

**7 KILLYMEAL ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6DP**



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

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**“AN EXCEPTIONAL TOWN RESIDENCE WITH ADJOINING COMMERCIAL PREMISES”**



**“THE EPITOMY OF CLASS & GOOD TASTE WITH SUPERB COMMERCIAL POTENTIAL IN A LOCATION TO MATCH”**

**GUIDE PRICE: £474,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# 7 KILLYMEAL ROAD, DUNGANNON, CO. TYRONE, BT71 6DP

THIS BESPOKE DETACHED RESIDENCE HAS BEEN DESIGNED AND COMMISSIONED FOR THOSE DEMANDING THE BEST IN HOME OWNERSHIP & BUILT TO THE EXACTING STANDARDS NOW SYNONYMOUS WITH J.P.S. CONSTRUCTION.

IDEALLY LOCATED AT THE JUNCTION OF THE HIGHLY PRESTIGIOUS & MOST CONVENIENT KILLYMEAL ROAD AND ORPHEUS DRIVE ON A PRIME LANDMARK SITE PREVIOUSLY ACCOMMODATING THE PRIVATE RESIDENCE & POPULAR CONVENIENCE SHOP OF THE "DEVLIN FAMILY" (MANY OF US HAVE FOND MEMORIES OF A TRIP TO SAME) THIS PROPERTY IS THE DEFINITION OF "LOCATION, LOCATION, LOCATION."

THE VENDORS HAVE BUILT WHAT MAY ONLY BE DESCRIBED AS AN EXQUISITE FAMILY HOME **WITH AN ADJOINING & SEPARATELY ACCESSED COMMERCIAL PREMISES.**

OPULENT IN PRESENTATION - IMAGINATIVE AND PRACTICAL IN DESIGN - WITH QUALITY MATERIALS, WORKMANSHIP AND ATTENTION TO DETAIL THE ORDER OF THE DAY, THIS IS A SUPERB, MODERN, VERSATILE AND SPACIOUS PROPERTY THAT HAS THE POTENTIAL NOT ONLY TO **RUN A BUSINESS FROM HOME** BUT MAY ALSO APPEAL TO THOSE INTERESTED IN PROVIDING A BOUTIQUE B & B SERVICE (S.T.P.P.) OR SIMPLY THOSE SEEKING THE BEST IN TOWN LIVING...

**"POTENTIAL ONLY LIMITED BY THE IMAGINATION OF THE FORTUNATE PURCHASER"**



## PROPERTY FEATURES...

- A SUPERB RECENTLY CONSTRUCTED DETACHED RESIDENCE.
- ADJOINING COMMERCIAL PREMISES WITH SEPARATE ACCESS (PLANS ATTACHED).
- PRIME CORNER SITE ON THE EVER DESIRABLE KILLYMEAL ROAD.
- SIGNIFICANT POTENTIAL PASSING TRADE; BOTH PEDESTRIAN & VEHICULAR.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, FANTASTIC EATERIES, ETC.
- 4 GENEROUS BEDROOMS – ALL ENSUITE.
- MASTER SUITE WITH DRESSING ROOM.
- QUALITY FITTED KITCHEN WITH MARBLE WORK TOPS AND APPLIANCES INCLUDED.
- LUXURY WHITE SANITARYWARE THROUGHOUT.
- GAS FIRED CENTRAL HEATING WITH UNDERFLOOR HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- DEEP SKIRTINGS AND ARCHITRAVES WITH HOCKEY STICKS.
- CHROME ELECTRICAL SWITCHES AND POWER POINT COVERS.
- HIGH SPECIFICATION FLOOR & WINDOW COVERINGS THROUGHOUT (INCLUDED).
- PRIVATE PARKING TO FRONT & SIDE.
- FRONT & REAR ENTRANCES WITH PILLARS AND GATES.
- RANCH STYLE FENCING TO FRONT AND SIDE ELEVATIONS.
- ONLY A FEW STEPS FROM ADDITIONAL PUBLIC CAR PARKING AT DUNGANNON LEISURE CENTRE.
- WOULD BE IDEAL FOR THOSE WISHING TO OFFER HEALTH & BEAUTY SERVICES, CONSULTING ROOMS, SPA, PRIVATE DENTISTRY, TUTORING, ART / MUSIC LESSONS.
- FOR THOSE SEEKING THE BEST IN TOWN LIVING WITH THE BONUS OF UNRIVALLED COMMERCIAL POTENTIAL, THIS FANTASTIC PROPERTY IS A MUST VIEW!



