

**13 IVY TERRACE  
DONAGHMORE  
DUNGANNON  
CO. TYRONE  
BT70 3ET**



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

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**“DELIGHTFUL IN DONAGHMORE” - AN IMMACULATE VILLAGE PROPERTY WITH GARAGE**

TOM HENRY & CO ARE PLEASED TO WELCOME TO THE MARKET THIS IMMACULATE 2 BEDROOM MID-TERRACE VILLAGE PROPERTY MOST CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF ALL PICTURESQUE & POPULAR DONAGHMORE VILLAGE AMENITIES & FACILITIES.

WITH GOOD SCHOOLS, LOCAL SHOPS, A FABULOUS RESTAURANT & TAKEAWAYS LITERALLY ON YOUR DOORSTEP & BENEFITTING FROM CONVENIENT ACCESS TO THE MAIN ROADS NETWORKS FOR COMMUTING TO DUNGANNON OR FURTHER AFIELD THIS PROPERTY IS SURE TO APPEAL TO THOSE SEEKING TO EMBRACE VILLAGE LIVING.

BOASTING WELL-PRESENTED ACCOMMODATION INCLUDING A SITTING ROOM WITH AN OPEN FIREPLACE, KITCHEN WITH BREAKFAST BAR, 2 DOUBLE BEDROOMS WITH BUILT-IN STORAGE AND A TIDY SHOWER ROOM, THIS LOW MAINTENANCE PROPERTY ALSO BENEFITS FROM AN ENCLOSED AREA TO ITS FRONT, A PAVED REAR GARDEN WITH GLASS HOUSE AND A GARAGE.

**“AN AFFORDABLE FIRST HOME, A “READY-TO-GO” BUY-TO-LET OR DOWNSIZE WITH VILLAGE CONVENIENCE – SURE TO APPEAL TO A MULTITUDE OF PURCHASERS”**



**OFFERS OVER: £119,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES:

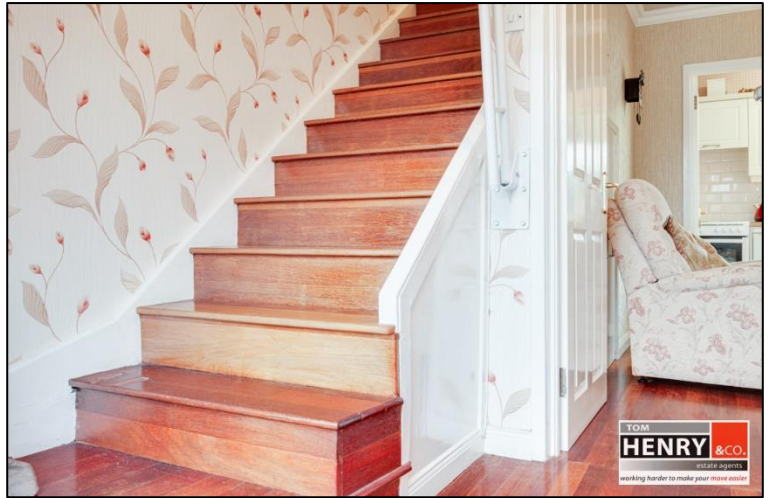
- AN IMMACULATE MID-TERRACE PROPERTY.
- MOST CONVENIENT & SOUGHT-AFTER VILLAGE LOCATION.
- ONLY A STROLL TO SHOPS, FANTASTIC EATERIES, LOCAL SCHOOLS, ETC.
- MINUTES BY CAR TO DUNGANNON TOWN CENTRE.
- GREAT ACCESS TO THE ROADS NETWORK FOR COMMUTING TO COOKSTOWN, ETC.
- 2 DOUBLE BEDROOMS; BOTH WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- TIDY KITCHEN WITH SPACE FOR DINING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- 4 PANEL INTERNAL DOORS.
- PRE-FINISHED FLOORS TO MAJORITY OF ROOMS.
- NEAT ENCLOSED AREA TO FRONT.
- ENCLOSED LOW MAINTENANCE GARDEN TO REAR.
- GARAGE.
- GREAT AS A FIRST HOME, BUY-TO-LET OR FOR THOSE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE.



