10 OAKVIEW
COOLREAGHS ROAD
COOKSTOWN
CO. TYRONE
BT80 8FJ

TOM HENRY &CO.
estate agents
working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
E: info@tomhenryandco.com

"ENVIABLE IN OAKVIEW"

AN IMMACULATE 3 BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A GOOD SITE IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT...

CONSTRUCTED CIRCA. 2018 & LOVINGLY OWNER-OCCUPIED SINCE NEW, THIS BEAUTIFULLY PRESENTED, 3 BEDROOM, SEMI-DETACHED PROPERTY OCCUPIES AN ENVIABLE POSITION WITHIN THE PRIVATE & HIGHLY REGARDED "OAKVIEW" DEVELOPMENT BY RENOWNED HOME BUILDERS, P.K. MURPHY. LOCATED JUST-OFF THE DESIRABLE & EXCEPTIONALLY CONVENIENT COOLREAGHS ROAD, COMBINING THE TRANQUILITY OF A RESIDENTIAL SETTING WITH OUTSTANDING ACCESSIBILITY, THIS PROPERTY IS IDEALLY PLACED WITHIN CLOSE PROXIMITY OF COOKSTOWN TOWN CENTRE BOASTING AN EXCELLENT RANGE OF EVERYDAY AMENITIES. THE MAIN ROADS NETWORK IS ALSO READILY ACCESSIBLE FOR THOSE COMMUTING THROUGHOUT MID-ULSTER & BEYOND. DESPITE ITS CONVENIENT LOCATION, BEAUTIFUL OPEN COUNTRYSIDE IS ONLY A SHORT STROLL AWAY; PERFECT FOR LEISURELY WALKS & THOSE ALL-IMPORTANT SUNDAY STROLLS WITH THE DOG.

PRESENTED FOR SALE BY ITS CURRENT OWNERS IN IMMACULATE CONDITION THROUGHOUT, THIS HOME OFFERS BRIGHT, SPACIOUS & VERSATILE ACCOMMODATION IDEALLY SUITED TO THE NEEDS OF MODERN FAMILY LIVING. THE THOUGHTFULLY DESIGNED INTERIOR IS COMPLEMENTED EXTERNALLY BY AN ENCLOSED REAR GARDEN AREA & OFF-STREET PARKING.

MODERN CONSTRUCTION, SUPERB PRESENTATION & HIGHLY CONVENIENT LOCATION; AN EXCELLENT OPPORTUNITY FOR A RANGE OF PURCHASERS; A QUALITY HOME THAT CAN BE ENJOYED FROM THE MOMENT THE KEYS ARE COLLECTED!

GUIDE PRICE: £199,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES:

- A SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2018 BY RENOWNED DEVELOPERS P.K. MURPHY.
- OWNER OCCUPIED SINCE NEW & PRESENTED FOR SALE IN IMMACULATE ORDER.
- SITUATED ON AN ENVIABLE SITE IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.
- CONVENIENT TO COOKSTOWN TOWN CENTRE & ALL ASSOCIATED AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- WITHIN WALKING DISTANCE OF BEAUTIFUL OPEN COUNTRYSIDE.
- 3 BEDROOMS; MASTER WITH WALK-IN WARDROBE / PLUMBING IN PLACE FOR ENSUITE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- WHITE INTERNAL DOORS.
- ARCHITRAVE WITH HOCKEY STICKS.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- WINDOW COVERINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FACIA & SOFFITS.
- OFF-STREET PARKING.
- ENCLOSED GARDEN TO REAR.
- MAY BE SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.

TOM HENRY &CO. estate agents
working harder to make your move easier

ACCOMMODATION IN BRIEF...

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.

SITTING ROOM:
DUAL ASPECT TO FRONT / SIDE. GLASS FRONTED STOVE. PRE-FINISHED FLOOR.

