

**67 CASTLEVIEW HEIGHTS  
MULLAGHMORE ROAD  
DUNGANNON  
CO. TYRONE  
BT70 1TT**



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

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

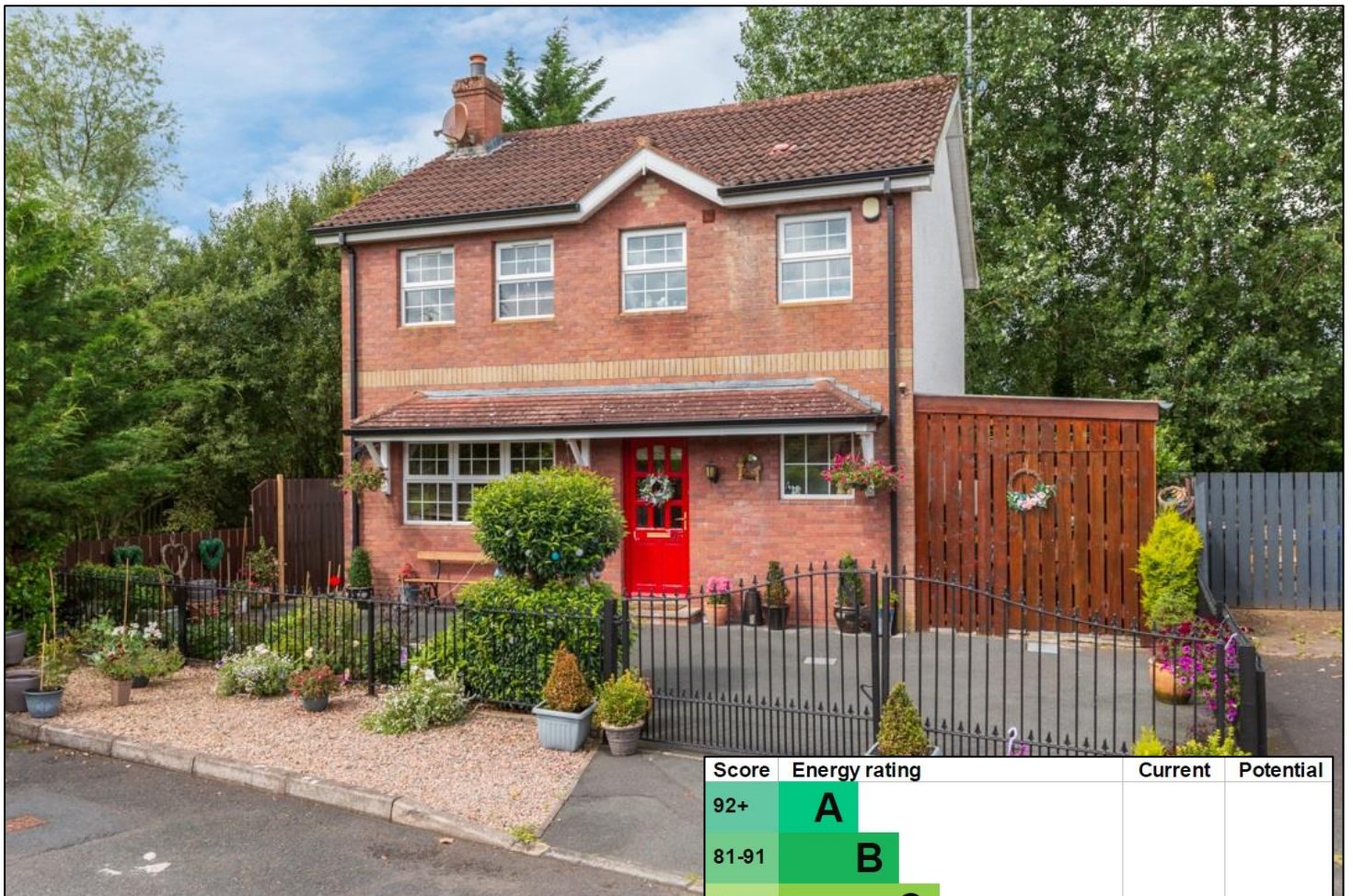
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**A CHARMING DETACHED HOME ON A PRIME END OF CUL-DE-SAC SITE**

THIS 3 BEDROOM DETACHED PROPERTY IS IDEALLY LOCATED WITHIN THIS QUIET & EVER POPULAR TOWN RESIDENTIAL CUL-DE-SAC, JUST OFF THE HIGHLY-SOUGHT AFTER MAIN DUNGANNON TO DONAGHMORE ROAD.

CONVENIENT ON FOOT OR BY CAR TO ALL DUNGANNON TOWN AMENITIES INCLUDING LOCAL SHOPS, EATERIES, THE GOLF CLUB, SCHOOLS, ETC. THIS CHARMING & AFFORDABLE PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & DOWN-SIZERS ALIKE.

