

**31 AGHALOO CLOSE
AUGHNACLOY
DUNGANNON
CO. TYRONE
BT69 6BG**



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

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SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES AS A CONVENIENT & AFFORDABLE HOME

LOCATED WITHIN WALKING DISTANCE OF AUGHNACLOY TOWN & BENEFITTING FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD, THIS DETACHED-LINK PROPERTY BOASTS WELL-PRESENTED ACCOMMODATION WITH AN INTEGRAL GARAGE & A GENEROUS, PRIVATE REAR GARDEN.

WITH A WIDE RECEPTION HALL, CONVENIENT CLOAK W.C, A SPACIOUS & VERSATILE OPEN PLAN LIVING / DINING / KITCHEN AREA (FANTASTIC FOR ENTERTAINING / MODERN LIVING) AND A USEFUL SEPARATE UTILITY ROOM WITH ACCESS TO AN INTEGRAL GARAGE TO THE GROUND FLOOR AND 3 BEDROOMS (MASTER ENSUITE) AND A FAMILY BATHROOM WITH 4 PIECE SUITE TO THE FIRST FLOOR, THIS PROPERTY BOASTS ACCOMMODATION THAT IS SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.

“PROPERTY WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST; THUS EARLY VIEWING OF NUMBER 31 IS RECOMMENDED TO AVOID DISAPPOINTMENT”



GUIDE PRICE: £144,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

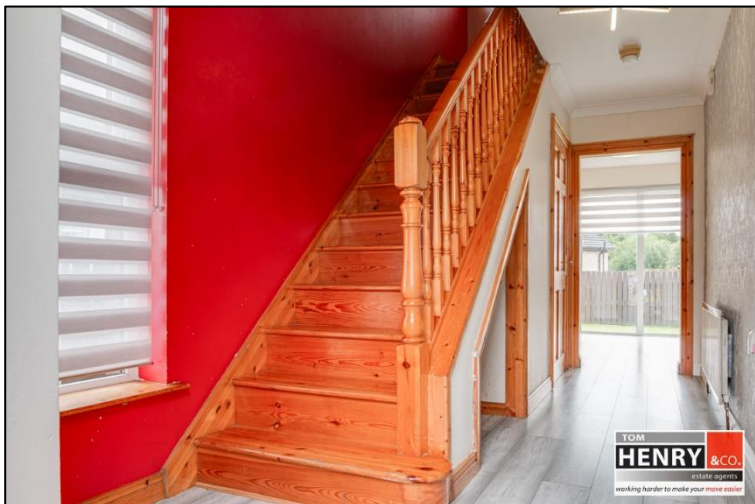
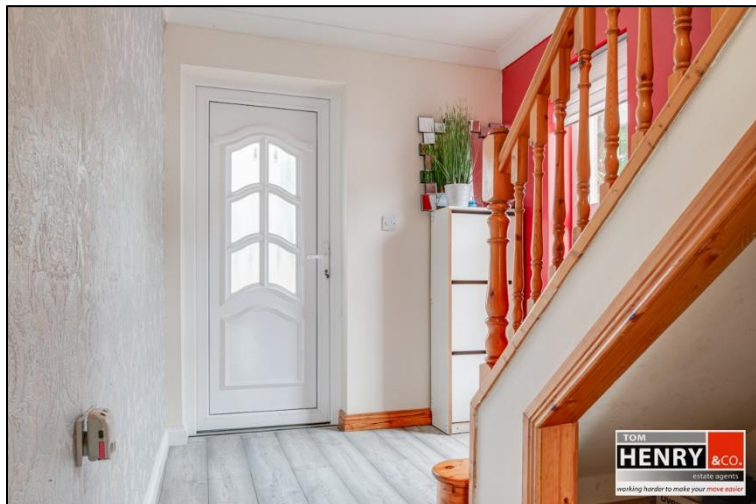
- A WELL-PRESENTED DETACHED-LINK PROPERTY.
- 3 BEDROOMS, MASTER ENSUITE.
- SITUATED ON A GOOD SITE IN THIS POPULAR RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF ALL BUSTLING AUGHNACLOY TOWN AMENITIES.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- INTEGRAL GARAGE.
- OFF STREET PARKING.
- GENEROUS & PRIVATE REAR GARDEN.
- SPACIOUS OPEN PLAN KITCHEN / DINING / LIVING AREA.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED PANELS. PRE-FINISHED FLOOR. COVING TO CEILING. UNDER STAIR STORAGE.