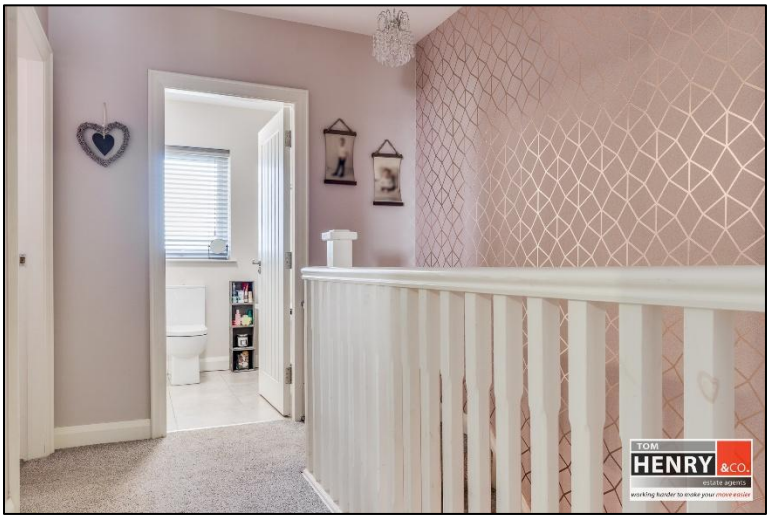
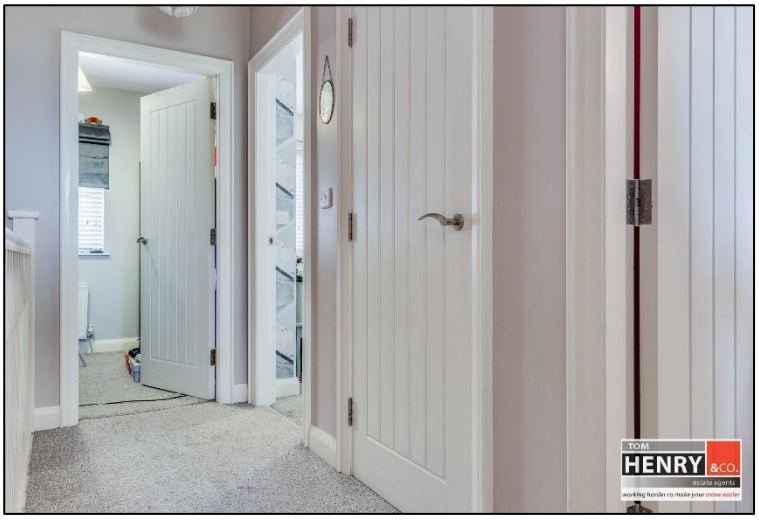
KITCHEN / DINING AREA:
PART GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH UNDER OVEN WITH S.S. SPLASH BACK & X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED FLOOR. GLAZED FRENCH DOORS TO REAR GARDEN.

UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN. U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANEL.

POWDER ROOM:
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS & LANDING. HOTPRESS: SHELVED WITH IMMERSION HEATER.

BEDROOM 1:
TO FRONT. CARPET. WALK-IN WARDROBE (PLUMBING IN PLACE FOR ENSUITE).

BEDROOM 2:
TO REAR. CARPET TO FLOOR.

BEDROOM 3:
TO FRONT. CARPET TO FLOOR.

BATHROOM:
PEDESTAL BATH WITH MIXER TAP FITTING & TILED SPLASH BACK. POD TYPE THERMOSTATIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT WITH TILED SPLASH BACK. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.