**“OFFERING SPACIOUS & VERSATILE ACCOMMODATION IN THE “RIGHT LOCATION” WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT”**



**OFFERS OVER: £159,950**

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		66 D
39-54	E	51 E	
21-38	F		
1-20	G		

## PROPERTY FEATURES...

- A CHARMING DETACHED PROPERTY.
- 3 BEDROOMS.
- HIGHLY SOUGHT AFTER & MOST CONVENIENT LOCATION.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, GOLF CLUB, ETC.
- SPACIOUS SITTING ROOM WITH OPEN FIREPLACE.
- DINING AREA / 2<sup>ND</sup> RECEPTION AREA.
- GROUND FLOOR SHOWER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- SITUATED ON A PRIME END OF CUL-DE-SAC SITE.
- LOW MAINTENANCE GARDENS.
- GATED & ENCLOSED OFF STREET PARKING.
- CLADDING TO FASCIA & SOFFITS.
- 6 PANEL INTERNAL DOORS.
- MAJORITY P.V.C DOUBLE GLAZED WINDOWS.
- BLINDS INCLUDED IN SALE.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

COVERED PORCH. WOODEN EXTERNAL DOOR WITH GLAZED PANELS. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



**SITTING ROOM:**

OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND. WOODEN FLOOR. PART OPEN TO DINING AREA.



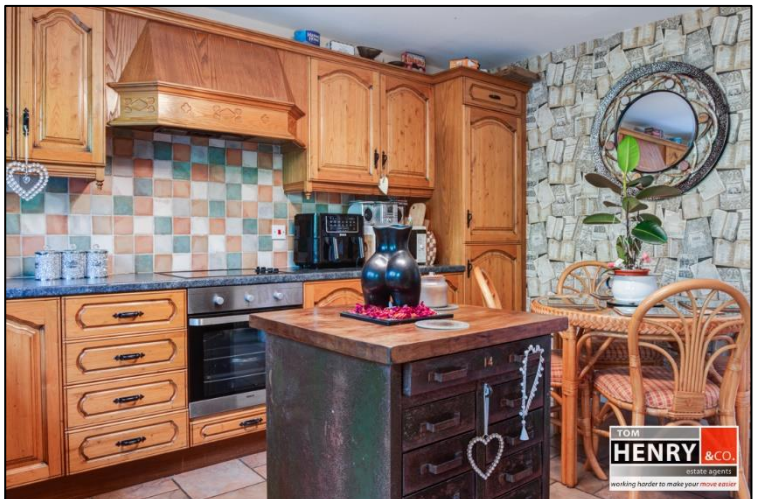
**DINING AREA:**

PART OPEN FROM SITTING ROOM. WOODEN FLOOR. SLIDING PATIO DOORS TO REAR GARDEN.



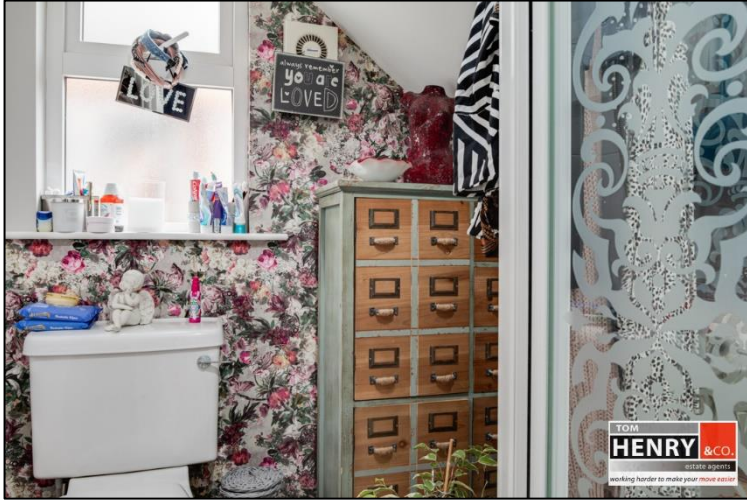
**KITCHEN:**

FITTED HIGH & LOW LEVEL UNITS. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. INTEGRATED FRIDGE FREEZER. PLUMBED FOR A.W.M. TILED FLOOR. WOODEN EXTERNAL DOOR TO REAR GARDEN.



