

**21 FERNY RIDGE  
CASTLECAULFIELD  
DUNGANNON  
CO. TYRONE  
BT70 3FE**



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

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

T: (028) 8772 6992  
F: (028) 8772 6460  
E: tom@tomhenryandco.com

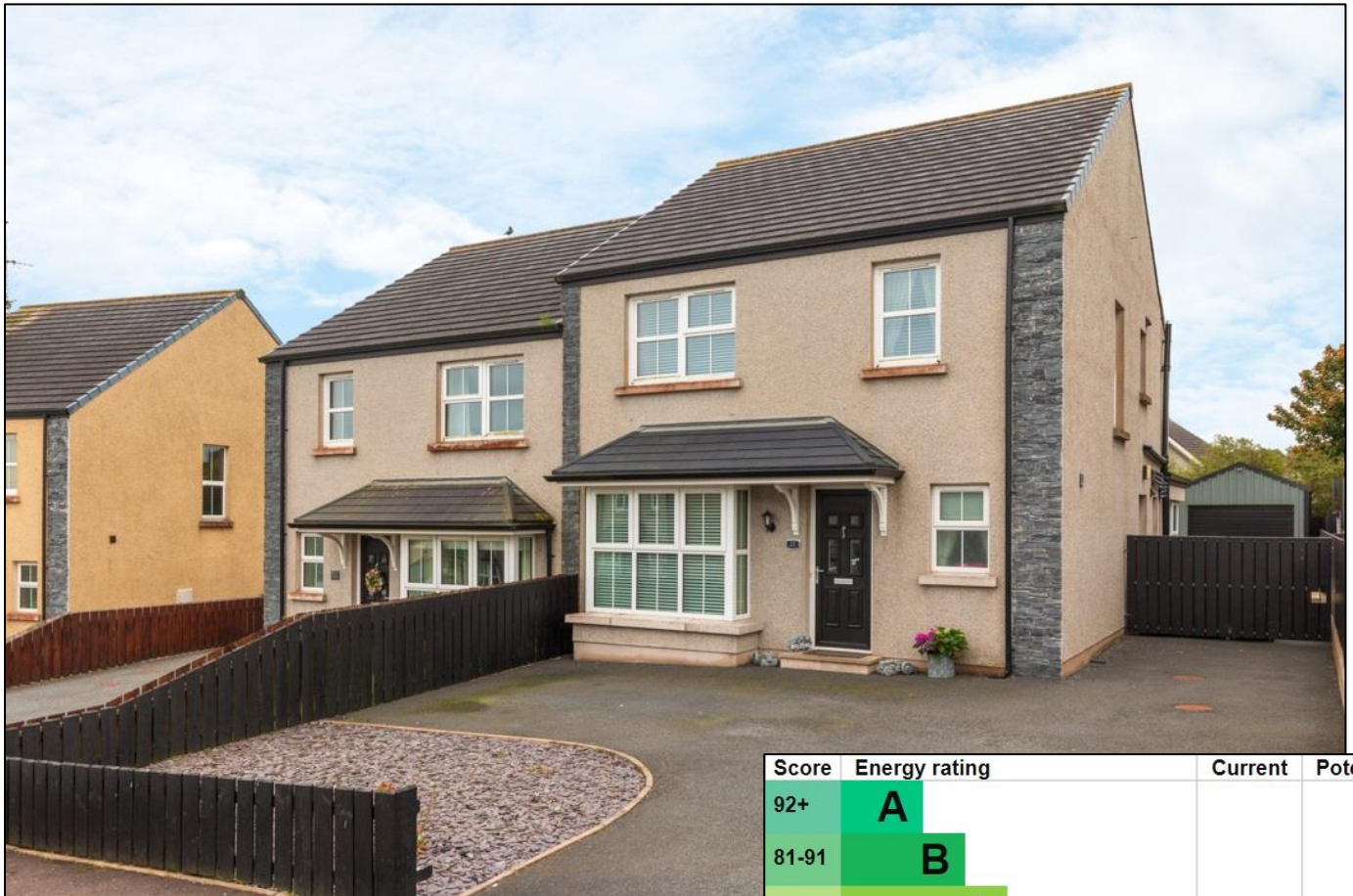
**“FANTASTIC AT FERNY RIDGE” – IMMACULATE IN A SOUGHT AFTER VILLAGE LOCATION**

SITUATED ON A SUPERB SITE WITHIN THIS POPULAR VILLAGE DEVELOPMENT, NUMBER 21 IS A 3 BEDROOM (MASTER ENSUITE), 2 RECEPTION ROOM, SEMI-DETACHED PROPERTY PROVIDING SPACIOUS, VERSATILE & BEAUTIFULLY PRESENTED ACCOMMODATION.