**ACCOMMODATION IN BRIEF...**

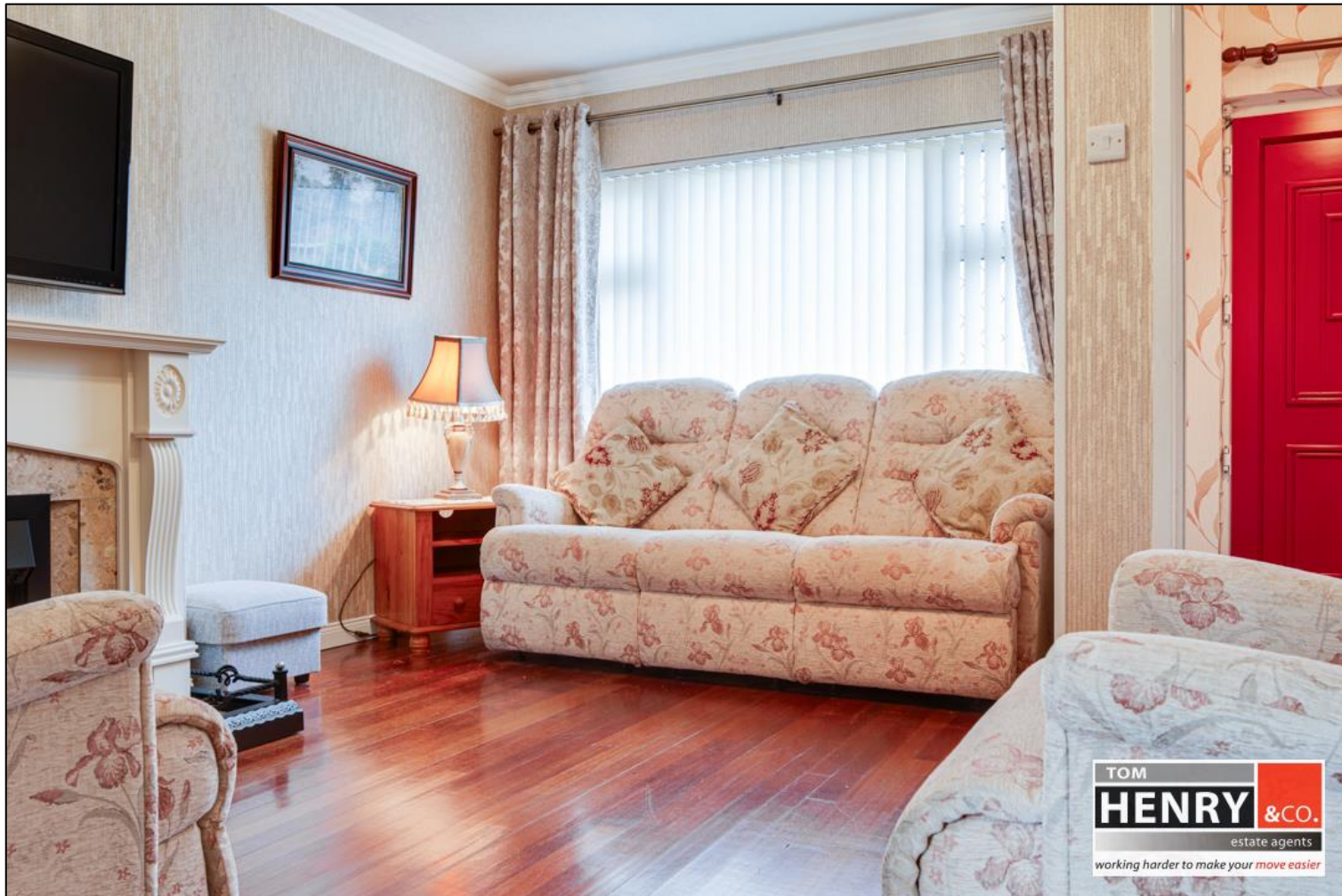
COVERED PORCH:  
DOWN LIGHTING. POST BOX INCLUDED.

ENTRANCE HALL:  
U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS SIDE PANELS. WOODEN FLOOR. WOODEN STAIRCASE TO FIRST FLOOR.



SITTING ROOM:  
OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER TILED HEARTH. COVING TO CEILING. WOODEN FLOOR. UNDER STAIR STORAGE.





