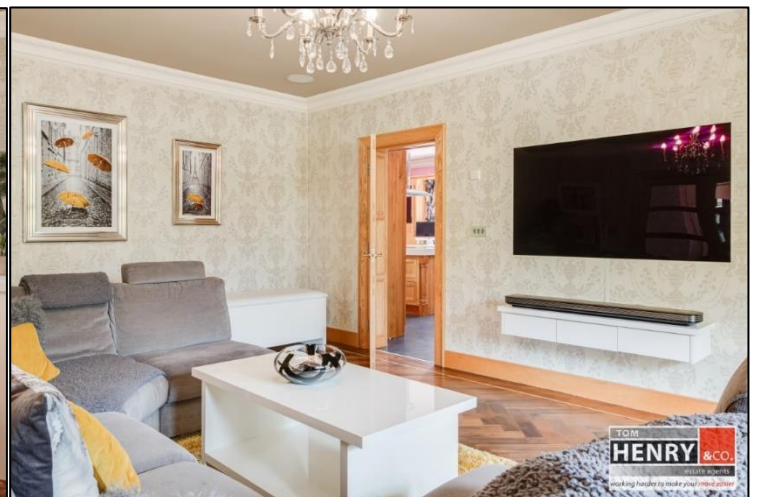
DINING ROOM:

DOUBLE DOORS FROM HALL. ATTRACTIVE FEATURE FIREPLACE. BAY WINDOW. FITTED UNITS INCLUDING ILLUMINATED DISPLAY UNIT. DOWN LIGHTING, COVING & CENTRE PIECE TO CEILING. WALL LIGHTING. TILED FLOOR. DOUBLE DOORS TO...



LIVING ROOM:

PARQUET FLOORING. CORNICED CEILING WITH COVING & CENTRE PIECE. BAY WINDOW. WOOD BURNING STOVE.





KITCHEN / LIVING / DINING AREA:

EXTENSIVE RANGE OF NEWLY FITTED HIGH & LOW LEVEL UNITS WITH 5 PIECE DOORS & QUARTZ WORKTOP. QUOOKER TAP. BREAKFAST BAR. INTEGRATED FRIDGE & FREEZER. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED DISHWASHER. 2 X INTEGRATED OVENS. INTEGRATED MICROWAVE. INTEGRATED STEAMER. INTEGRATED WINE FRIDGE. PLATE WARMING DRAWER. POP-UP WORKTOP POWER POINTS. ILLUMINATED KICKBOARDS. OVER & UNDER UNIT LIGHTING. DOWNLIGHTING TO CEILING. EPOXY RESIN FLOOR. ACCESS TO...







SUNROOM:

DOUBLE DOORS FROM LIVING AREA. TIMBER CEILING. TILED FLOOR. ACCESS TO / FROM CINEMA ROOM. DOUBLE DOORS TO PATIO AREA.





CINEMA ROOM / CURRENTLY USED AS GOLFING SIMULATOR:
 CARPET TO FLOOR. COVING TO CEILING. ELECTRIC CURTAINS. GLAZED
 PANELS. DOUBLE DOORS TO / FROM SUNROOM.



LOUNGE / GAMES ROOM:
 PART KARDINE FLOOR. CARPET TO RAISED AREA. COVING & DOWN LIGHTING TO CEILING. TWO FEATURE BAY WINDOWS. ELECTRIC CURTAINS.





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BAR AREA:

FULLY FITTED BAR. KERADINE FLOOR. ELECTRIC CURTAINS. FEATURE BAY WINDOW. CORNICED CEILING WITH LOW VOLTAGE LIGHTING. ACCESS TO / FROM SUNROOM & LOUNGE / GAMES ROOM.



UTILITY ROOM:

NEWLY FITTED HIGH & LOW LEVEL UNITS TO COMPLIMENT KITCHEN INCLUDING LARDER UNIT. S.S. SINK. EPOXY RESIN FLOOR. LAUNDRY SHOOT FROM FIRST FLOOR. PLUMBED FOR A.W.M. DOWNLIGHTING TO CEILING.



CLOAK ROOM WITH ACCESS TO POWDER ROOM:
WHITE SUITE. LOW FLUSH TOILET. WASH HAND BASIN. TILED FLOOR.
SOME WALL TILING.