ORIGINALLY BUILT TO A HIGH SPECIFICATION BY RENOWNED DEVELOPER “ALSKEA” THIS PROPERTY HAS BEEN METICULOUSLY MAINTAINED BY THE VENDORS AND IS PRESENTED FOR SALE “MOVE-IN READY”.

IDEALLY LOCATED WITHIN STROLLING DISTANCE OF ALL PICTURESQUE CASTLECAULFIELD VILLAGE FACILITIES INCLUDING THE LOCAL PRIMARY SCHOOLS, PUBLIC HOUSE, VILLAGE TAKE-AWAY & SHOPS, THE PROPERTY IS ALSO MOST CONVENIENT TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

**SURE TO ATTRACT SIGNIFICANT INTEREST – EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT!**



**OFFERS OVER: £174,950**

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	67 D
39-54	E		
21-38	F		
1-20	G		

## PROPERTY FEATURES...

- AN IMMACULATE 3 BEDROOM SEMI-DETACHED HOME.
- 2 RECEPTION ROOMS.
- PRESENTED FOR SALE IN “SHOW HOME” CONDITION THROUGHOUT.
- HIGHLY SOUGHT-AFTER & CONVENIENT VILLAGE LOCATION.
- SITUATED IN THIS QUIET RESIDENTIAL CUL-DE-SAC BY RENOWNED “ALSKEA”.
- CONVENIENT TO THE MAIN ROADS NETWORK FOR EASY COMMUTING.
- U.P.V.C. EXTERNAL DOORS & DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- OAK INTERNAL DOORS.
- DEEP SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS
- QUALITY FITTED KITCHEN WITH APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM.
- SUNROOM TO REAR WITH GLASS FRONTED STOVE WITH SOLID FUEL LINK-UP.
- POWDER ROOM, ENSUITE & BATHROOM WITH WHITE SUITES.
- PRE-FINISHED FLOORS TO GROUND FLOOR.
- BLINDS INCLUDED IN SALE.
- GENEROUS OFF-STREET PARKING.
- PRIVATE, ENCLOSED REAR GARDEN WITH SHED INCLUDED.
- SURE TO APPEAL TO A WIDE SPECTRUM OF POTENTIAL PURCHASERS.
- MUST BE VIEWED TO BE FULLY APPRECIATED!





**ACCOMMODATION IN BRIEF...**

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:  
U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET. STORAGE CUPBOARD UNDER STAIRS.





**POWDER ROOM:**

WHITE SUITE. PART TIMBER PANELLING TO WALLS. TOILET. WASH HAND BASIN. TILED FLOOR. X-FAN.



**SITTING ROOM:**

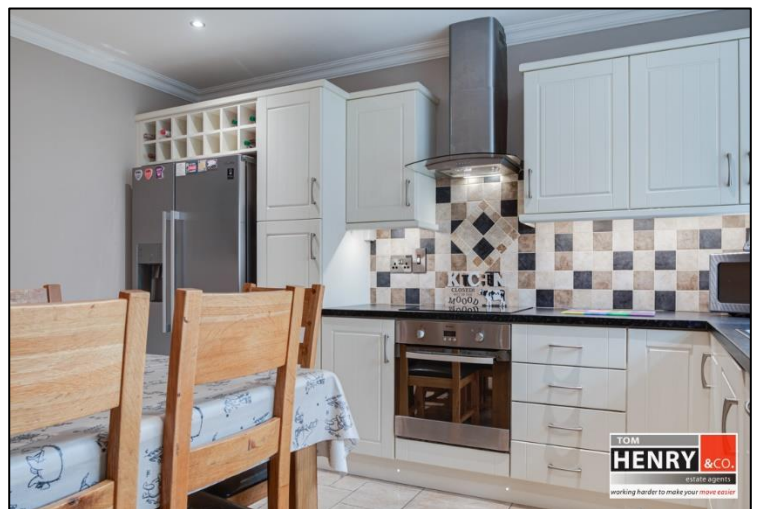
BOW WINDOW. FEATURE FALSE FIREPLACE. PRE-FINISHED FLOOR.





KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. UNDER UNIT LIGHTING. INTEGRATED HOB WITH X-FAN OVER. UNDER OVEN. AMERICAN STYLE FRIDGE FREEZER. DISHWASHER. DOWNLIGHTING TO CEILING. COVING TO CEILING. WINE RACK. FEATURE LIGHTING TO KICKBOARDS. TILED FLOOR. PART OPEN TO SUNROOM.