**KITCHEN / DINING AREA:**

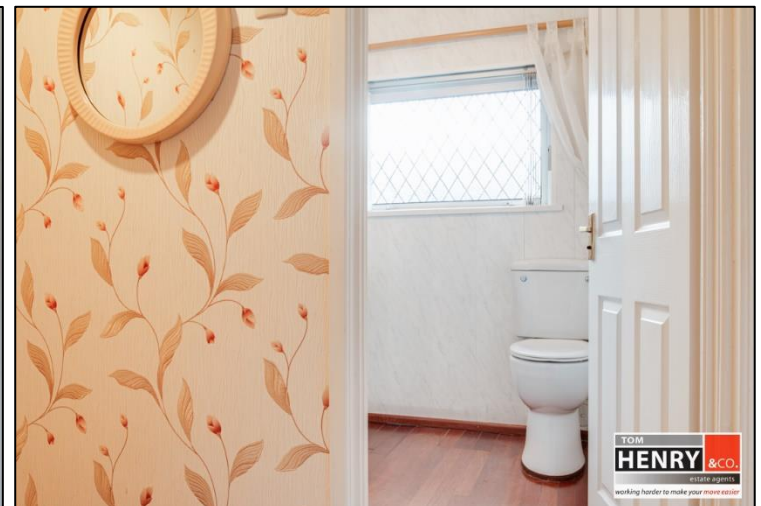
FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. SPACE FOR COOKER WITH X-FAN OVER. SPACE FOR FRIDGE. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. BREAKFAST BAR. VINYL TO FLOOR. P.V.C. REAR EXTERNAL DOOR WITH GLAZED TOP PANEL.



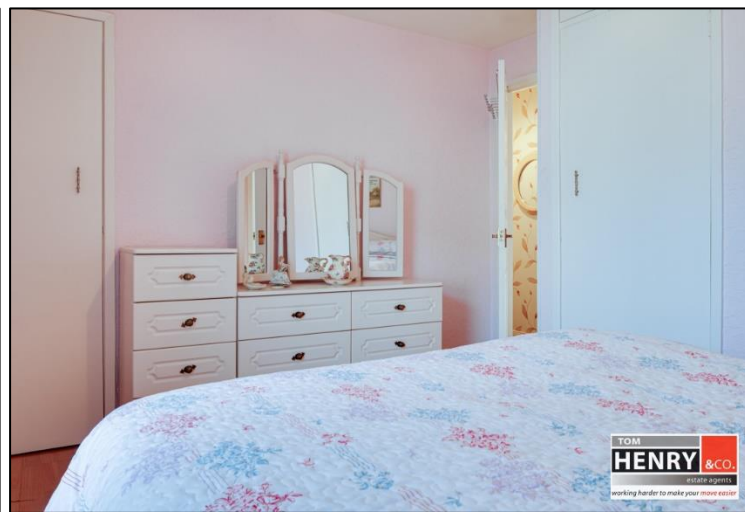
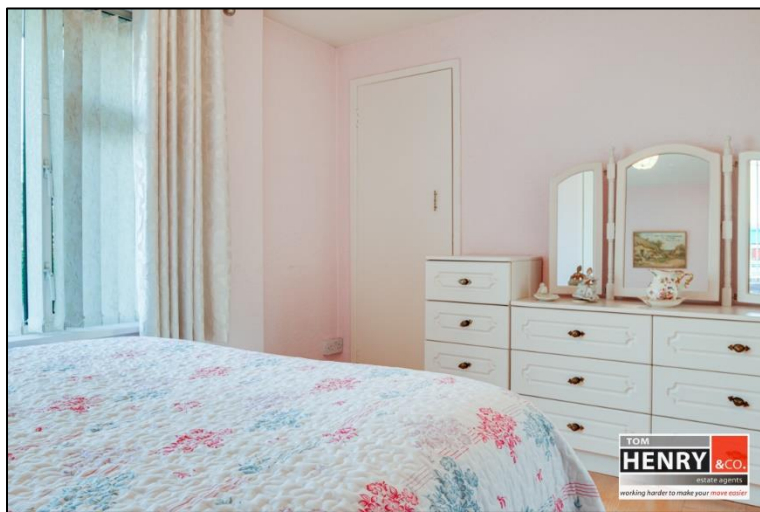
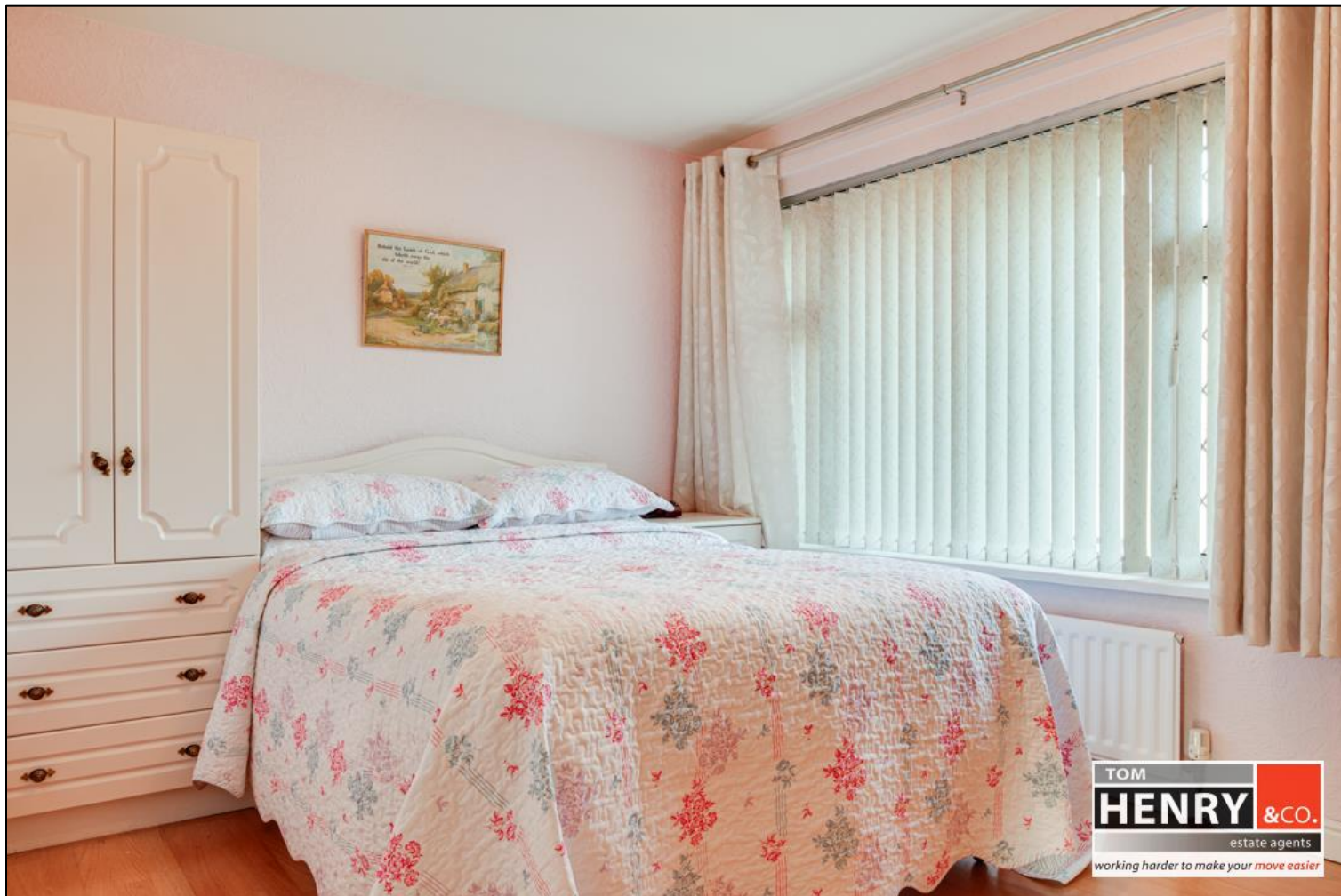