**SHOWER ROOM:**

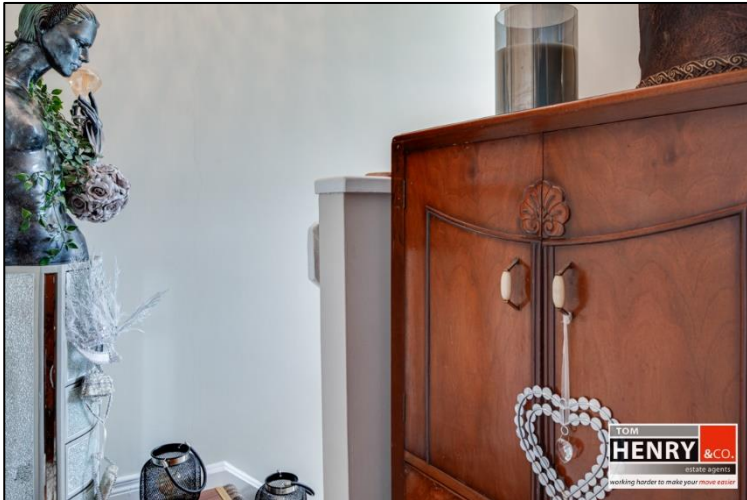
TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. FULLY TILED ELECTRIC SHOWER. TILED FLOOR. X-FAN. UNDER STAIR STORAGE.



**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING. HOTPRESS:



**BEDROOM 1:**

TO FRONT. CARPET TO FLOOR.



**BEDROOM 2:**

TO REAR. PRE-FINISHED FLOOR.

**BEDROOM 3:**

TO REAR. LAMINATED FLOOR.



**BATHROOM:**  
WHITE SUITE. BATH. TOILET. WASH HAND BASIN. FULLY TILED SHOWER.  
TILED WALLS. TILED FLOOR. X-FAN.

**OUTSIDE:**

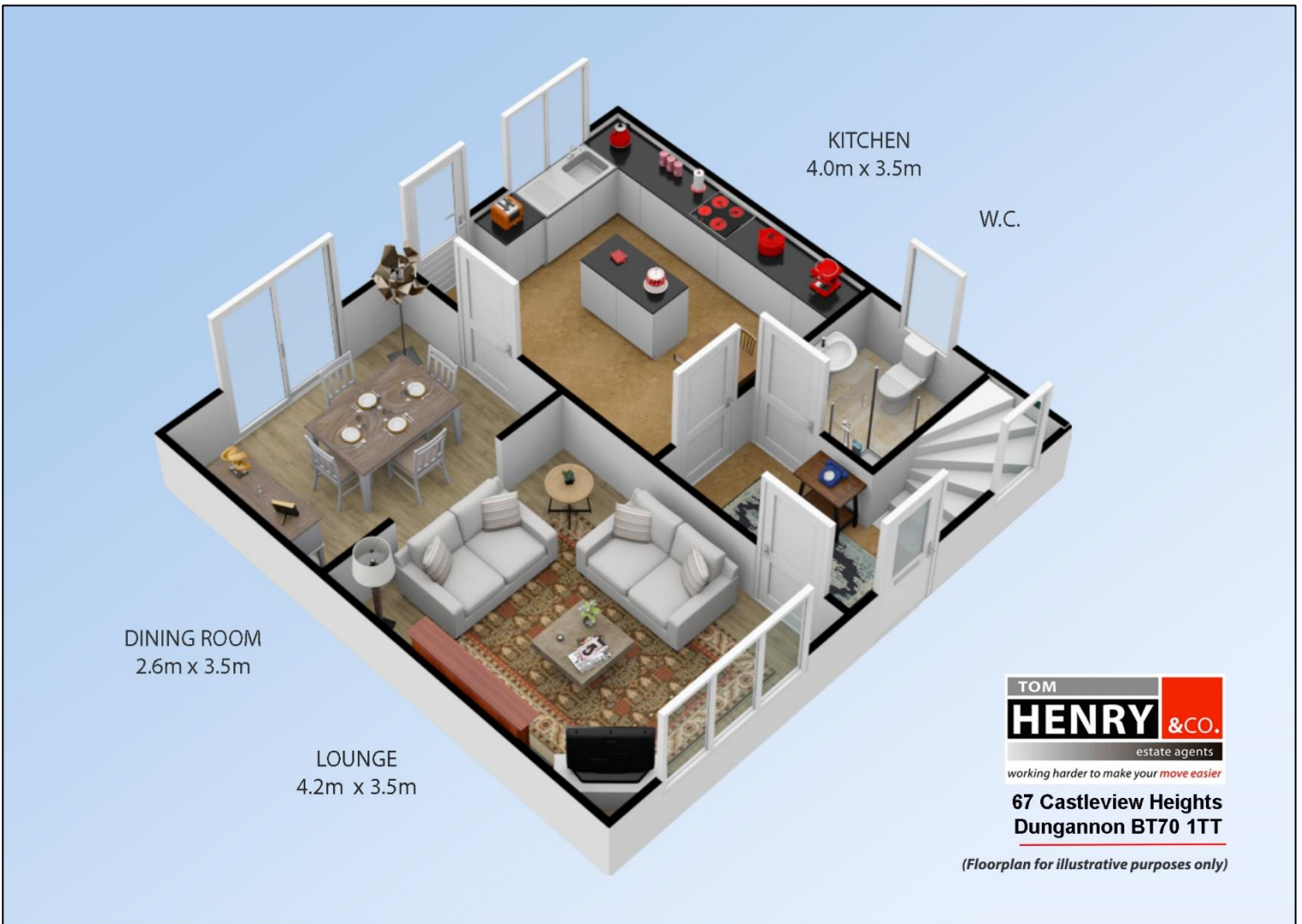
DOUBLE GATED ENTRANCE TO TARMAC PARKING TO FRONT.