**ACCOMMODATION IN BRIEF...**

**VESTIBULE:**  
COMPOSITE EXTERNAL DOOR WITH GLAZED PANELS, SIDE PANELS & FANLIGHT. COVING TO CEILING. FEATURE PANNELLING EFFECT TO WALLS. TILED FLOOR WITH FEATURE TILED INSET. PART OPEN TO RECEPTION HALL.



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**GRAND RECEPTION HALL:**  
DOUBLE HEIGHT CEILING. SWEEPING STAIRCASE (CONCRETE) TO MINSTELS GALLERY. COVING TO CEILING. FEATURE PANNELLING EFFECT TO WALLS. TILED FLOOR. ACCESS TO / FROM CONSULTING ROOMS / COMMERCIAL PREMISES.



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**POWDER ROOM:**  
 WHITE SUITE. TOILET. VANITORY UNIT WITH WASH HAND BASIN. COVING TO CEILING. PART TILED WALLS. TILED FLOOR. X-FAN.

**CUPBOARD:**  
 HOUSING "DRAINVAC" SYSTEM.



**SITTING ROOM:**  
 DUAL ASPECT. BAY WINDOW. PLEASANT VIEW TOWARDS ST.PATRICKS SPIRE. GLASS FRONTED SOLID FUEL STOVE IN TILED INGLENOOK WITH SLATE HEARTH. COVING TO CEILING. CENTRE LIGHT POINT AND DOWN LIGHTING. CARPET TO FLOOR.







STUDY / DEN / DINING ROOM:  
COVING TO CEILING. CARPET TO FLOOR.



OPEN PLAN KITCHEN / FAMILY DINING / LIVING AREA:

QUALITY FITTED KITCHEN WITH HIGH AND LOW LEVEL UNITS. SOLID MARBLE WORKTOPS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED FRIDGE (FULL LENGTH). INTEGRATED FREEZER (FULL LENGTH). INTEGRATED DISHWASHER. FEATURE INGLENOOK WITH OVER MANTLE HOUSING "NEXUS" RANGE COOKER WITH GLASS SPLASH BACK AND X-FAN OVER. ILLUMINATED GLASS DISPLAY UNITS. ISLAND UNIT. FEATURE LIGHTING TO KICKBOARDS. TILED FLOOR. ALCOVE TO / FROM ENTRANCE HALL WITH SPACE FOR STORAGE, PERFECT FOR MICROWAVE, WATER DISPENSER, ETC. FAMILY DINING AREA WITH FEATURE GLAZED PANELS AND FRENCH DOORS TO REAR PATIO AREA. OPEN TO FAMILY AREA WITH BAY WINDOW AND ELECTRIC RECESSED FEATURE "FIRE". TILED FLOOR.









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**UTILITY ROOM:**

FITTED UNITS TO COMPLIMENT KITCHEN. S.S. SINK AND DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR T.D. USEFUL FULL LENGTH CUPBOARD FOR BROOMS / IRONING BOARD, ETC. TILED FLOOR. COMPOSITE EXTERNAL DOOR WITH GLASS PANELS TO REAR PATIO AREA.



**FIRST FLOOR:**

**STAIRS & LANDING:**

CONCRETE "SOUNDLESS" STAIRS WITH CARPET. LANDING WITH MINSTRELS GALLERY OVERLOOKING FEATURE WINDOW. PANNELLING EFFECT TO WALLS.

