

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



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

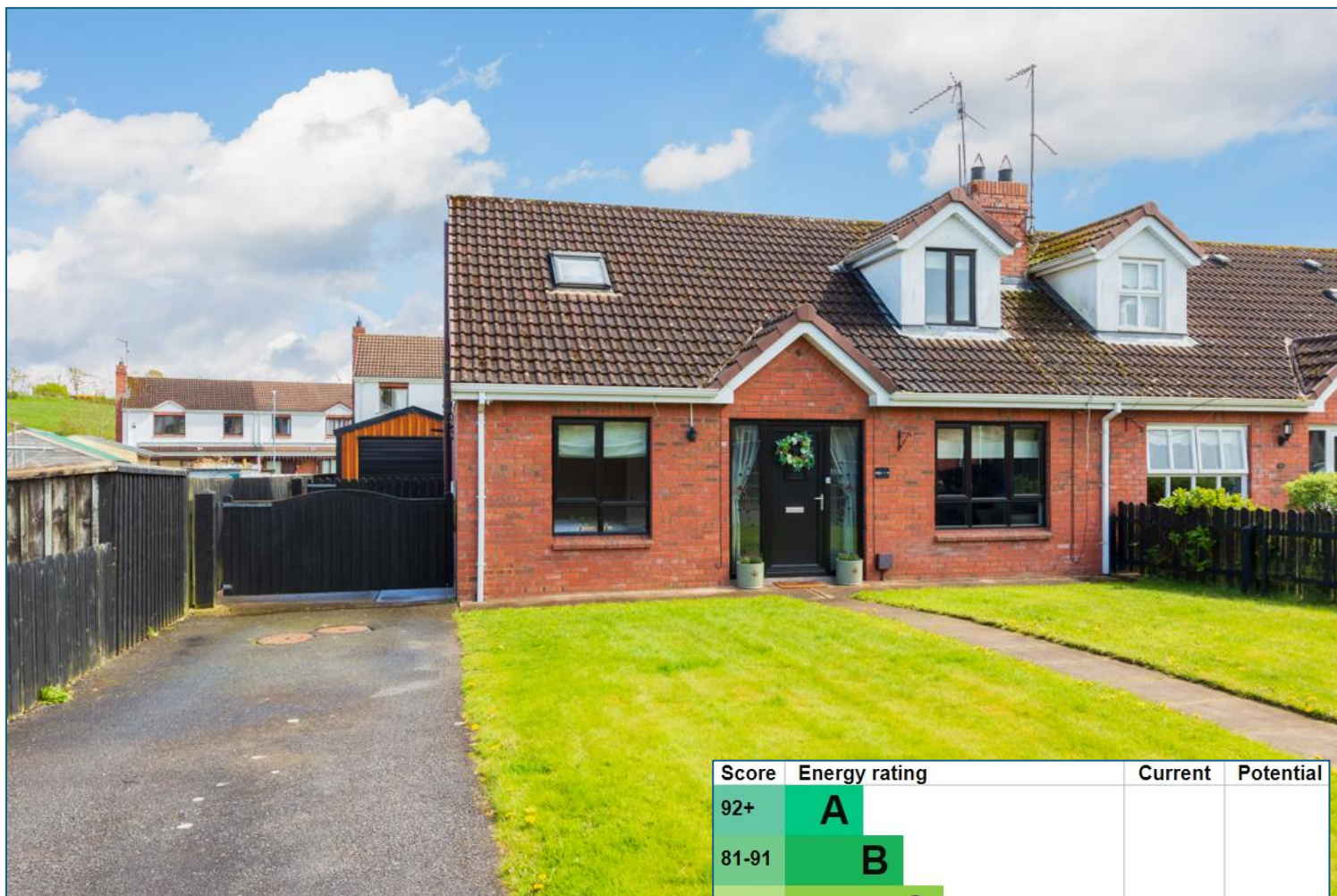
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“FABULOUS IN FOXBOROUGH” – TASTEFULLY PRESENTED IN AWARD WINNING FOXBOROUGH

LOCATED JUST OFF THE HIGHLY DESIRABLE RESIDENTIAL MULLAGHMORE ROAD, WITHIN THIS ESTABLISHED, AWARD WINNING RESIDENTIAL DEVELOPMENT, THIS OWNER OCCUPIED PROPERTY OFFERS DECEPTIVELY SPACIOUS, VERSATILE & IMMACULATELY PRESENTED ACCOMMODATION THAT IS SURE TO APPEAL TO EVEN THE MOST DISCERNING OF FIRST-TIME BUYERS & DOWNSIZERS ALIKE.