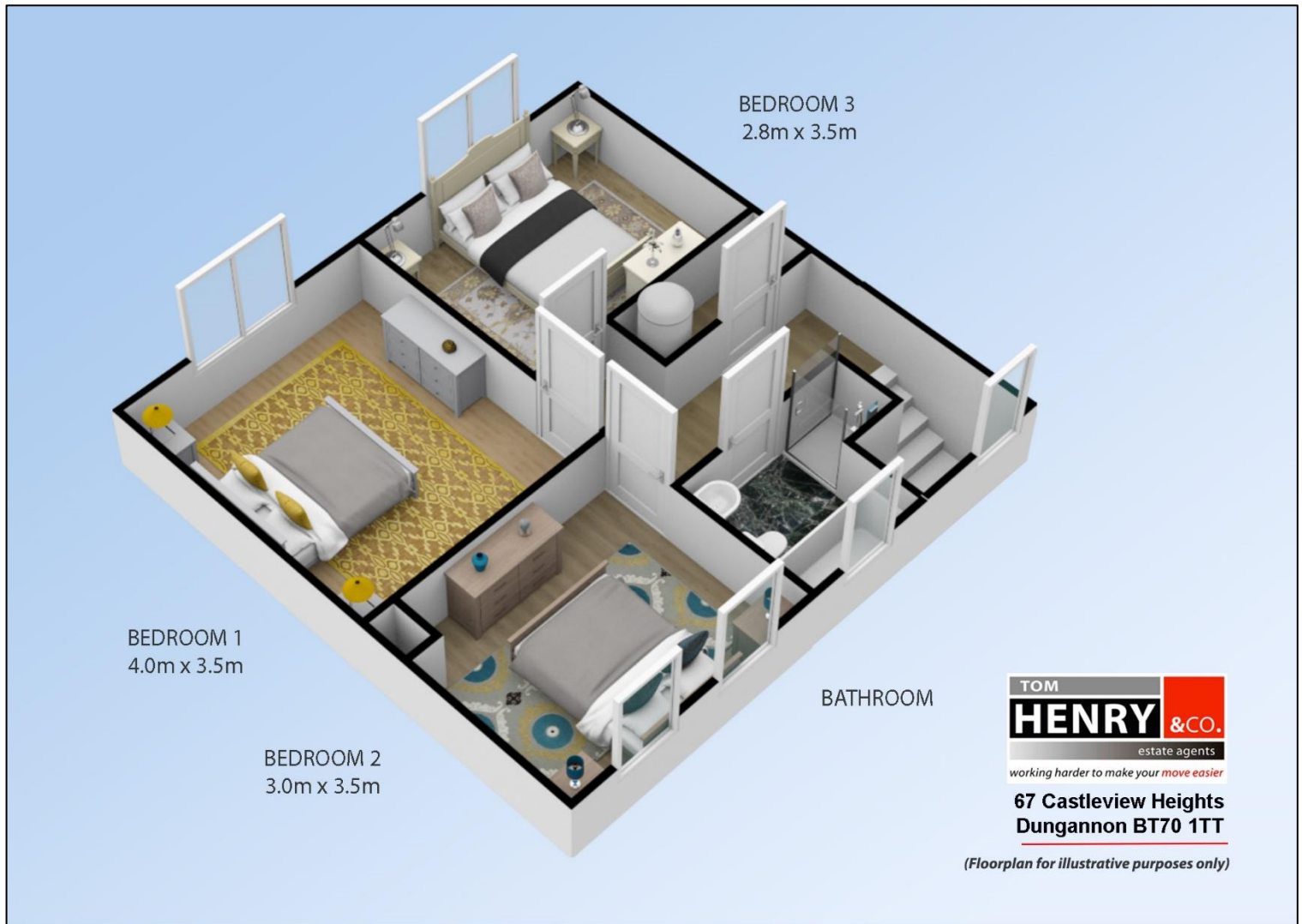
PAVED AREA / COVERED SEATING AREA TO SIDE.

PAVED AREA TO REAR WITH GRAVELLED BEDS. SUMMER HOUSE. OUTSIDE WATER TAP.

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







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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
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- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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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.**