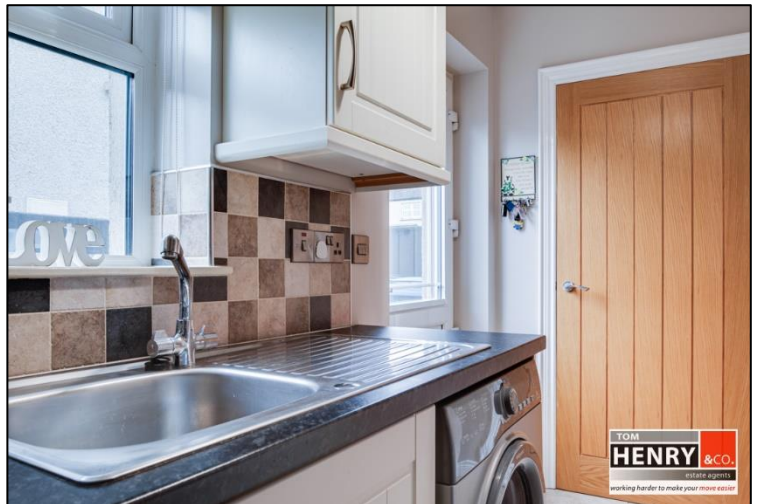
**SUNROOM:**

GLASS FRONTED WOOD BURNING STOVE WITH LINK-UP. SEMI-VAULTED CEILING. TILED FLOOR. GLAZED PANELS WITH VIEWS TO GARDEN. FRENCH DOORS TO / FROM PATIO AREA.



**REAR LOBBY / UTILITY ROOM**

TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR T.D. TILED FLOOR. X-FAN. CLOAK CUPBOARD.

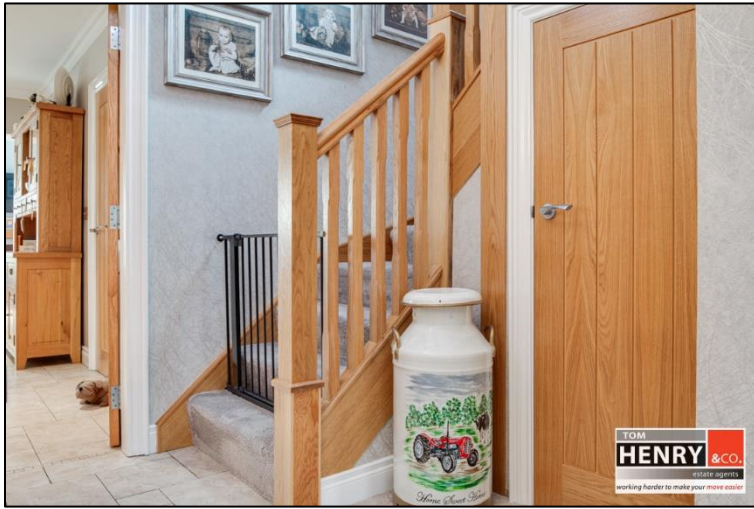




**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET TO FLOOR. HOTPRESS: SHELVED.



**BEDROOM 1:**

TO REAR. CARPET TO FLOOR. BUILT-IN STORAGE INCLUDING HANGING, SHELVED & DRAWER SPACE.





ENSUITE:

WHITE SUITE. FULLY TILED SHOWER. TOILET. WASH HAND BASIN. TILED FLOOR. TILED WALLS. HEATED TOWEL RAIL. MIRRORED WALL CABINET. X-FAN.



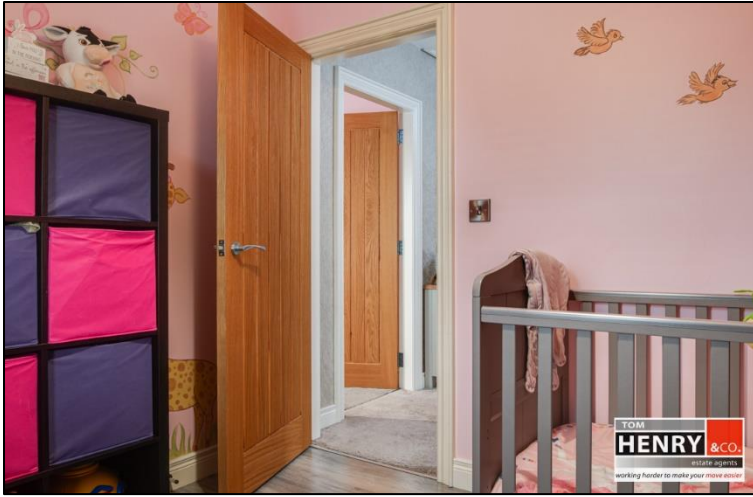
BEDROOM 2:

TO FRONT. CARPET TO FLOOR.





BEDROOM 3:  
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:

WHITE SUITE. BATH WITH MIXER TAP SHOWER FITTING. TOILET. WASH HAND BASIN IN VANTY UNIT. SHOWER. HEATED TOWEL RAIL. ILLUMINATED BLUE TOOTH MIRROR. ELCTRIC SHAVER SOCKET. DOWNLIGHTING TO CEILING. TILED FLOOR. X-FAN.



