

**3 CASTLE GLEN PONDS
RANFURLY ROAD
DUNGANNON
CO. TYRONE
BT71 6XX**



working harder to make your *move easier*

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A BEAUTIFUL HOME IN A MOST PRESTIGIOUS & SOUGHT-AFTER LOCATION

SITUATED ON A PRIME SITE ON THE FRONT ROW OF THIS MOST HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT; NO. 3 CASTLE GLEN PONDS IS IDEALLY LOCATED JUST OFF THE CONVENIENT RANFURLY ROAD, WITHIN WALKING DISTANCE OF LEADING SCHOOLS, SUPERB EATERIES, PICTURESQUE DUNGANNON PARK, LOCAL SHOPS & ALL DUNGANNON TOWN CENTRE AMENITIES. CONSTRUCTED TO AN EXACTING STANDARD BY RENOWNED "M & L PROPERTIES" CIRCA. 2019, THE PROPERTY HAS BEEN MOST TASTEFULLY FITTED OUT & REMAINS IN FANTASTIC CONDITION THROUGHOUT. PROVIDING VERSATILE ACCOMMODATION; INCLUDING A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, AN ENVIABLE KITCHEN WITH AMPLE SPACE FOR FAMILY DINING, A HANDY SEPARATE UTILITY ROOM & A CONVENIENT GROUND FLOOR CLOAK W.C. TO THE FIRST FLOOR THIS FANTASTIC HOME OFFERS 3 BEDROOMS, MASTER ENSUITE & A BEAUTIFUL FAMILY BATHROOM WITH A RAINFALL SHOWER. COMBINED WITH A PLEASANT OUTLOOK TO ITS FRONT, OFF STREET PARKING & AN ENCLOSED GARDEN TO ITS REAR WITH LAWN & PATIO AREA THIS PROPERTY IS **A MUST VIEW FOR FIRST TIME BUYERS OR INFACT, ANY BUYER!**

"A DREAM HOME FOR FIRST-TIME BUYERS, FAMILIES & THOSE SEEKING TO DOWNSIZE WITH TOWN CONVENIENCE ALIKE"



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

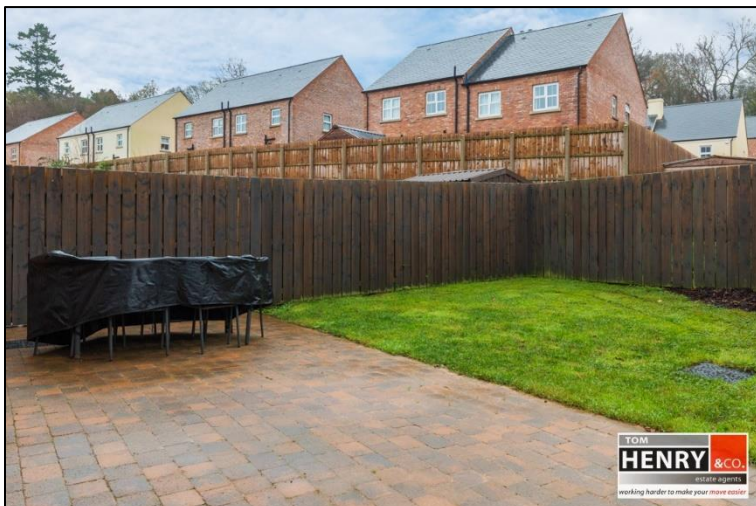
OFFERS OVER: £179,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

