

**16 HAWTHORNE LANE  
BUSH ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6XW**



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

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## **A HANDSOME HOME AT HAWTHORNE LANE...**

TOM HENRY & CO ARE PLEASED TO BRING TO THE MARKET THIS ABSOLUTELY IMMACULATE 3 (POTENTIALLY 4) BEDROOM, 2 RECEPTION ROOM DETACHED PROPERTY, LOCATED IN THIS COMPACT & EXCLUSIVE DEVELOPMENT OF ONLY 14 HOMES, IDEALLY SITUATED OFF THE MOST CONVENIENT & HIGHLY SOUGHT-AFTER BUSH ROAD.

THE PROPERTY HAS BEEN METICULOUSLY MAINTAINED BY THE CURRENT OWNERS FROM NEW AND PRESENTS A FANTASTIC OPPORTUNITY TO ACQUIRE A **"BETTER THAN NEW"**, SPACIOUS, YET LOW MAINTENANCE FAMILY HOME.

BOASTING WELL-APPOINTED ACCOMMODATION INCLUDING A DUAL ASPECT SITTING ROOM, A HANDY GROUND FLOOR POWDER ROOM, AN OPEN PLAN KITCHEN / DINING / SUNROOM AREA (A GREAT SPACE FOR FAMILY LIVING OR ENTERTAINING), THE MUST HAVE FOR THE MODERN FAMILY, A SEPARATE UTILITY ROOM AND 3 GENEROUS BEDROOMS (MASTER ENSUITE WITH DRESSING AREA) PLUS A LUXURY FAMILY BATHROOM THIS BEAUTIFUL PROPERTY REALLY MUST BE VIEWED TO BE FULLY APPRECIATED...

**"IMMACULATELY PRESENTED, VERSATILE ACCOMMODATION IN THE RIGHT LOCATION!"**



**GUIDE PRICE: £239,950**

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- AN ABSOLUTELY IMMACULATE DETACHED PROPERTY.
- CONSTRUCTED CIRCA. SPRING 2018.
- PRESENTED FOR SALE IN “BETTER THAN NEW” CONDITION THROUGHOUT.
- QUIET CUL-DE-SAC SITUATION.
- WITHIN WALKING DISTANCE OF GREAT SCHOOLS & DUNGANNON TOWN CENTRE.
- 3 BEDROOMS WITH POTENTIAL TO INSTATE MASTER SUITE AS 2 IF 4 BEDROOMS REQUIRED.
- MASTER SUITE WITH DRESSING AREA & ENSUITE.
- DUAL ASPECT SITTING ROOM WITH GAS STOVE.
- OPEN PLAN KITCHEN / DINING / LIVING AREA – PERFECT FOR FAMILY LIVING OR FOR THOSE WHO ENJOY ENTERTAINING!
- SEPARATE UTILITY ROOM WITH HIGH & LOW LEVEL STORAGE.
- GROUND FLOOR CLOAK W.C.
- ALARM SYSTEM.
- GAS FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- WHITE SKIRTINGS & ARCHITRAVES.
- OAK SHAKER STYLE INTERNAL DOORS.
- PRIVATE, LOW MAINTENANCE REAR GARDEN WITH DECKED AREA & ARTIFICIAL LAWN – MORE TIME FOR BBQS!
- A FANTASTIC DETACHED PROPERTY IN A LOCATION TO MATCH.





**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

COMPOSITE EXTERNAL DOOR WITH GLAZED TOP PANEL. COVING TO CEILING. SEMI-MINSTRELS' GALLERY TO FIRST FLOOR. TILED FLOOR. UNDER STAIR STORAGE.