OUTSIDE:

GARDEN TO FRONT LAID TO SHRUBS.

TARMAC DRIVE & PARKING TO FRONT & SIDE FOR CIRCA. 3 VEHICLES.

SIDE GATE TO PRIVATE GARDEN TO REAR LAID TO LAWN & BEDS. PATIO AREA WITH EXTERNAL LIGHTING.

SHED WITH ELECTRIC POWER POINTS & LIGHT. OUTSIDE WATER TAP. EXTERNAL POWER SOCKET.

FLOORPLANS FOR I.D. PURPOSES ONLY.







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



SUN ROOM  
 3.5m x 3.4m

UTILITY  
 3.1m x 1.4m

KITCHEN  
 4.0m x 4.6m

W.C.

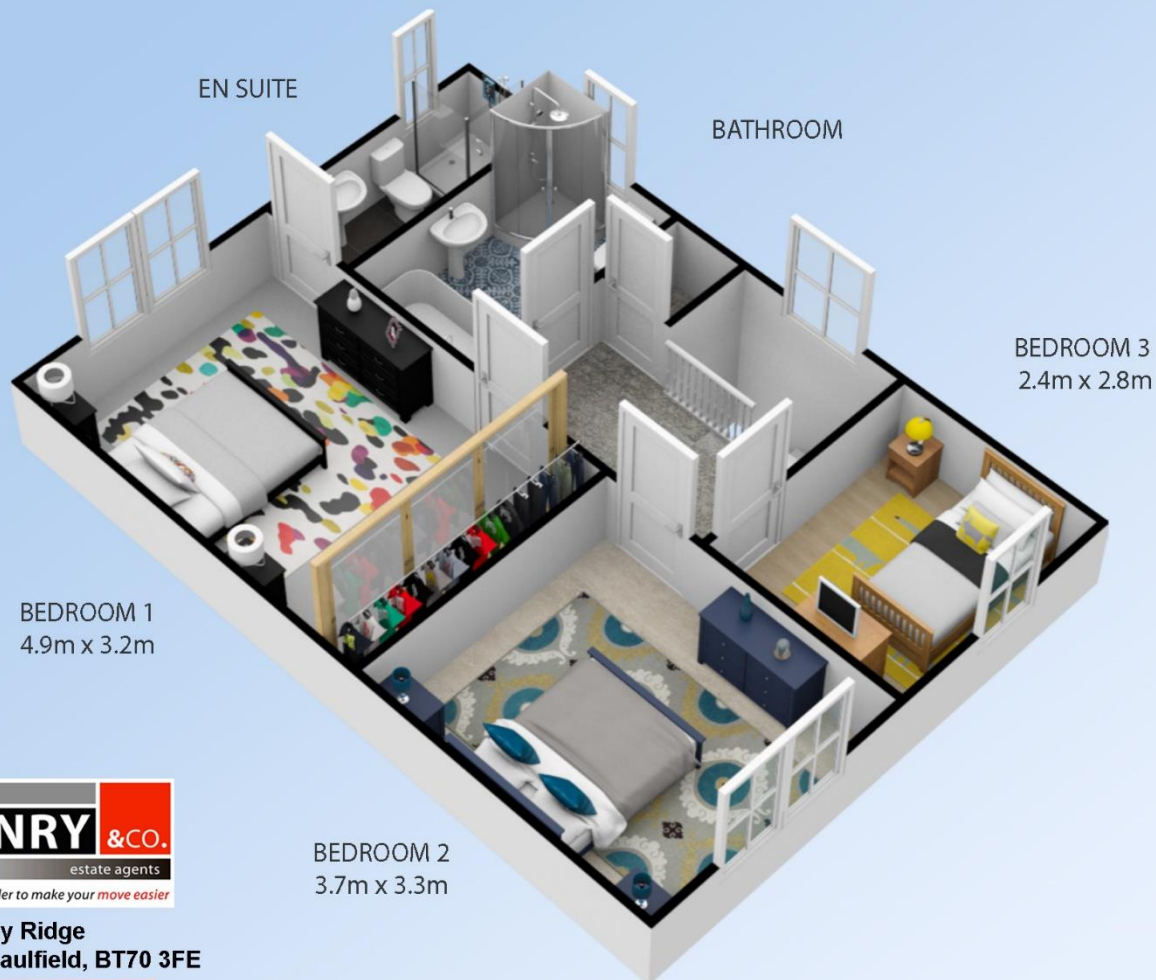
LOUNGE  
 5.3m x 3.2m

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**21 Ferny Ridge  
 Castlecaulfield, BT70 3FE**

*(Floorplan for illustrative purposes only)*





**21 Ferny Ridge  
Castlecaulfield, BT70 3FE**

*(Floorplan for illustrative 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.**