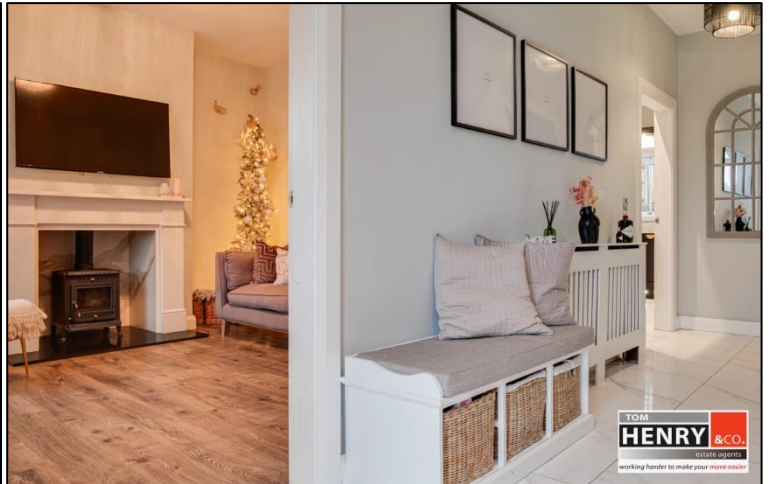
- A TRULY IMMACULATE HOME.
- SITUATED ON A PRIME “FRONT ROW” SITE WITH NO DEVELOPMENT TO FRONT.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT RESIDENTIAL DEVELOPMENT.
- WITHIN STROLLING DISTANCE OF ALL DUNGANNON TOWN CENTRE AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- CONSTRUCTED CIRCA. 2019 & METICULOUSLY MAINTAINED SINCE.
- 3 BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- BEAUTIFUL KITCHEN WITH APPLIANCES INCLUDED IN SALE.
- AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FAMILY BATHROOM WITH RAIN FALL SHOWER.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- GAS FIRED CENTRAL HEATING.
- WIRED FOR ALARM SYSTEM.
- A DREAM HOME FOR A WIDE RANGE OF PURCHASERS.
- SURE TO ATTRACT SIGNIFICANT INTEREST – VIEW EARLY!



ACCOMMODATION IN BRIEF...

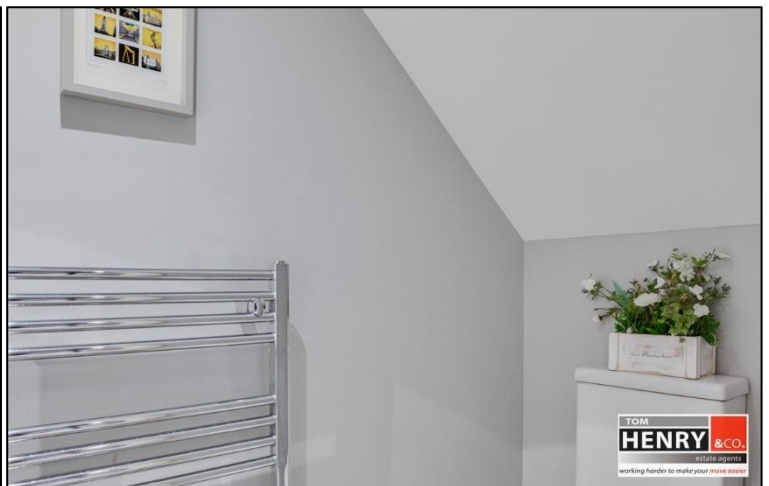
ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED FAN LIGHT. TILED FLOOR. RADIATOR COVER INCLUDED IN SALE. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR. UNDER STAIR STORAGE.



POWDER ROOM:

WHITE SUITE. TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. TILED FLOOR. DOWNLIGHTING TO CEILING. X-FAN.



SITTING ROOM:

PRE-FINISHED FLOOR. GLASS FRONTED STOVE.





KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. PELMET WITH DOWNLIGHTING OVER BELFAST STYLE SINK WITH MIXER TAP FITTING WITH WATER FILTER. BUILT-IN WASTE BIN. UNDER UNIT LIGHTING. INTEGRATED DISHWASHER. 50 / 50 FRIDGE FREEZER. HOB & UNDER OVEN WITH X-FAN OVER. DOWNLIGHTING TO CEILING. TILED FLOOR. ILLUMINATED KICK BOARD.