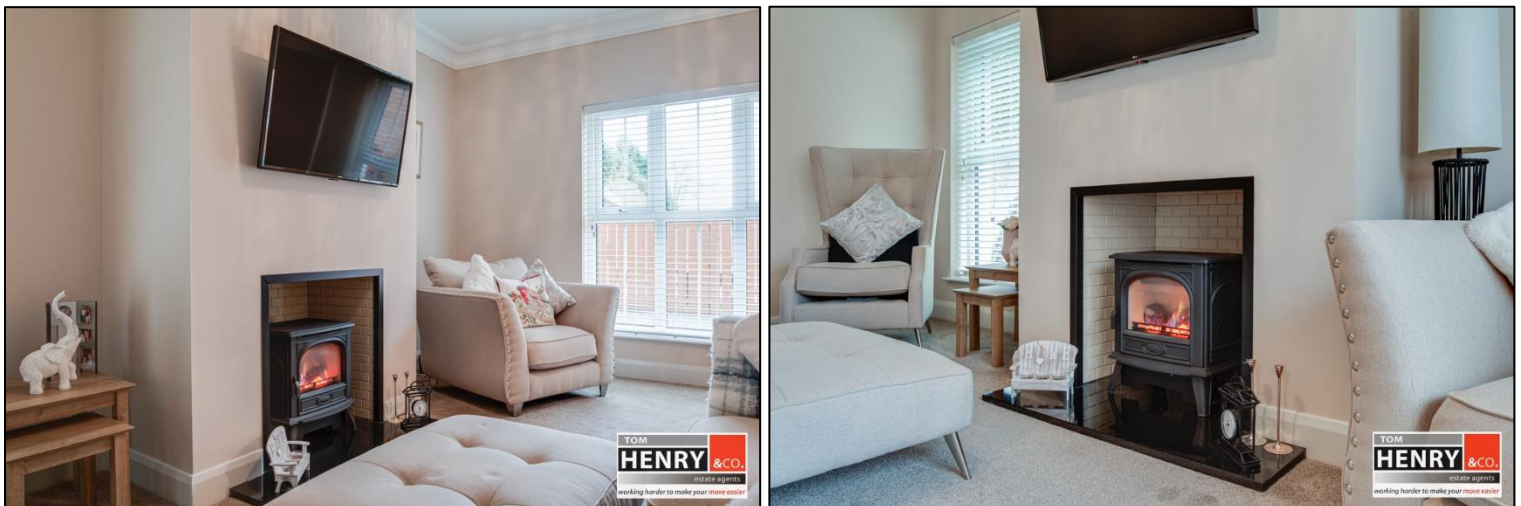
**POWDER ROOM:**

FLOATING SINK WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR.



**SITTING ROOM:**

DUAL ASPECT. FEATURE FIREPLACE WITH GAS STOVE & GRANITE HEARTH. COVING TO CEILING. CARPET TO FLOOR.







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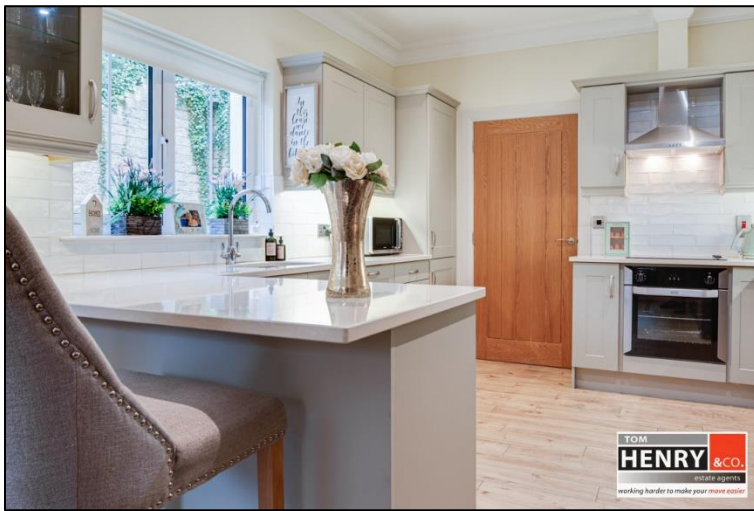
**KITCHEN / FAMILY DINING AREA:**

ENTERTAINMENT-SIZED OPEN PLAN KITCHEN / DINING / LIVING AREA. FITTED HIGH & LOW LEVEL UNITS. GRANITE WORK TOP. TILED SPLASH BACK. DISPLAY CABINETS. BREAKFAST BAR. INTEGRATED HOB WITH X FAN OVER IN S.S. CANOPY. INTEGRATED BELLING ELECTRIC OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. S.S. 1 ½ SINK AND DRAINER. RECESSED LIGHTING. COVING TO CEILING. FEATURE FIREPLACE WITH GAS STOVE. TILED FLOOR. OPEN TO SUNROOM.