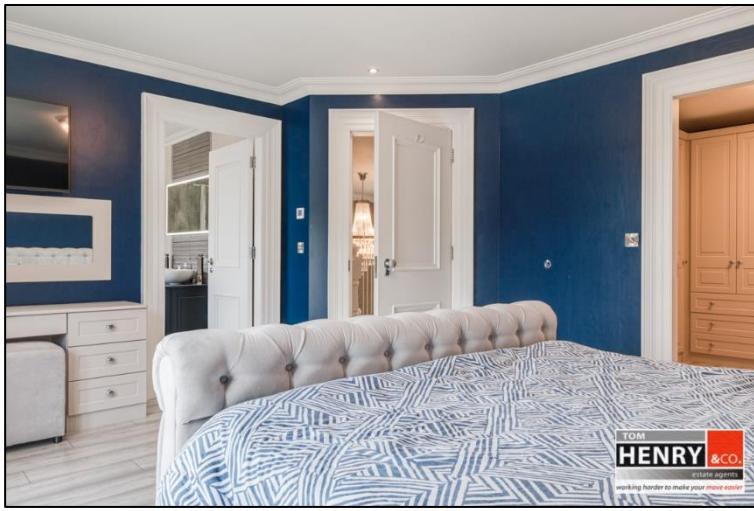


**MASTER BEDROOM SUITE:**

TO REAR. COVING TO CEILING. CENTRE LIGHT AND DOWN LIGHTING TO CEILING. FRENCH WINDOWS / DOORS WITH ACCESS TO POTENTIAL ROOF TERRACE.







**DRESSING ROOM:**

SURROUND FITTED FURNITURE WITH DRAWERS, SHELVED AND HANGING SPACE AND SOME MIRRORED DOORS. CENTRE LIGHT POINT.

**ENSUITE:**

LUXURY WHITE 4 PIECE SUITE. FREESTANDING BATH. TOILET. SHOWER WITH RAINWATER AND HANDHELD SHOWER FITTINGS. VANITY UNIT WITH "HIS AND HERS" SINKS WITH ILLUMINATED MIRROR OVER. HEATED TOWEL RAIL. COVING TO CEILING. CENTRE LIGHT AND DOWN LIGHTING TO CEILING.







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**BEDROOM 2:**

TO FRONT. COVING TO CEILING. CENTRE LIGHT AND DOWN LIGHTING TO CEILING. PRE-FINISHED FLOOR. FITTED FURNITURE.



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**ENSUITE:**

WHITE SUITE. TOILET. WASH HAND BASIN IN VANITORY UNIT WITH ILLUMINATED MIRROR OVER. SHOWER WITH RAINWATER AND HANDHELD SHOWER FITTINGS. HEATED TOWEL RAIL. COVING AND DOWN LIGHTING TO CEILING. TILED WALLS AND FLOOR.



**BEDROOM 3:**

TO SIDE. FITTED FURNITURE WITH SHELVED AND HANGING SPACE, DRAWERS AND HAT BOXES. COVING TO CEILING. CENTRE LIGHT AND DOWN LIGHTING TO CEILING. PRE-FINISHED FLOOR.







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**ENSUITE:**

WHITE SUITE. TOILET. WASH HAND BASIN IN VANITORY UNIT WITH ILLUMINATED MIRROR OVER. SHOWER WITH RAINWATER AND HANDHELD SHOWER FITTINGS. HEATED TOWEL RAIL. COVING AND DOWN LIGHTING TO CEILING. TILED WALLS AND FLOOR.



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**BEDROOM 4:**

TO FRONT. COVING TO CEILING. CENTRE LIGHT AND DOWN LIGHTING TO CEILING. PRE-FINISHED FLOOR.



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**ENSUITE:**

WHITE SUITE. TOILET. WASH HAND BASIN IN VANITORY UNIT WITH ILLUMINATED MIRROR OVER. SHOWER WITH RAINWATER AND HANDHELD SHOWER FITTINGS. HEATED TOWEL RAIL. COVING TO CEILING. TILED WALLS AND FLOOR.



**HOTPRESS:**

SHELVED. CARPET TO FLOOR.