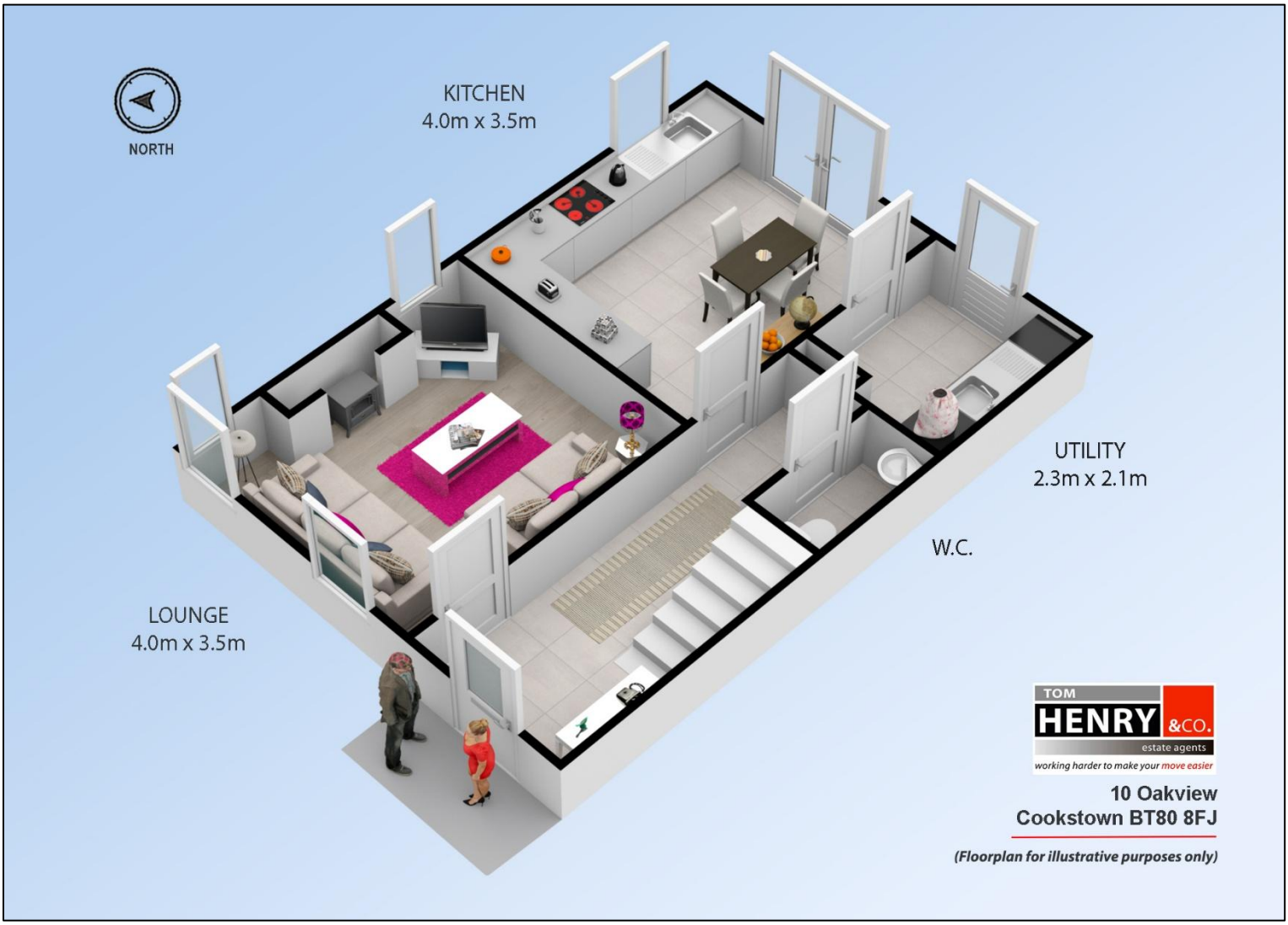
OUTSIDE:

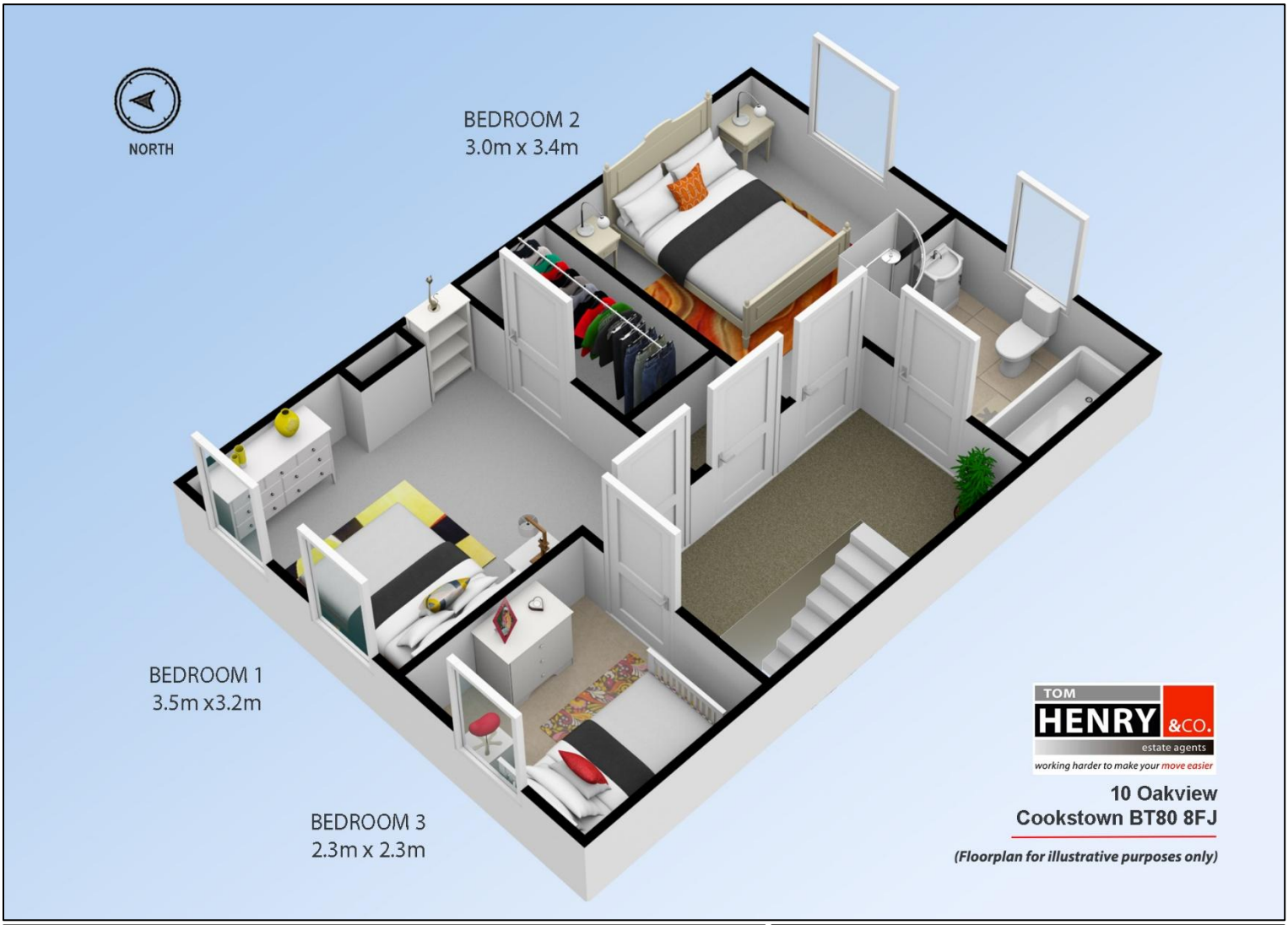
TARMAC DRIVE & PARKING TO FRONT. PAVED PATH TO FRONT DOOR.

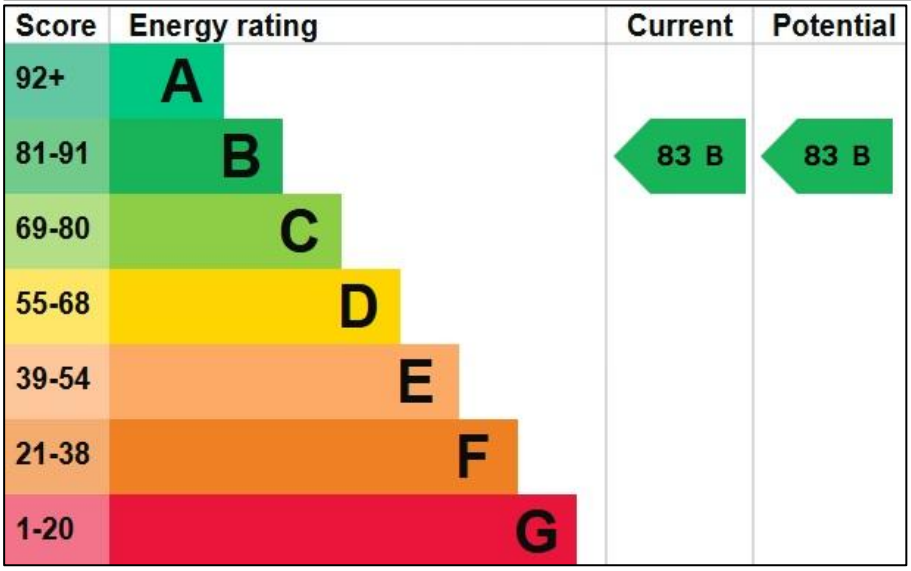
DOUBLE GATES TO PARKING TO SIDE / REAR. OUTSIDE WATER TAP.

CONCRETE AREA TO REAR. GARDEN TO REAR LAID TO LAWN WITH PAVED PATIO AREA. ENCLOSED AREA FOR OIL TANK & BINS.

FLOORPLANS FOR I.D. PURPOSES ONLY.







Thinking of selling or renting your home?

TOM HENRY &CO. estate agents est. 1979

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

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. Dimensions may taken to the nearest 0.5m. 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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.