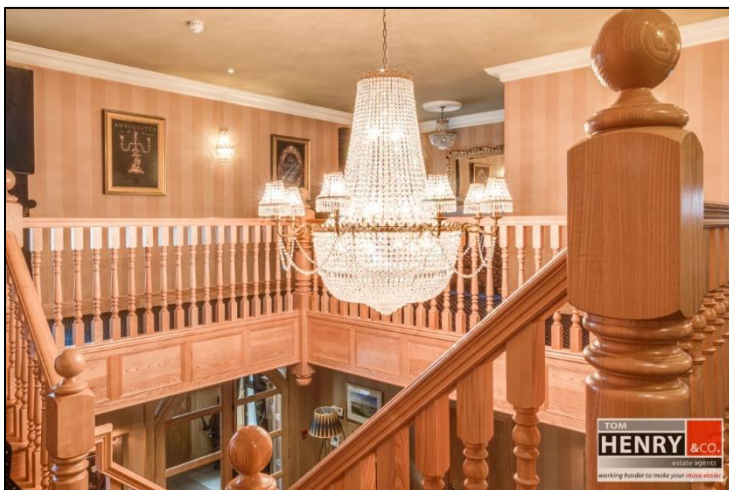
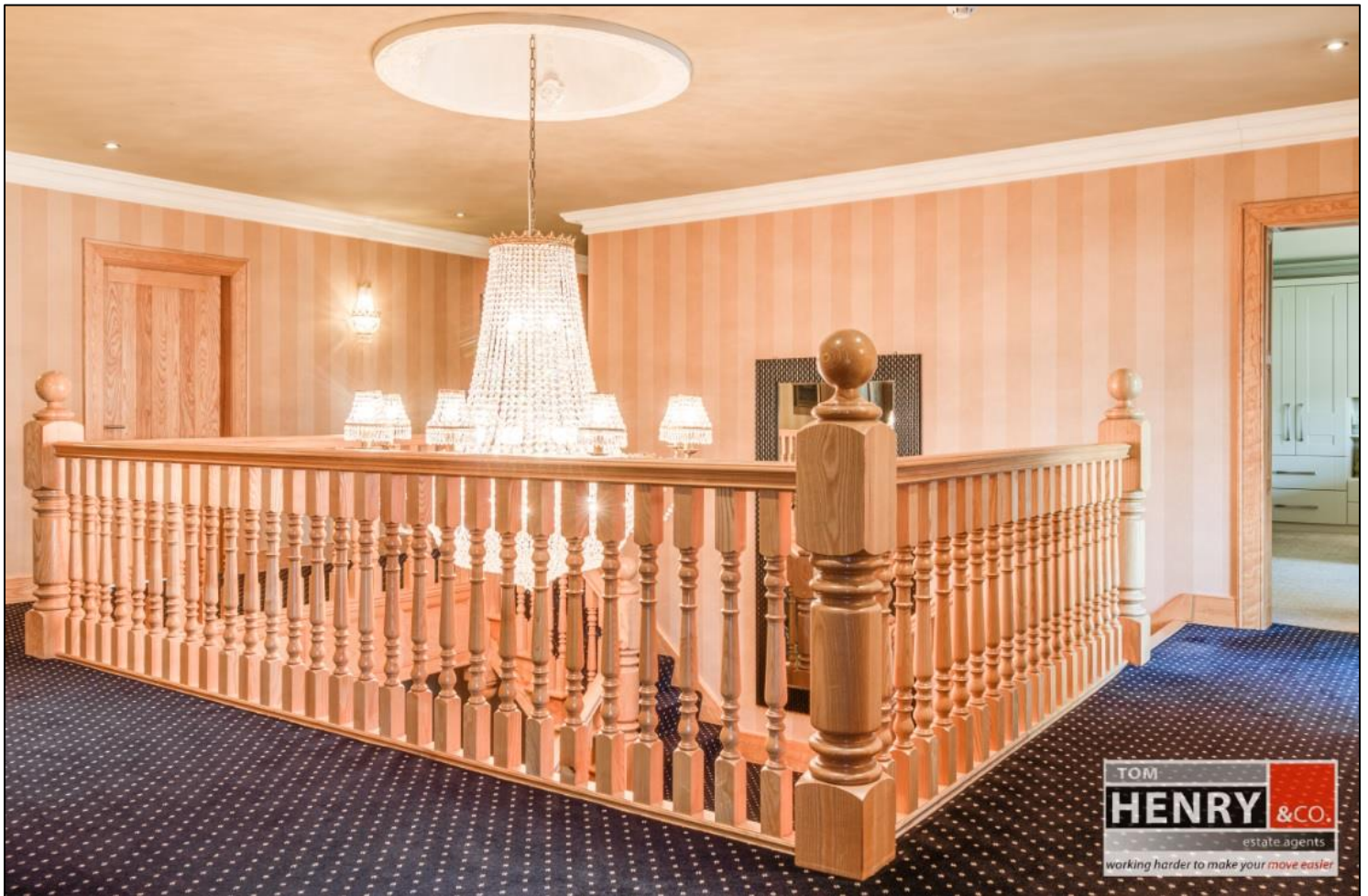
GARAGE (1):
REMOTE ROLLER DOOR WITH LIGHT & POWER. EPOXY RESIN FLOOR. DOOR
TO REAR ACCESS TO...