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SUNROOM:  
OPEN FROM KITCHEN. COVING TO CEILING. TILED FLOOR. FRENCH DOORS TO REAR PATIO AREA.



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**UTILITY ROOM:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER. PLUMBED FOR A.W.M. SPACE FOR FRIDGE. TILED FLOOR. GAS FIRED BOILER. P.V.C. EXTERNAL DOOR WITH GLAZED PANEL. ACCESS TO STORE / BOOT ROOM.

**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET TO FLOOR. SEMI-MINSTRELS' GALLERY. ACCESS TO ATTIC (FLOORED FOR STORAGE WITH LOFT LADDER & ELECTRIC LIGHT).

**HOTPRESS:**

SHELVED.



**MASTER BEDROOM:**

DUAL ASPECT. CARPET TO FLOOR. ADJOINING DRESSING AREA WITH CARPET TO FLOOR (POTENTIAL TO INSTATE AS BEDROOM 4).

**ENSUITE:**

MAINS FED SHOWER. TOILET. FLOATING SINK WITH MIXER TAP FITTING. TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.







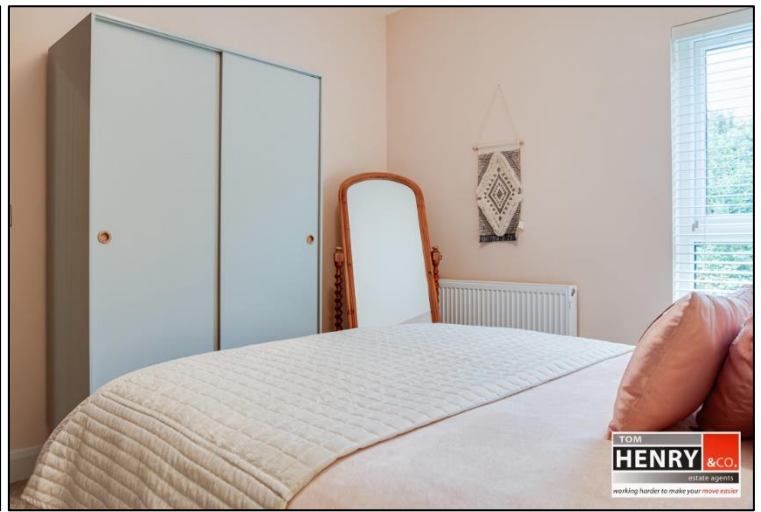
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BEDROOM 2:  
TO REAR. CARPET TO FLOOR.



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BEDROOM 3:  
TO FRONT. CARPET TO FLOOR.



BATHROOM:  
4 PIECE WHITE SUITE. ELECTRIC SHOWER. BATH WITH MIXER TAP FITTING. FLOATING SINK WITH MIXER TAP FITTING. TOILET. TILED WALLS. TILED FLOOR.  
HEATED TOWEL RAIL. X-FAN.



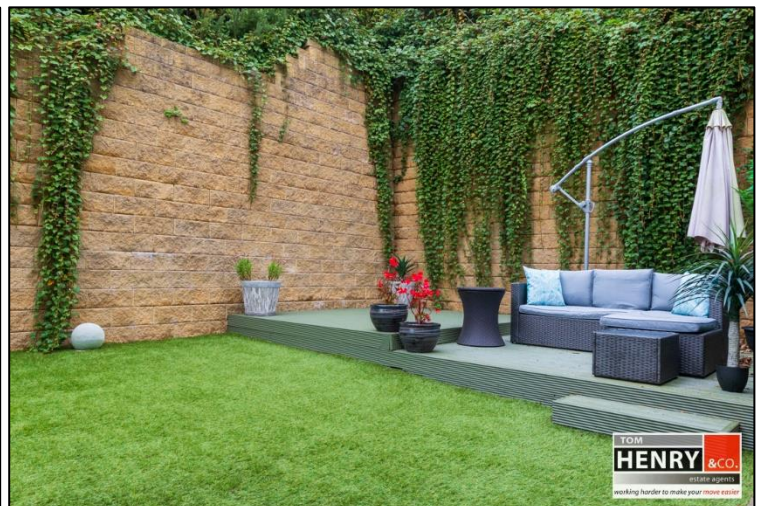




**OUTSIDE:**

TARMAC DRIVE & PARKING TO FRONT AND SIDE.