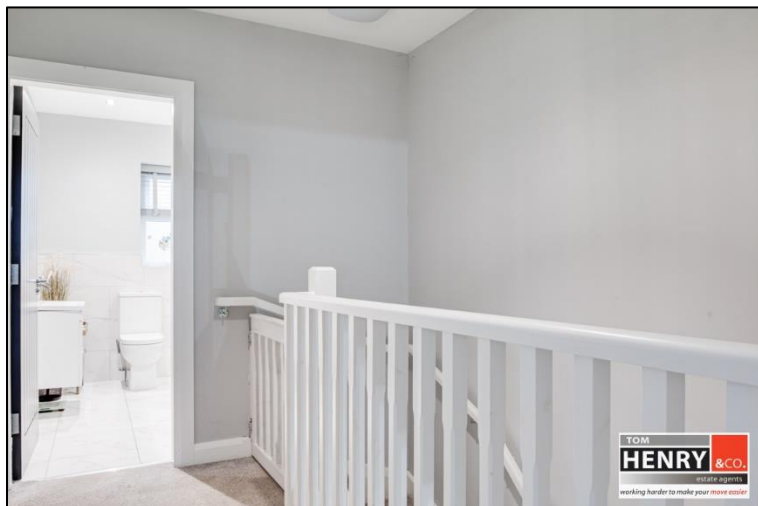


UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS TO COMPLIMENT KITCHEN. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR CONDENSING TUMBLE DRYER. TILED FLOOR. X-FAN. U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANEL.



FIRST FLOOR:

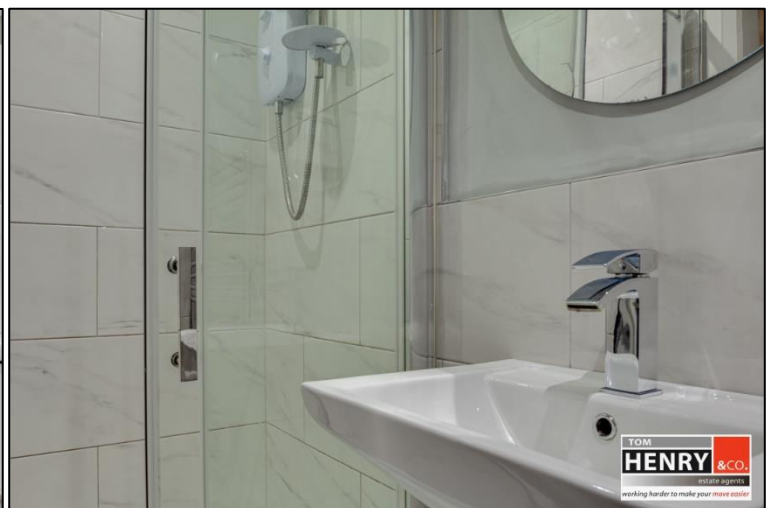
STAIRS & LANDING:
 CARPET.



BEDROOM 1:
 TO REAR. PRE-FINISHED FLOOR. BUILT-IN STORAGE.



ENSUITE:
TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. SOME WALL TILING. TILED FLOOR. X-FAN.



BEDROOM 2:

TO FRONT. PRE-FINISHED FLOOR. VIEWS TO RANFURLY ROAD.



BEDROOM 3:

TO FRONT. PRE-FINISHED FLOOR. VIEWS TO RANFURLY ROAD.



BATHROOM:

WHITE SUITE. BATH WITH MIXER TAP SHOWER FITTING. TILED RAINFALL SHOWER. TOILET. WASH HAND BASIN IN VANITY UNIT. HEATED TOWEL RAIL. SOME WALL TILING. TILED FLOOR. DOWNLIGHTING TO CEILING. X-FAN.





