

**62 FOXBOROUGH
MULLAGHMORE ROAD
DUNGANNON
CO. TYRONE
BT70 1FB**



*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

COMFORTABLE & CONVENIENT WITH SIGNIFICANT POTENTIAL

SITUATED ON A PRIVATE SITE IN THIS ESTABLISHED & HIGHLY SOUGHT-AFTER AWARD-WINNING RESIDENTIAL DEVELOPMENT AND WITHIN WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS, DUNGANNON GOLF CLUB & ALL DUNGANNON TOWN AMENITIES THIS DETACHED PROPERTY OFFERS AN OPPORTUNITY NOT TO BE MISSED...

BOASTING 4 GENEROUS BEDROOMS, MASTER ENSUITE, A KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING, 3 RECEPTION ROOMS (A SITTING ROOM, LIVING ROOM & A FORMAL DINING ROOM), GROUND FLOOR POWDER ROOM AND A FIRST FLOOR BATHROOM ; THIS PROPERTY IS SURE TO APPEAL TO THE DISCERNING FIRST-TIME BUYER OR FAMILIES LOOKING FOR A VERSATILE, WELL-LOCATED & SPACIOUS HOME ON WHICH TO ADD THEIR OWN STAMP / TASTE.

“FOXBOROUGH ALWAYS ATTRACTS SIGNIFICANT INTEREST, THUS EARLY VIEWING IS HIGHLY RECOMMENDED”



OFFERS OVER: £209,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

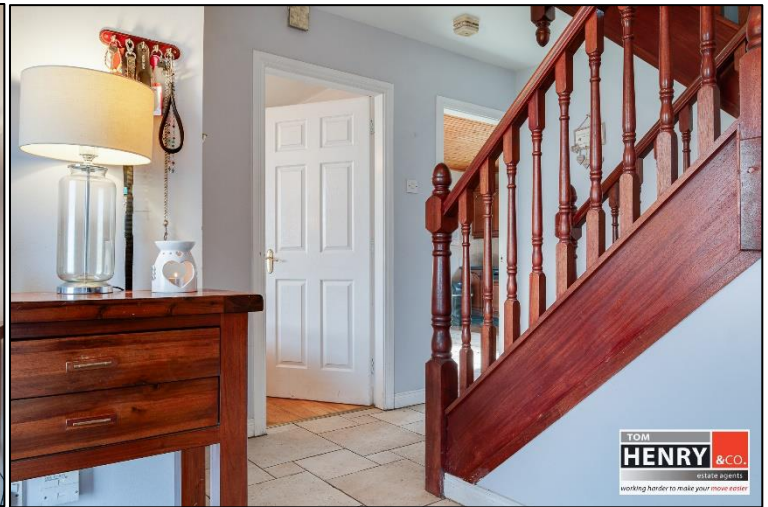
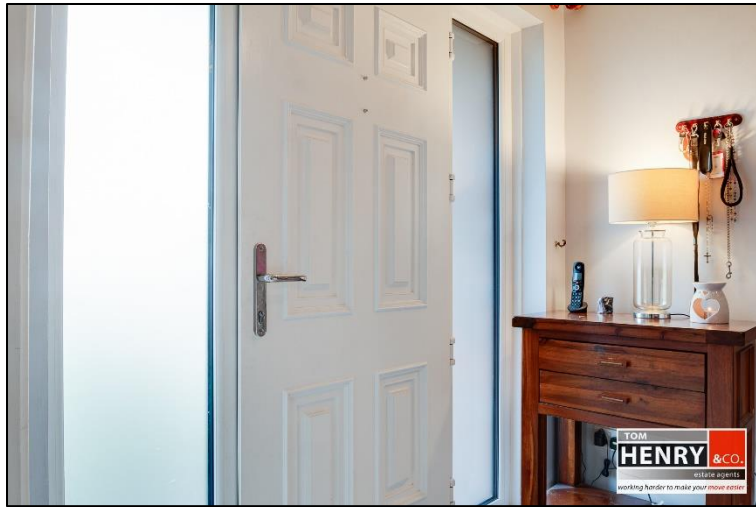
PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED PROPERTY.
- 4 GENEROUS BEDROOMS, MASTER ENSUITE.
- IDEALLY SITUATED IN AWARD WINNING “FOXBOROUGH”.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT LOCATION.
- WITHIN WALKING DISTANCE OF MANY OF DUNGANNON TOWN AMENITIES.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- FAMILY ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- INTEGRAL GARAGE.
- PRIVATE REAR GARDEN.
- DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- U.P.V.C. FRONT & REAR EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.