POWDER ROOM:

TOILET. WASH HAND BASIN. PRE-FINISHED FLOOR. X-FAN.



KITCHEN / DINING / LIVING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. INTEGRATED HOB & OVEN WITH X-FAN OVER. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED DISHWASHER. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. PRE-FINISHED FLOOR. PATIO DOOR FROM DINING AREA TO REAR GARDEN. OPEN TO SITTING / LIVING AREA. FEATURE FIREPLACE WITH STONE BREAST & ELECTRIC INSET. BAY WINDOW WITH RECESSED LIGHTING ABOVE.





UTILITY ROOM:

FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR TUMBLE DRYER. PLUMBED FOR A.W.M. PRE-FINISHED FLOOR. ACCESS TO INTEGRAL GARAGE. TIMBER EXTERNAL DOOR WITH GLASS PANEL.



FIRST FLOOR:

STAIRS & LANDING:

TIMBER STAIRCASE. PRE-FINISHED FLOOR TO LANDING.

HOTRPESS:

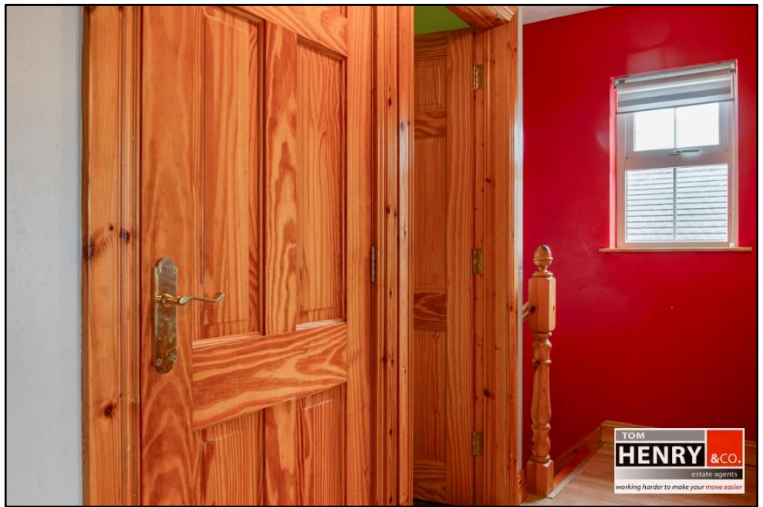
SHELVED WITH IMM. HEATER.

BEDROOM 1:

TO FRONT. FITTED MIRRORED SLIDE ROBES. PRE-FINISHED FLOOR.

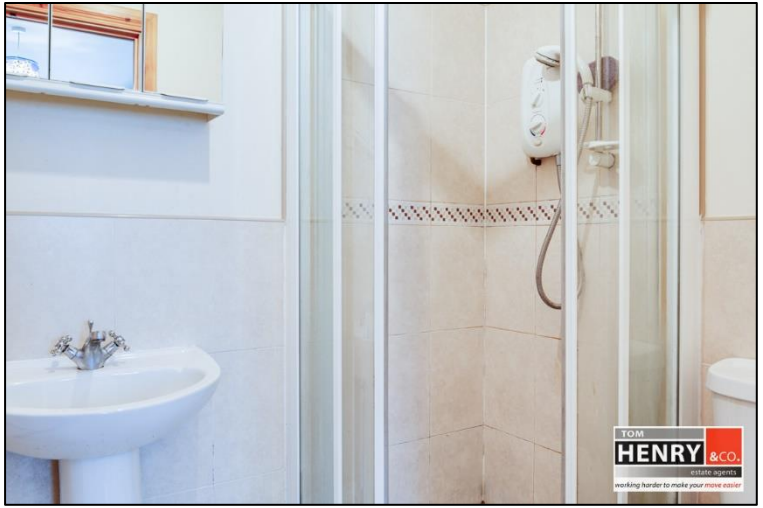
ENSUITE:

WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. FULLY TILED ELECTRIC SHOWER. SOME WALL TILING. TILED FLOOR. X-FAN.





BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.

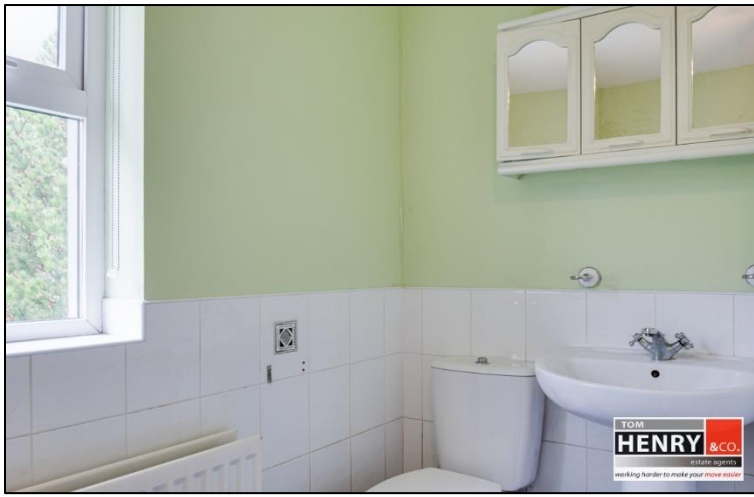


BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. CORNER BATH WITH MIXER TAP SHOWER HEAD FITTING. FULLY TILED SHOWER. SOME WALL TILING. TILED FLOOR.





OUTSIDE:

GRAVELLED & CONCRETE PARKING AREA TO FRONT TO GARAGE. GARDEN TO FRONT LAID TO LAWN.

GARAGE:
INTEGRAL. ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINT.

GENEROUS & PRIVATE REAR GARDEN LAID TO LAWN. OUTSIDE WATER TAP.





Thinking of selling or renting your home?