BOASTING SLEEPING & WASHING FACILITIES TO BOTH FLOORS INCLUDING RECENTLY UPDATED BATHROOM & SHOWER ROOM SUITES, A COSY SITTING ROOM WITH AN OPEN FIREPLACE, AND AN ENVIABLE KITCHEN / DINING / LIVING AREA THAT IS SURE TO BE THE HEART OF THIS HOME, COMBINED WITH AMPLE OFF-STREET PARKING, LOW MAINTENANCE GARDENS & A MOST USEFUL UTILITY SHED, THIS PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED...



OFFERS OVER: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

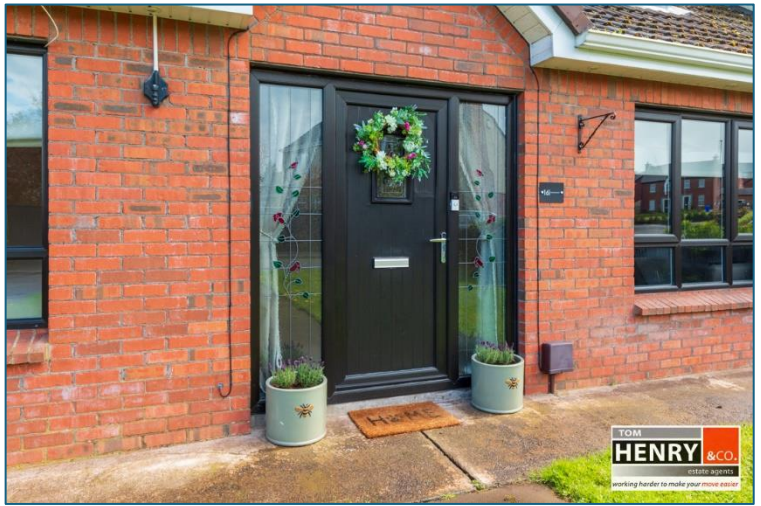
www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	64 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

- A BEAUTIFULLY PRESENTED CHALET STYLE PROPERTY.
- SITUATED IN THIS AWARD WINNING & EVER POPULAR DEVELOPMENT.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS, DUNGANNON GOLF CLUB, ETC.
- 3 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- TASTEFUL & GENEROUS KITCHEN / DINING / LIVING AREA.
- RECENTLY UPDATED GROUND FLOOR SHOWER ROOM.
- RECENTLY UPDATED FIRST FLOOR BATHROOM.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- OFF STREET PARKING TO FRONT / SIDE.
- LOW MAINTENANCE REAR GARDEN WITH MOST PLEASANT DECKED AREA.
- USEFUL GARAGE / UTILITY SHED WITH ELECTRIC.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS (NOT VELUX).
- P.V.C. FASCIA & SOFFITS.
- 6 PANEL WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- C.C.T.V. WITH NO. 2 CAMERAS.
- BLINDS & CURTAINS INCLUDED IN SALE.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A SUPERB FIRST HOME.
- SURE TO ALSO APPEAL TO THOSE REQUIRING ACCOMMODATION ON ONE LEVEL.





ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL & SIDE PANELS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR. RADIATOR COVER (INCLUDED).



SITTING ROOM:

OPEN FIREPLACE WITH GRANITE HEARTH & SURROUND WITH CAST IRON INSET. PRE-FINISHED FLOOR.



KITCHEN / FAMILY DINING / LIVING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING WITH PELMET OVER WITH DOWNLIGHTING. SPACE FOR COOKER WITH S.S. X-FAN OVER. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. BREAKFAST BAR. WINE RACK. RECESSED LIGHTING TO KITCHEN. TILED FLOOR. OPEN TO DINING / LIVING AREA. FEATURE TIMBER WALL PANNELLING. FRENCH DOORS TO REAR GARDEN.





