

**26 WOODLAWN PARK
 QUARRY LANE
 DUNGANNON
 CO. TYRONE
 BT70 1AH**



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

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

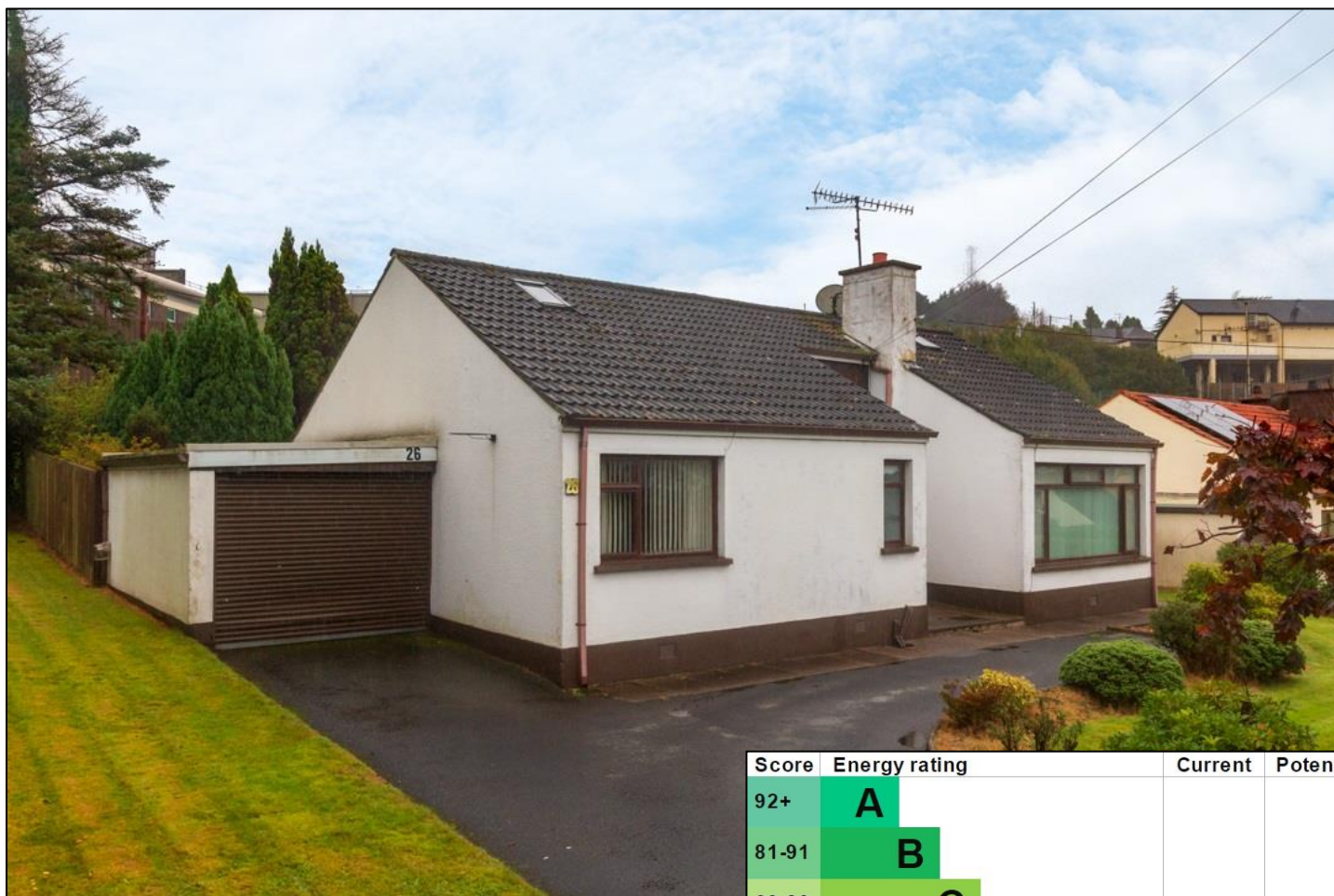
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A SPACIOUS, VERSATILE & AFFORDABLE PROPERTY IN A MOST CONVENIENT LOCATION

ENJOYING A PRIME CORNER SITE AT THE ENTRANCE OF THIS QUIET, POPULAR & ESTABLISHED RESIDENTIAL CUL-DE-SAC, JUST OFF DUNGANNON'S "QUARRY LANE", THIS DETACHED CHALET BUNGALOW BOASTS GENEROUS GARDENS WITH NO RESIDENTIAL DEVELOPMENT TO IT'S REAR, AN ATTACHED GARAGE AND UP TO 5 BEDROOMS DEPENDENT ON REQUIREMENTS.

LOCATED WITHIN STROLLING DISTANCE OF ALL DUNGANNON TOWN CENTRE AMENITIES INCLUDING LOCAL SHOPS, MAJOR EMPLOYERS & RENOWNED SCHOOLS, THIS PROPERTY IS SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS SEEKING A HOME ON WHICH TO PUT THEIR "OWN STAMP", FAMILIES REQUIRING "MORE SPACE" OR THOSE LOOKING TO DOWN-SIZE WITH SLEEPING & WASHING FACILITIES ON ONE LEVEL.