GARAGE (2):
REMOTE ROLLER DOOR. TILED FLOOR.

STORAGE ROOM:
BOILER ROOM. ADDITIONAL TOILET. DUAL SMART VACUUM SYSTEM.

FIRST FLOOR:

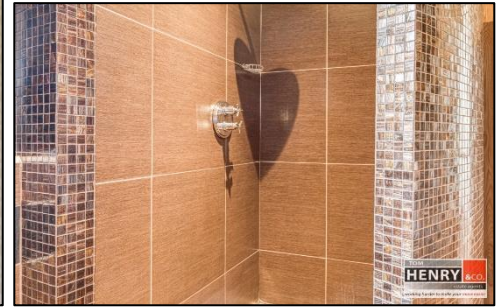
LANDING / GALLERY:
SEATING / REFLECTION AREA.



MASTER BEDROOM SUITE:
FITTED STORAGE. FITTED DRESSING ROOM AREA. BAY WINDOW.

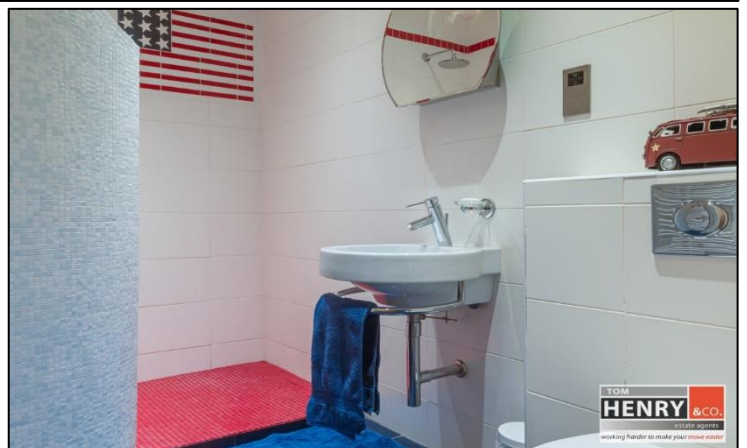
ENSUITE:
WHITE SUITE. WALK IN SHOWER ENCLOSURE. HIS & HER TWIN WASH HAND BASINS. LOW FLUSH TOILET. HEATED TOWEL RAIL. TILED WALLS & FLOOR.





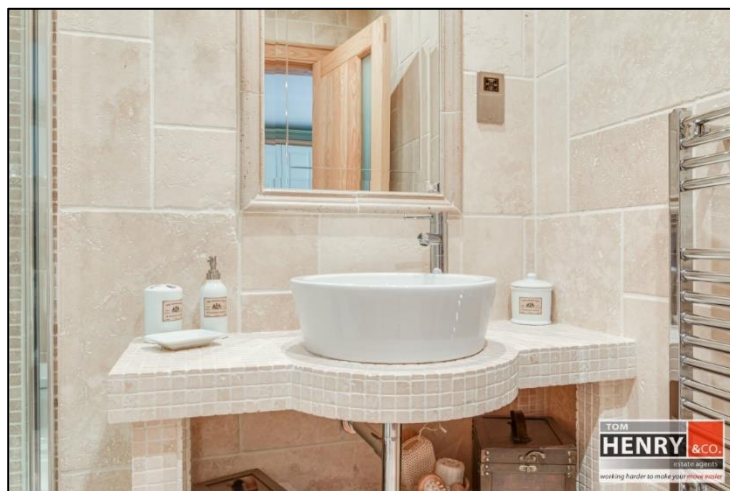
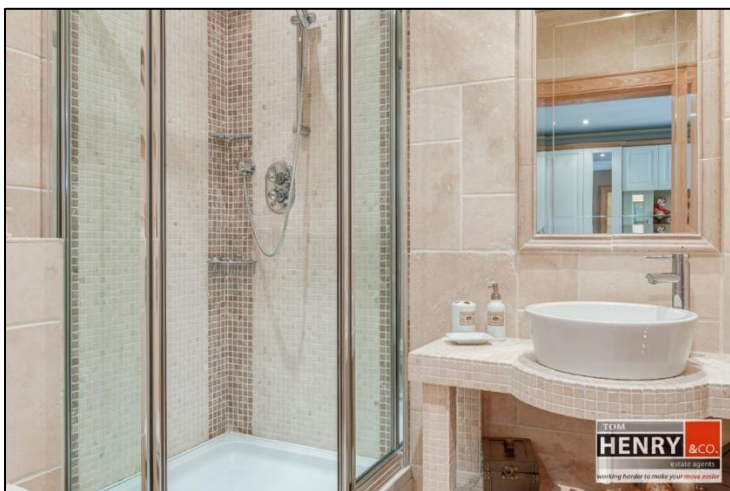
BEDROOM 2:
FITTED FURNITURE. PRE-FINISHED FLOOR.