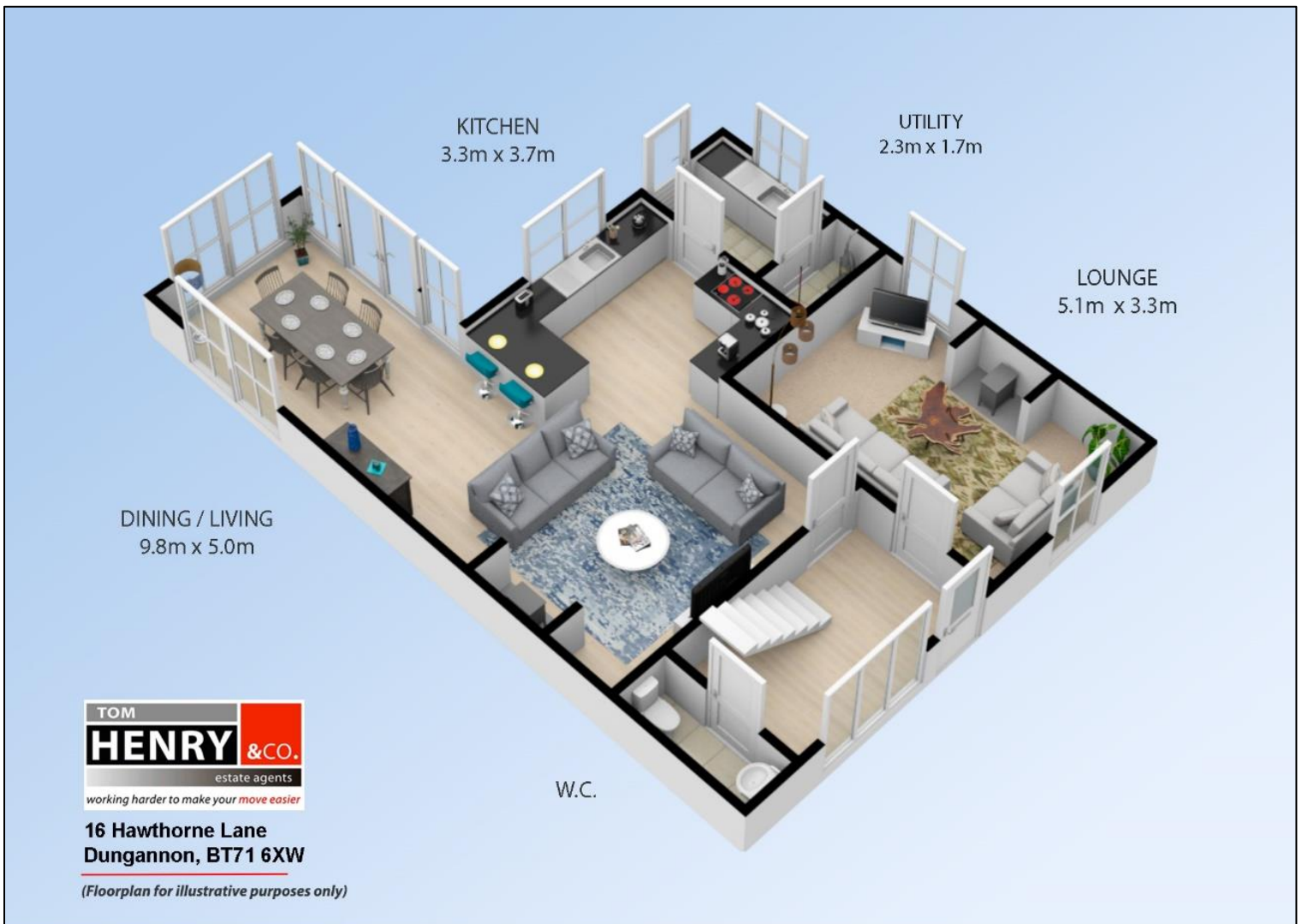
FULLY ENCLOSED REAR GARDEN WITH PEDESTRIAN GATES TO EACH SIDE. GARDEN LAID TO ARTIFICIAL LAWN AND PAVED PATIO AREA. DECKED AREA. EXTERNAL POWER POINT & WATER TAP.