"OOZING POTENTIAL – GREAT ACCOMMODATION IN A LOCATION TO MATCH"



OFFERS OVER: £164,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G	19 G	

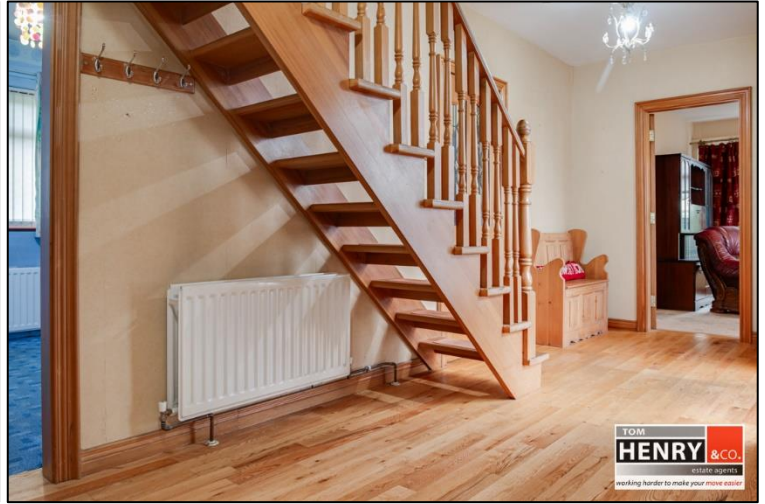
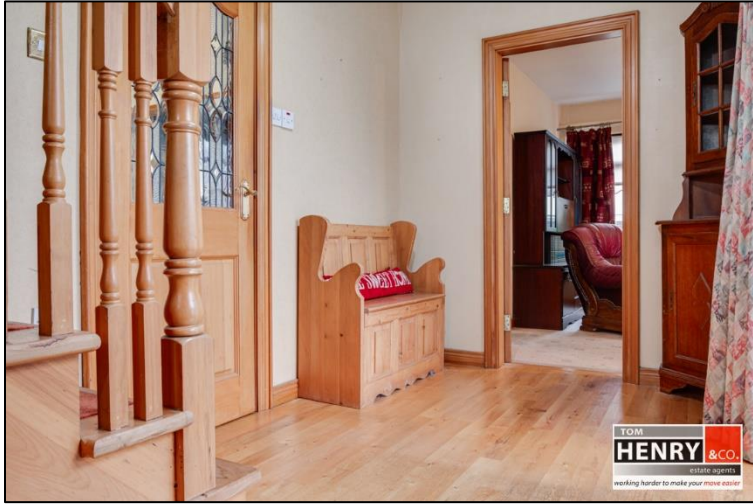
PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED PROPERTY.
- MOST CONVENIENT LOCATION WITHIN WALKING DISTANCE OF DUNGANNON TOWN CENTRE.
- ONLY A STROLL TO LOCAL SHOPS, MAJOR EMPLOYERS, SCHOOLS, ETC.
- SITUATED ON A SUPERB, GENEROUS CORNER SITE (MAY HAVE FURTHER DEVELOPMENT POTENTIAL S.T.P.P.).
- UP TO 5 BEDROOMS IF REQUIRED.
- DUAL ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING.
- 3 GROUND FLOOR BEDROOMS.
- 2 FIRST FLOOR BEDROOMS.
- GROUND FLOOR BATHROOM.
- PRIVATE REAR GARDEN WITH NO RESIDENTIAL DEVELOPMENT BEHIND.
- OFF STREET PARKING TO FRONT & SIDE.
- ATTACHED GARAGE.
- OIL FIRED CENTRAL HEATING.
- 4 PANEL INTERNAL DOORS.
- AN AFFORDABLE PROPERTY WITH FANTASTIC POTENTIAL.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS – VIEW EARLY TO AVOID DISAPPOINTMENT!



ACCOMMODATION IN BRIEF...

**ENTRANCE HALL:
GLAZED EXTERNAL DOOR WITH GLAZED SIDE PANELS. WOODEN FLOOR. HOTPRESS:**



**SITTING ROOM:
DUAL ASPECT. OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND
WITH HORSE SHOE AND GRANITE HEARTH. WALL & CENTRE LIGHT POINTS.
CARPET TO FLOOR.**





KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. S.S.SINK & DRAINER WITH MIXER TAP FITTING. BREAKFAST BAR. INTEGRATED HOB & UNDER OVEN. INTEGRATED FRIDGE FREEZER. PLUMBED FOR DISHWASHER. PLUMBED FOR A.W.M. OPEN TO DINING AREA. WOODEN FLOOR. WOODEN EXTERNAL DOOR WITH GLAZED TOP PANELS.





BEDROOM 1:

TO FRONT. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE WARDROBES, DRAWERS & DRESSING UNIT.



BEDROOM 2:

TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CARPET TO FLOOR.



TOILET:
TOILET. TILED WALLS. TILED FLOOR.



BATHROOM:
CORNER BATH. ELECTRIC SHOWER. WASH BASIN. TILED WALLS & TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:
OPEN TREAD STAIRCASE TO LANDING WITH SEMI-MINSTRELS' GALLERY. STORAGE / STUDY AREA. CARPET.



2 FURTHER ROOMS:
CURRENTLY USED AS BEDROOMS.



OUTSIDE:

PILLARED ENTRANCE TO FRONT TO TARMAC DRIVEWAY & PARKING TO GARAGE. GARDEN TO FRONT LAID TO LAWNS AND SHRUBS.

GARAGE:
OIL FIRED BURNER.

GENEROUS GARDEN TO SIDE LAID TO LAWN.

SUPERB PRIVATE GARDEN TO REAR LAID TO LAWNS & SHRUBS. GENEROUS PATIO AREA.

FLOORPLANS FOR I.D. PURPOSES ONLY.







**26 Woodlawn Park
Dungannon BT70 1AH**

(Floorplan for illustrative purposes only)



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(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.