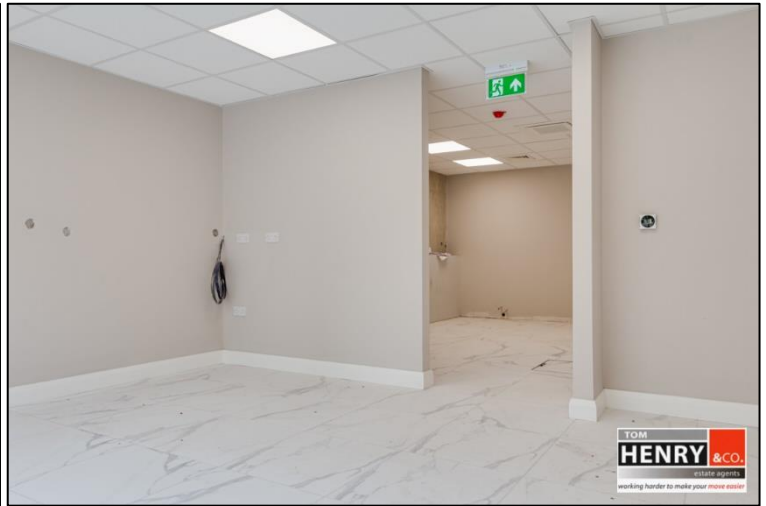
**COMMERCIAL PREMISES / OFFICE:**

WITH CURRENT PLANNING PERMISSION FOR A BEAUTY SALON. MAY ALSO BE IDEAL AS A SPA, MEDICAL CONSULTING ROOMS, PRIVATE DENTISTRY, TUTORING, ETC. S.T.S.C.

GLAZED FRONT AND GLAZED DOOR - USEFUL SEPARATE ACCESS FROM MAIN RESIDENCE.

AIR CONDITIONING. TILED FLOOR. RECEPTION AREA, OFFICES / CONSULTING ROOMS & KITCHEN (SEE FLOOR PLAN ATTACHED FOR LAYOUT – I.D. PURPOSES ONLY).







**OUTSIDE:**

FORECOURT PARKING TO FRONT ACCESSED VIA PILLARED DOUBLE GATES.

PARKING TO REAR ACCESSED VIA DOUBLE GATES.

ASPHALT TARMAC PARKING TO FRONT / SIDE.

TO REAR:

ENCLOSED AND PRIVATE PAVED PATIO AREA WITH ACCESS AVAILABLE FROM FAMILY ROOM VIA FRENCH DOORS, UTILITY ROOM AND COMMERCIAL PREMISES. OUTSIDE WATER TAP.