**FIRST FLOOR:**

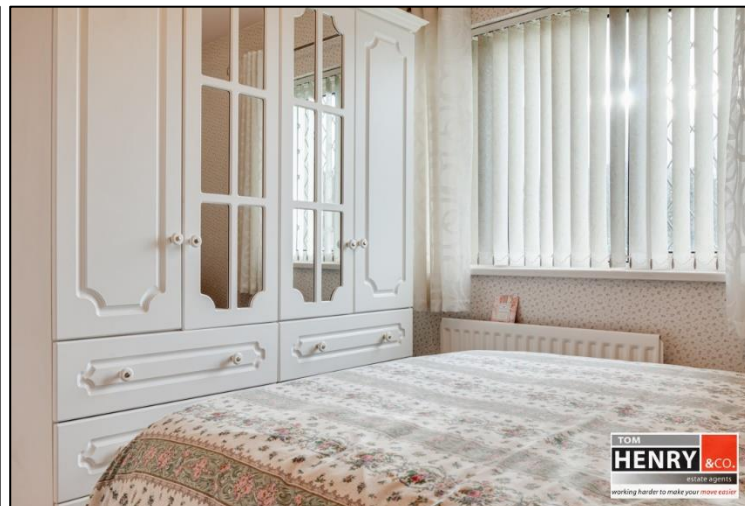
LANDING:  
WOODEN FLOOR.



BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR. NO. 2 BUILT-IN CUPBOARDS.