UNDER STAIR STORAGE / HOTPRESS:

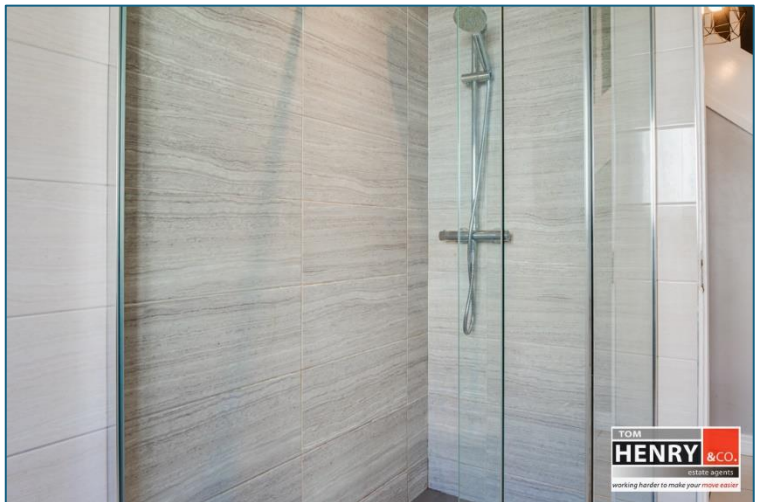
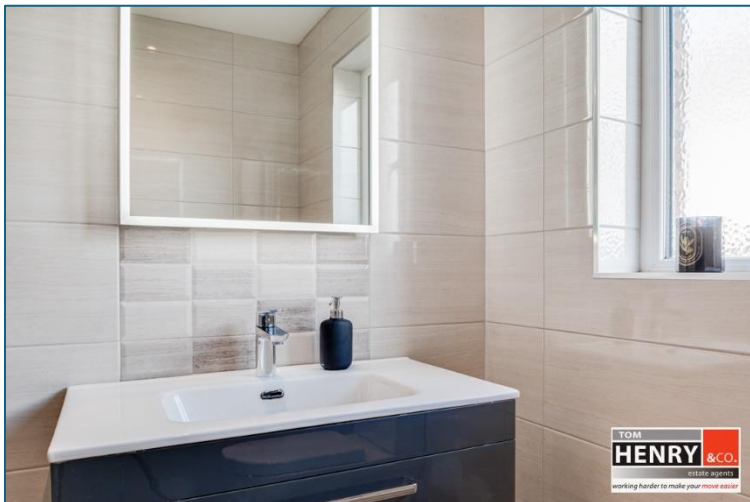
BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.





SHOWER ROOM:

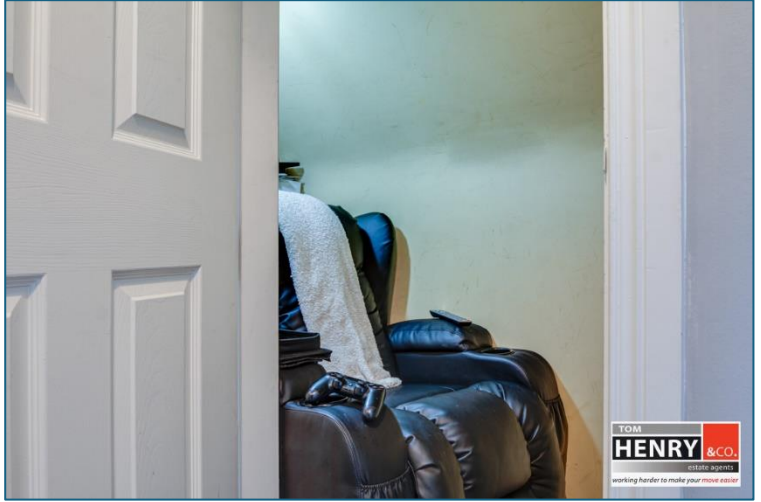
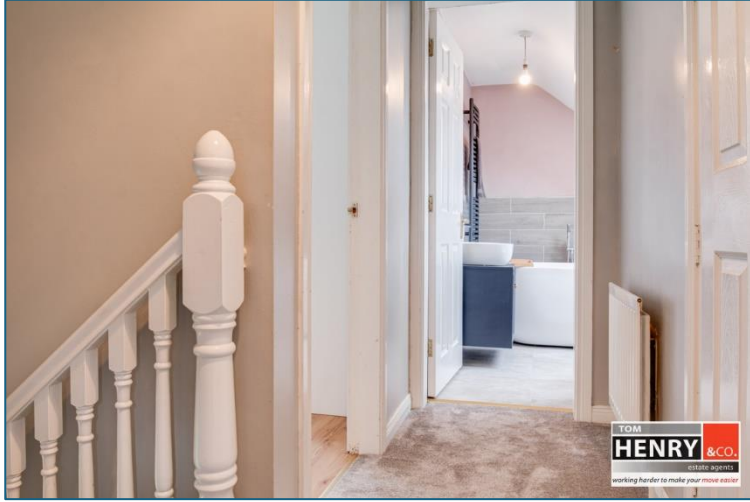
SINK IN VANITY UNIT WITH MIXER TAP FITTING. ILLUMINATED BLUETOOTH MIRROR OVER (INCLUDED). TOILET. SHOWER WITH DUAL HEADED FITTING. FULLY TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. RECESSED LIGHTING. X-FAN.



FIRST FLOOR:

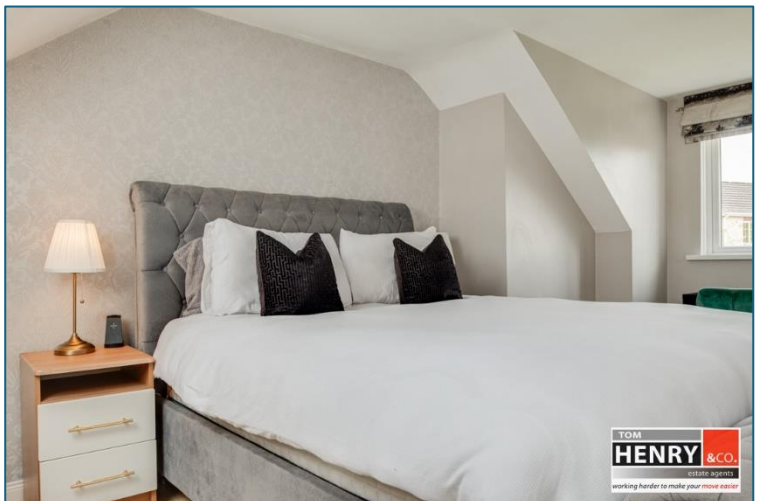
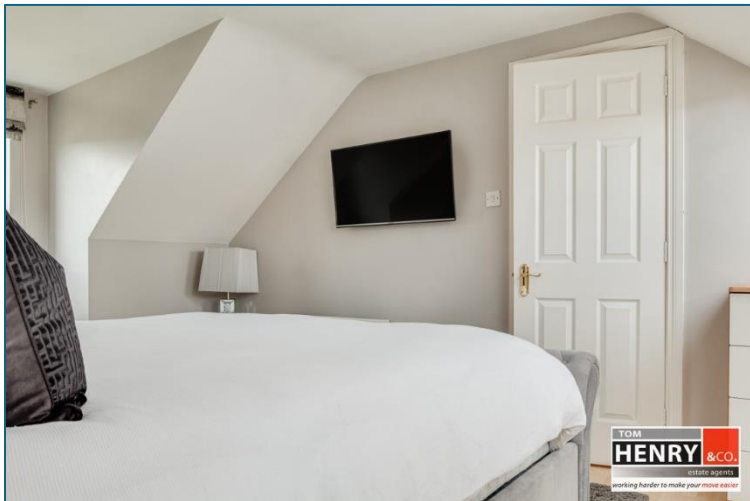
STAIRS & LANDING:

CARPET. STORE: CURRENTLY USED AS GAMING ROOM.