**FLOORPLANS FOR I.D. PURPOSES ONLY.**

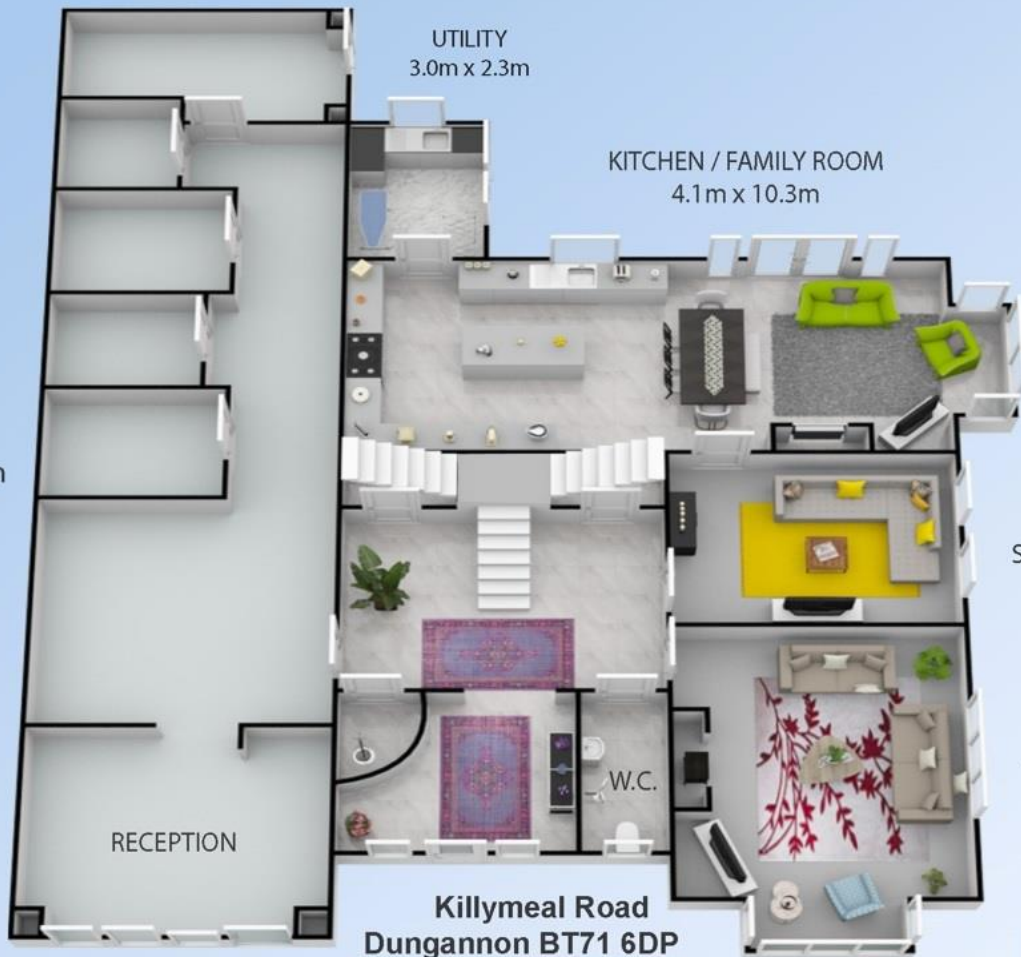








RECEPTION & CONSULTING ROOMS  
Approx 83.2sq.m  
(896sq.ft)



SITTING ROOM  
3.5m x 4.6m

LOUNGE  
4.8m x 4.6m

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BEDROOM 1  
4.1m x 4.8m

WALK IN WARDROBE

EN SUITE

BEDROOM 2  
5.9m x 4.9m



BEDROOM 4  
4.2m x 4.8m

HOTPRESS

EN SUITE

BEDROOM 3  
5.0m x 5.0m

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## APPROVAL OF PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

Application No: **LA09/2019/0584/F**

Date of Application: **26th April 2019**

Site of Proposed Development: **7 Killymeal Road  
Dungannon**

Description of Proposal: **Proposed demolition of existing dwelling, shop unit and store, with new replacement dwelling and hair/nail salon**

Applicant:  
Address:

Agent:  
Address:

Drawing Ref: 01 Rev1, 03 Rev1

Mid Ulster District Council in pursuance of its powers under the above-mentioned Act hereby

### GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed in accordance with the



approved drawing No. 01 Rev 1 date stamped 25 SEP 2019 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

Informatives

1. This approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.
2. Signs may require separate approval under the Planning (Control of Advertisements) Regulations (NI) 2015. Their size, construction, content and siting should be approved by Mid Ulster District Council BEFORE any such signs are erected.

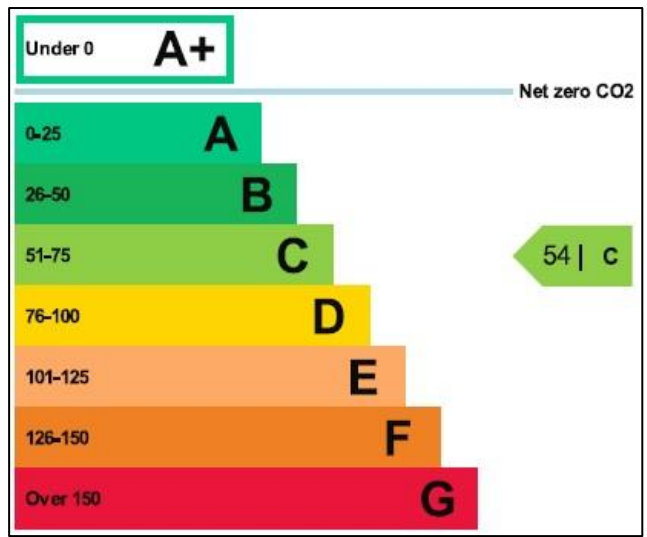
Dated: 2nd October 2019

Planning Manager





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**N.B.**

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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.**

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