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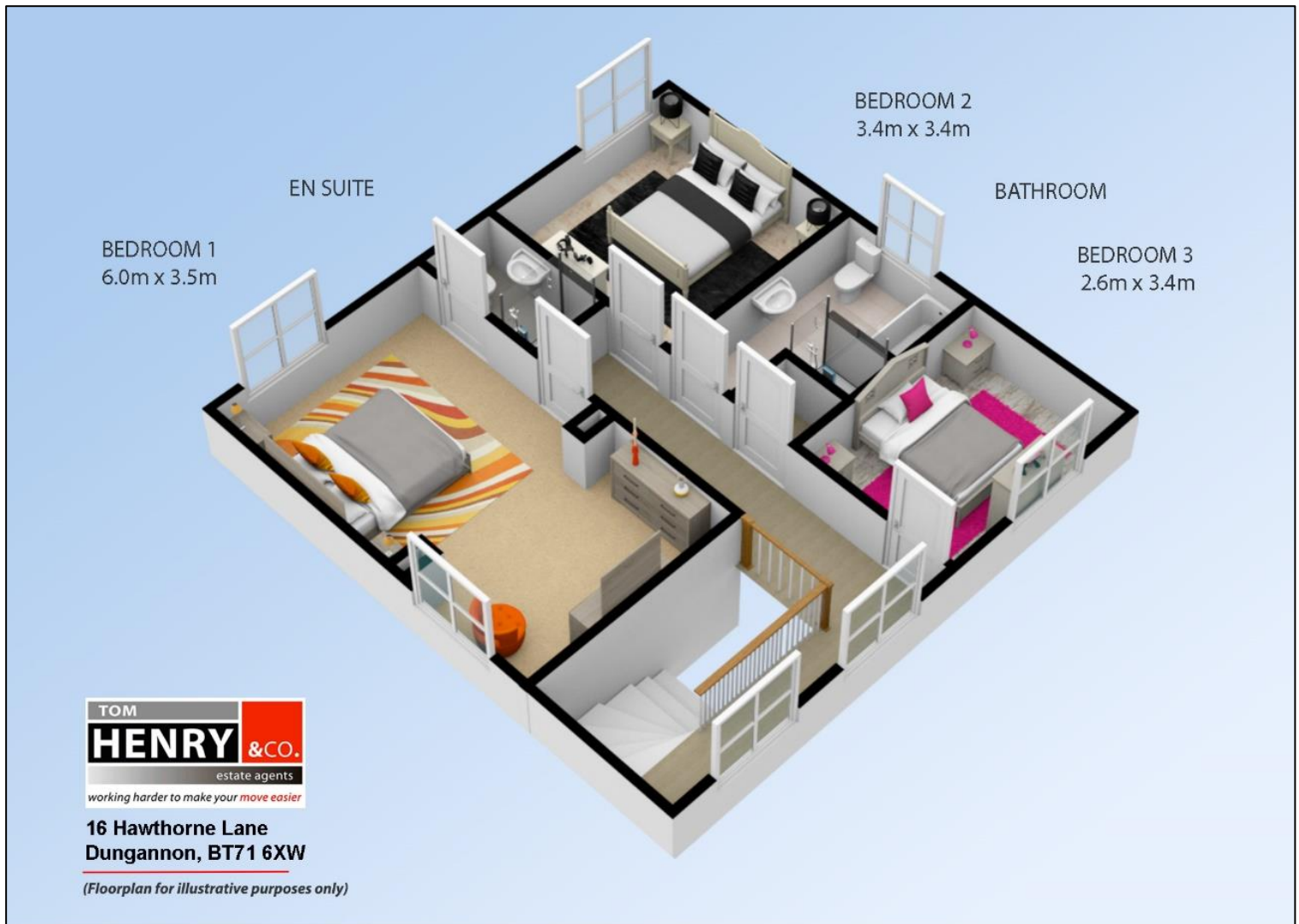


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 Dungannon, BT71 6XW**

*(Floorplan for illustrative purposes only)*





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- > **Competitive sales & rental rates.**
- > **RICS member firm.**
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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.**