ENSUITE:
WHITE SUITE. FULLY TILED SHOWER ENCLOSURE. LOW FLUSH TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. TILED WALLS & FLOOR. RECESSED MIRROR.



BEDROOM 3:
PRE-FINISHED FLOOR. FITTED FURNITURE.

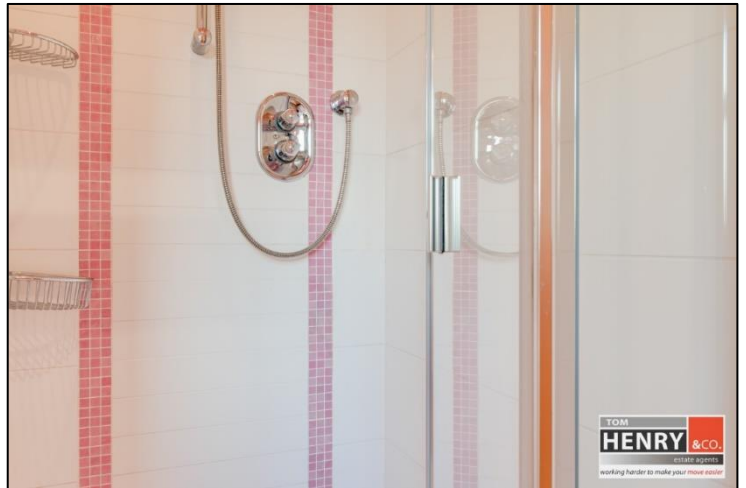
ENSUITE:
FULLY TILED SHOWER ENCLOSURE. LOW FLUSH TOILET. WASH HAND BASIN. TILED WALLS & FLOOR.



BEDROOM 4:
PRE-FINISHED FLOOR. FITTED FURNITURE.

ENSUITE:
WHITE SUITE. PANELLED BATH WITH MIXER TAP FITTING. LOW FLUSH TOILET. WASH HAND BASIN. FULLY TILED SHOWER.





BEDROOM 5:
ACCESS TO BALCONY WITH ARTIFICIAL GRASS. CURRENTLY USED AS BEAUTY SALON. KERADINE FLOOR.





BEDROOM 6 / HOME OFFICE:
FITTED FURNITURE & DESK. COVING & DOWN LIGHTING TO CEILING.



LAUNDRY ROOM:
WALK-IN AIRING CUPBOARD. LAUNDRY SHOOT TO GROUND FLOOR.
FITTED UNITS. PLUMBED FOR A.W.M. SPACE FOR T.D.



GAMES ROOM:
WINDOW SEAT. STAIRS TO / FROM GARAGE.



OUTSIDE:

FULLY ENCLOSED, PRIVATE YET MOST CONVENIENT SITE JUST OFF THE EVER PRESTIGIOUS & HIGHLY SOUGHT AFTER BUSH ROAD ON THE OUTSKIRTS OF DUNGANNON TOWN.

ACCESSED VIA PILLARED ELECTRIC GATES WITH GENEROUS PARKING SURROUNDING.

SITE PLANTED TO SHRUBS & MATURE TREES WITH EXTENSIVE GRAVELLED BEDS.

COVERED PATIO AREA PERFECT FOR ENTERTAINING / ALL YEAR ROUND ALFRESCO DINING.

FLOOR PLANS FOR I.D. PURPOSES ONLY.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

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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.