ACCOMMODATION IN BRIEF...

COVERED PORCH:
DOWN LIGHTING. TILED STEP.

ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANEL. TILED FLOOR.
CARPET TO STAIRS TO FIRST FLOOR WITH SEMI MINSTELS' GALLERY.



POWDER ROOM:
WHITE SUITE. TOILET. WASH HAND BASIN. TILED WALLS. TILED
FLOOR. X-FAN.



FAMILY ROOM:
GLASS FRONTED STOVE IN MARBLE FIREPLACE. WOODEN FLOOR.



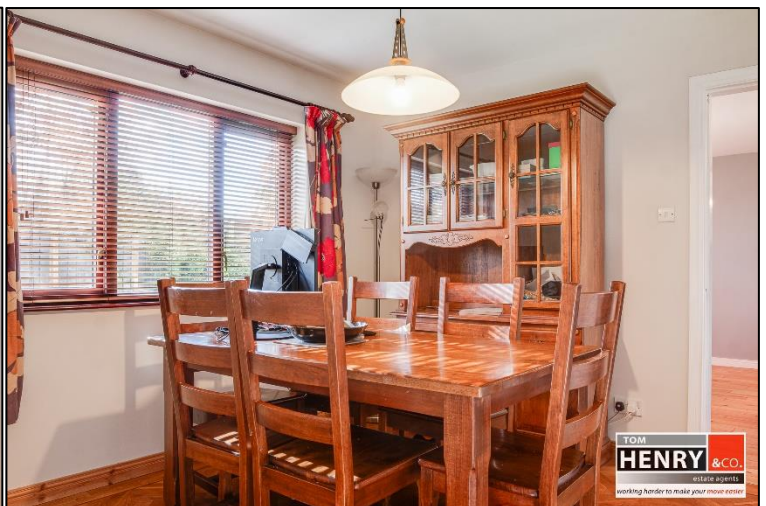
SITTING ROOM:

DUAL ASPECT. OPEN FIREPLACE. WOODEN FLOOR. SLIDING PATIO DOORS TO REAR GARDEN.



DINING ROOM:

WOOD BLOCK FLOORING. VIEW TO REAR GARDEN.



KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. LEADED GLASS DISPLAY UNITS. DISPLAY SHELVING. UNDER UNIT LIGHTING. SPACE FOR GAS COOKER WITH X-FAN OVER. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED SPLASH BACK. TILED FLOOR. DOWN LIGHTING TO WOODEN CEILING. TILED FLOOR.



UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS TO COMPLIMENT KITCHEN. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. U.P.V.C. EXTERNAL REAR DOOR WITH GLAZED TOP PANELS.

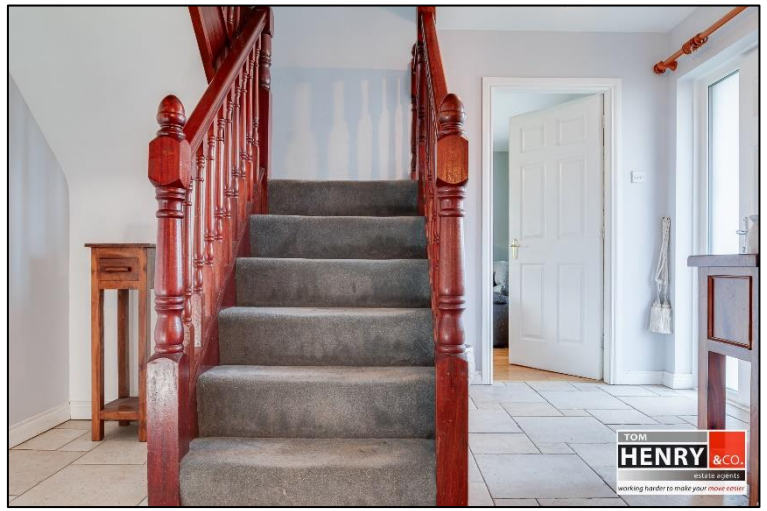


INTEGRAL GARAGE:
DOOR FROM UTILITY ROOM. ROLLER DOOR TO FRONT. ELECTRIC
LIGHT & POWER POINT. CENTRAL HEATING BURNER.

FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR. SEMI MINSTELS' GALLERY TO LANDING.

HOTPRESS:
SHELVED.



MASTER BEDROOM:
TO FRONT. PRE-FINISHED FLOOR.

ENSUITE:
TILED SHOWER. TOILET. WASH HAND BASIN IN VANITY UNIT. TILED WALLS & FLOOR.

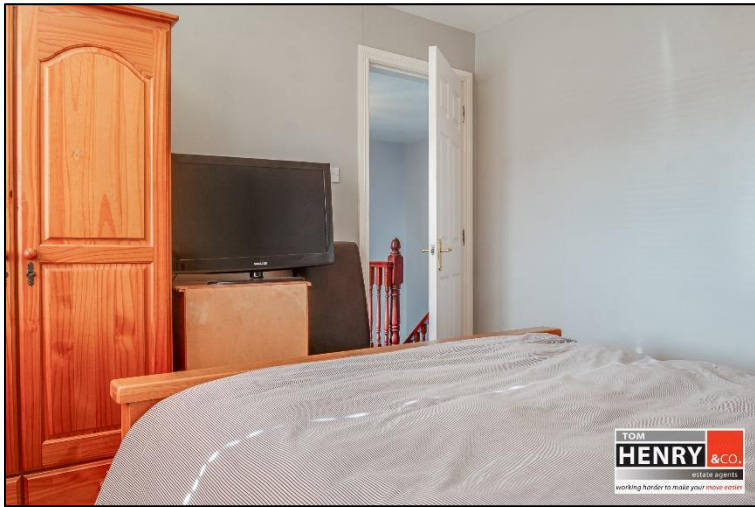




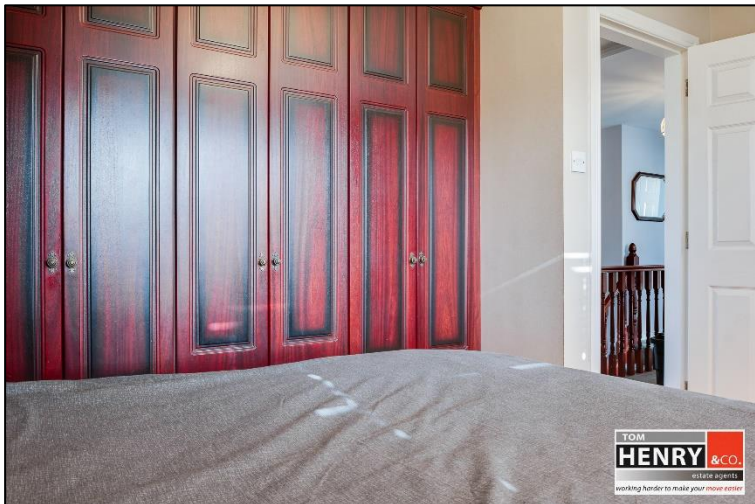
BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN WARDROBE WITH HANGING SPACE.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



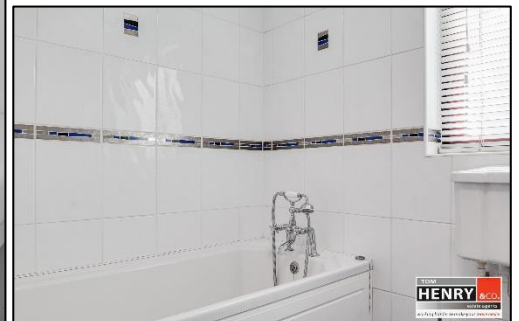
BEDROOM 4:
TO REAR. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS & HAT BOXES. PRE-FINISHED FLOOR.





BATHROOM:

WHITE SUITE. BATH WITH HAND HELD SHOWER FITTING OVER. TOILET. WASH BASIN. SHOWER (TILED). PVC CEILING. TILED WALLS AND FLOOR. X FAN.



OUTSIDE:

PAVIA DRIVEWAY TO FRONT.

GARDEN TO FRONT & SIDE LAID TO LAWNS.

ENCLOSED GARDEN TO REAR LAID TO LAWNS WITH MATURE SHRUBS. CONCRETE PATIO AREA. OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. PURPOSES ONLY.



Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

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



**62 Foxborough
Dungannon BT70 1FB**

(Floorplan for illustrative purposes only)



**62 Foxborough
Dungannon BT70 1FB**

(Floorplan for illustrative purposes only)

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. All dimensions may be taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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.