MASTER BEDROOM:

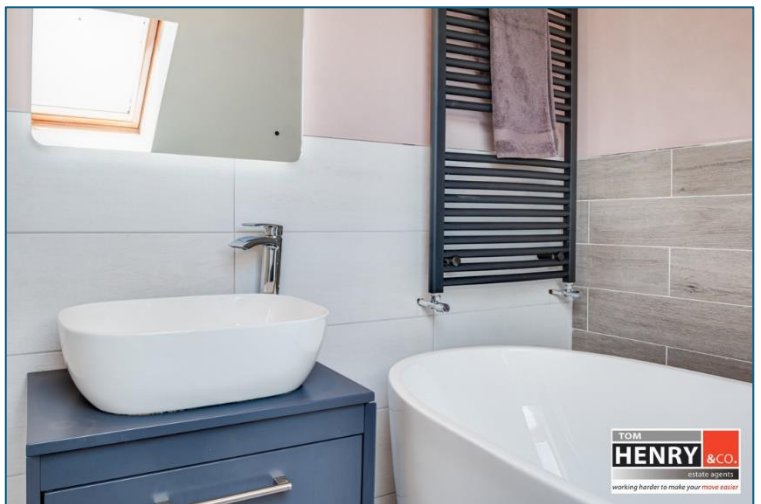
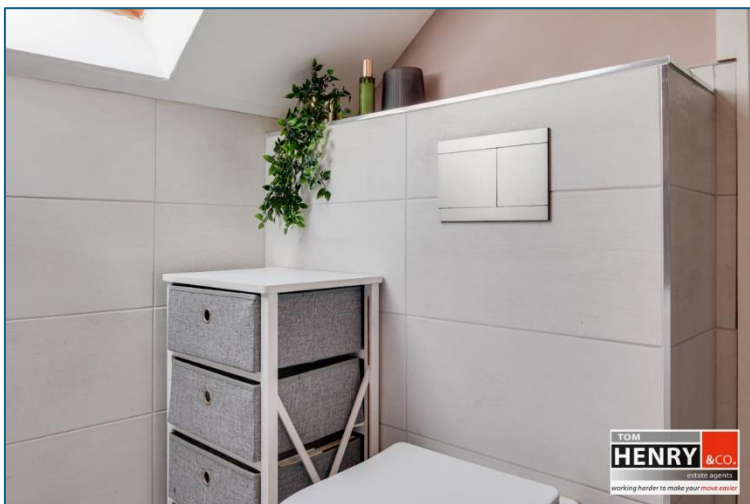
DUAL ASPECT. PRE-FINISHED FLOOR. ACCESS TO EAVES STORAGE.



BEDROOM 2:
CURRENTLY USED AS A WALK-IN WARDROBE. FITTED HANGING
SPACE.



BATHROOM:
SINK IN VANITY UNIT WITH MIXER TAP FITTING. ILLUMINATED MIRROR OVER (INCLUDED). TOILET. FREESTANDING BATH WITH MIXER TAP FITTING.
SOME WALL TILING. TILED FLOOR. HEATED TOWEL RAIL.



OUTSIDE:

TARMAC DRIVE TO FRONT / SIDE. GARDEN TO FRONT LAID TO LAWN.

FULLY ENCLOSED GARDEN TO REAR. CONCRETE AREA. DECKED AREA. GRAVEL BED. OUTSIDE WATER TAP.

UTILITY STORE:

ROLL-UP DOOR TO FRONT & PEDESTRIAN ACCESS TO SIDE. ELECTRIC LIGHT & POWER POINTS.



KITCHEN & DINING
3.6m x 8.4m



LOUNGE
4.2m x 3.3m

SHOWER ROOM

BEDROOM 3
2.4m x 3.0m



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(Floorplan for illustrative purposes only)

BATHROOM

BEDROOM 2
2.3m x 4.0m



BEDROOM 1
5.0m x 3.3m



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(Floorplan for illustrative purposes only)

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Want to know what your property is worth?

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- > Competitive sales & rental rates.
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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.