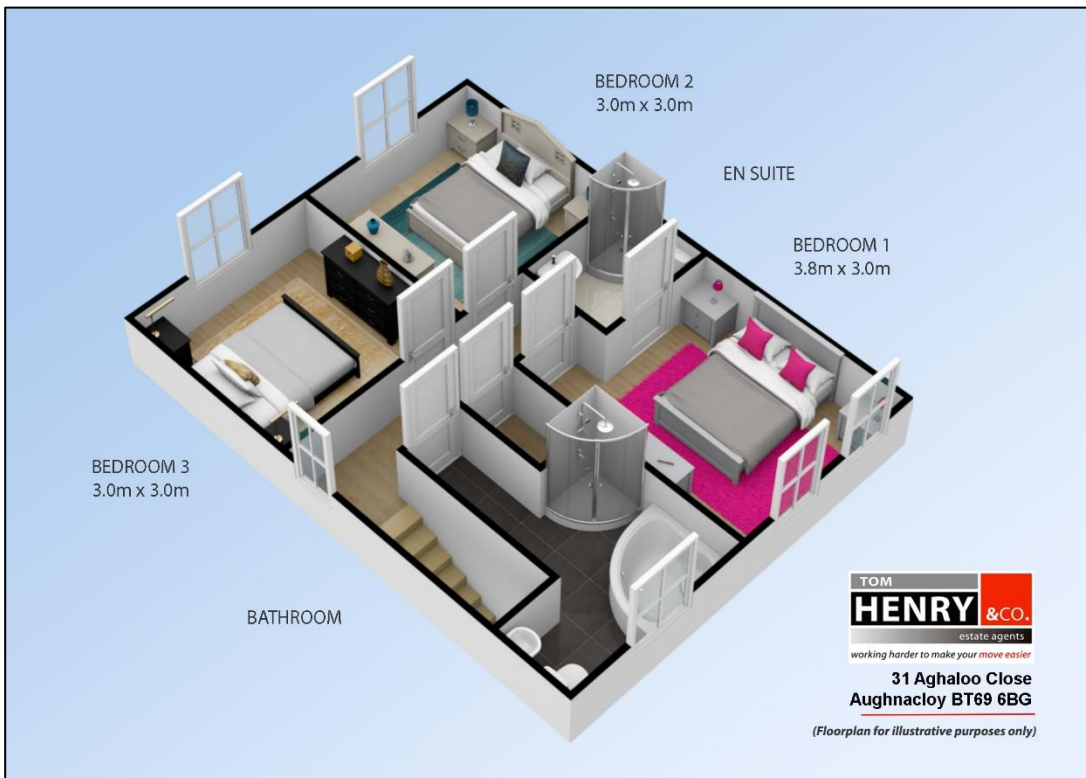
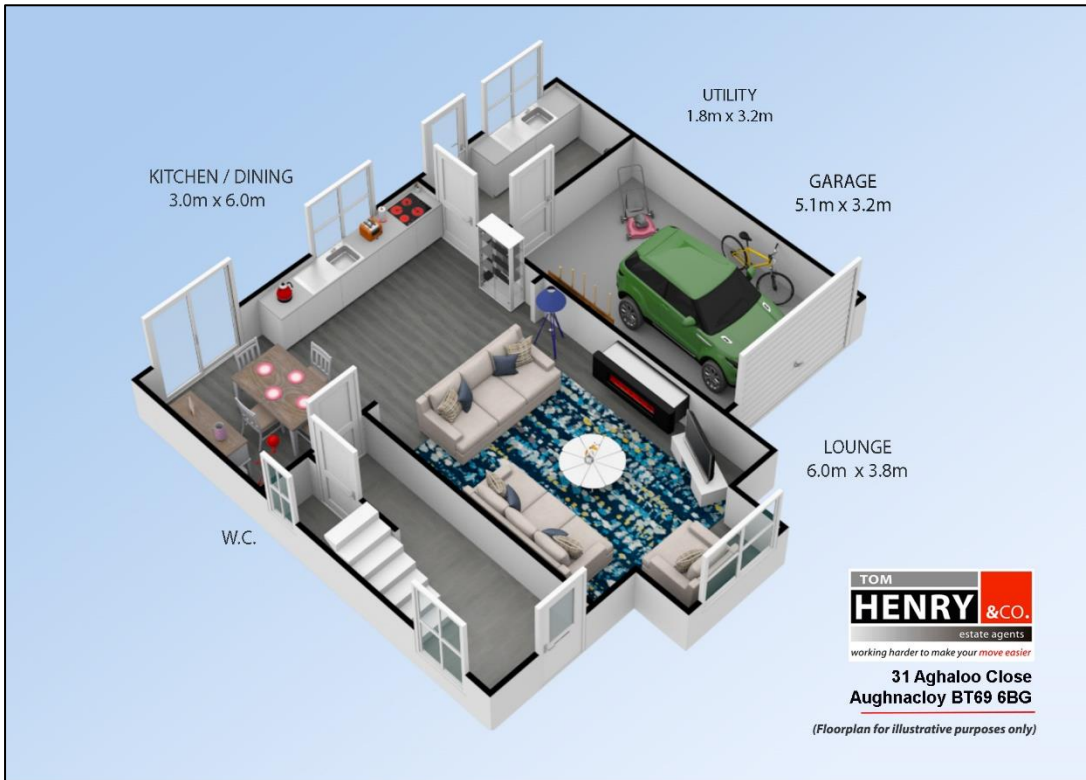


Want to know what your property is worth?

- > **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.

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FLOORPLANS FOR I.D. PURPOSES ONLY.

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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.