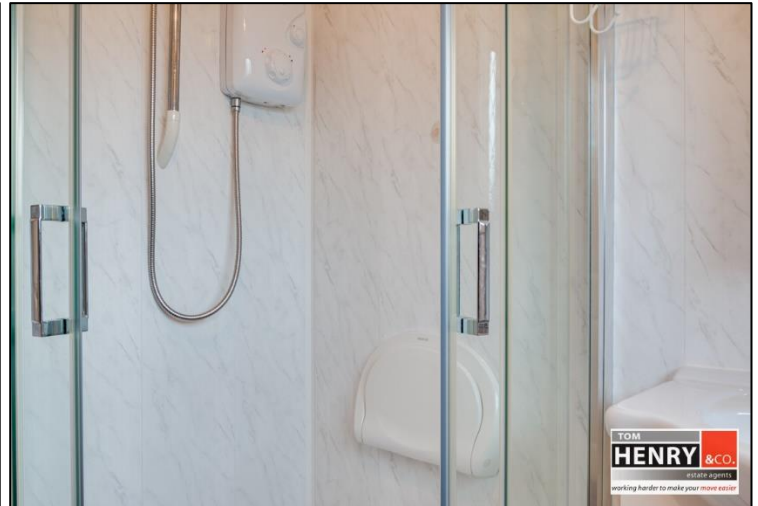
BEDROOM 2:  
TO REAR. PRE-FINISHED FLOOR. BUILT-IN CUPBOARD. HOTPRESS.





**SHOWER ROOM:**

ELECTRIC SHOWER. TOILET. SINK IN VANITY UNIT WITH MIRROR OVER. P.V.C. PANELLING TO WALLS. WOODN FLOOR.



**OUTSIDE:**

ENCLOSED PAVIA AREA TO FRONT.

GARAGE:  
WITH ROLL-UP DOOR.

PAVIA AREA TO REAR. OUTSIDE TAP. GLASS HOUSE. OIL FIRED BURNER.  
SHRUB BED.

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





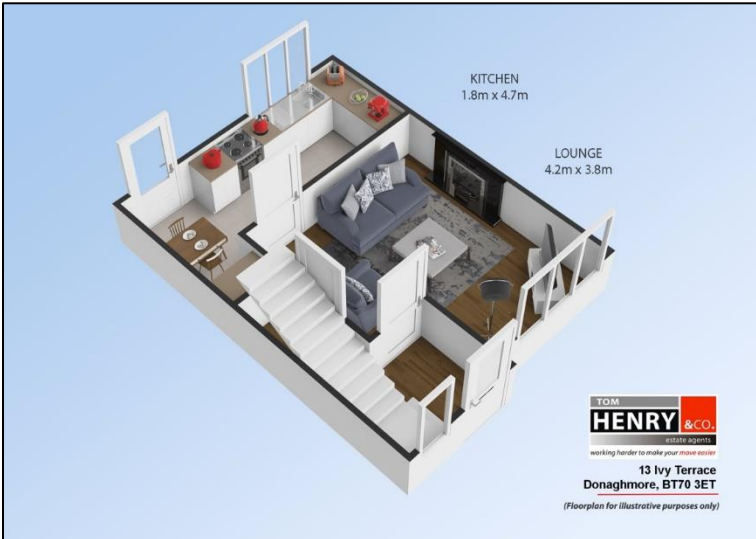
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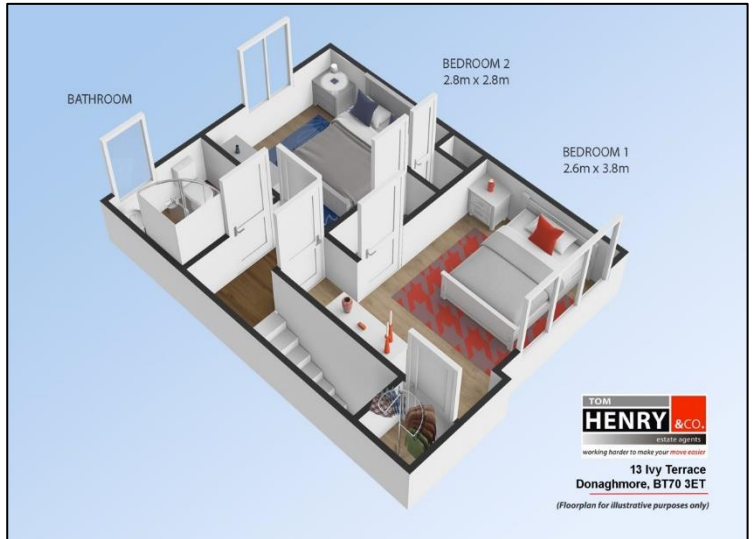


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13 Ivy Terrace  
Donaghmore, BT70 3ET  
*(Floorplan for illustrative purposes only)*



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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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**