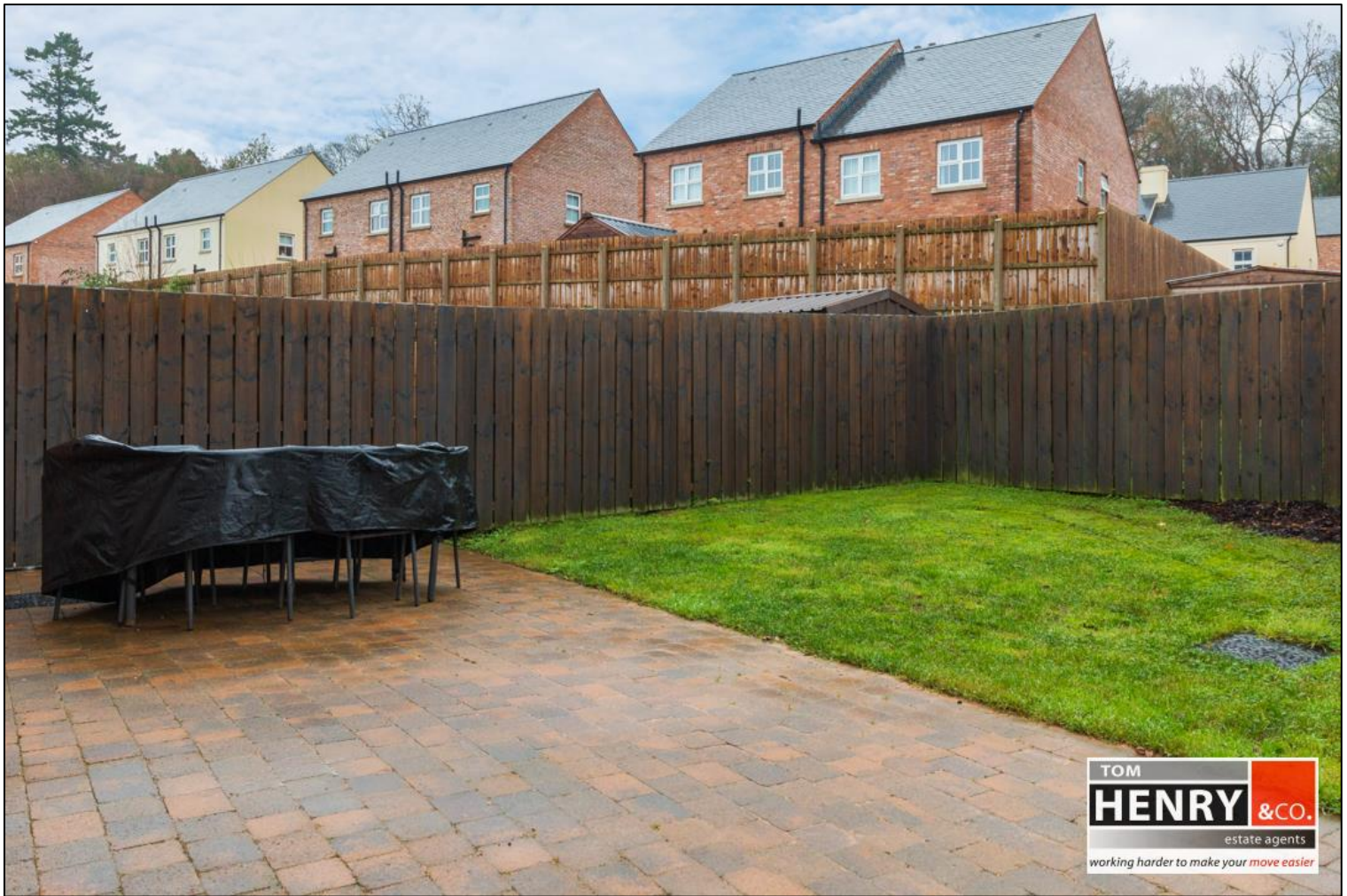
OUTSIDE:

TARMAC PARKING TO FRONT & SIDE. GARDEN TO FRONT LAID TO LAWN WITH ESTATE RAILING. NO DEVELOPMENT TO FRONT.

ENCLOSED GARDEN TO REAR LAID TO LAWN WITH PAVIA PATIO AREA. OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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estate agents
working harder to make your *move easier*



UTILITY
2.5m x 1.5m

W.C.

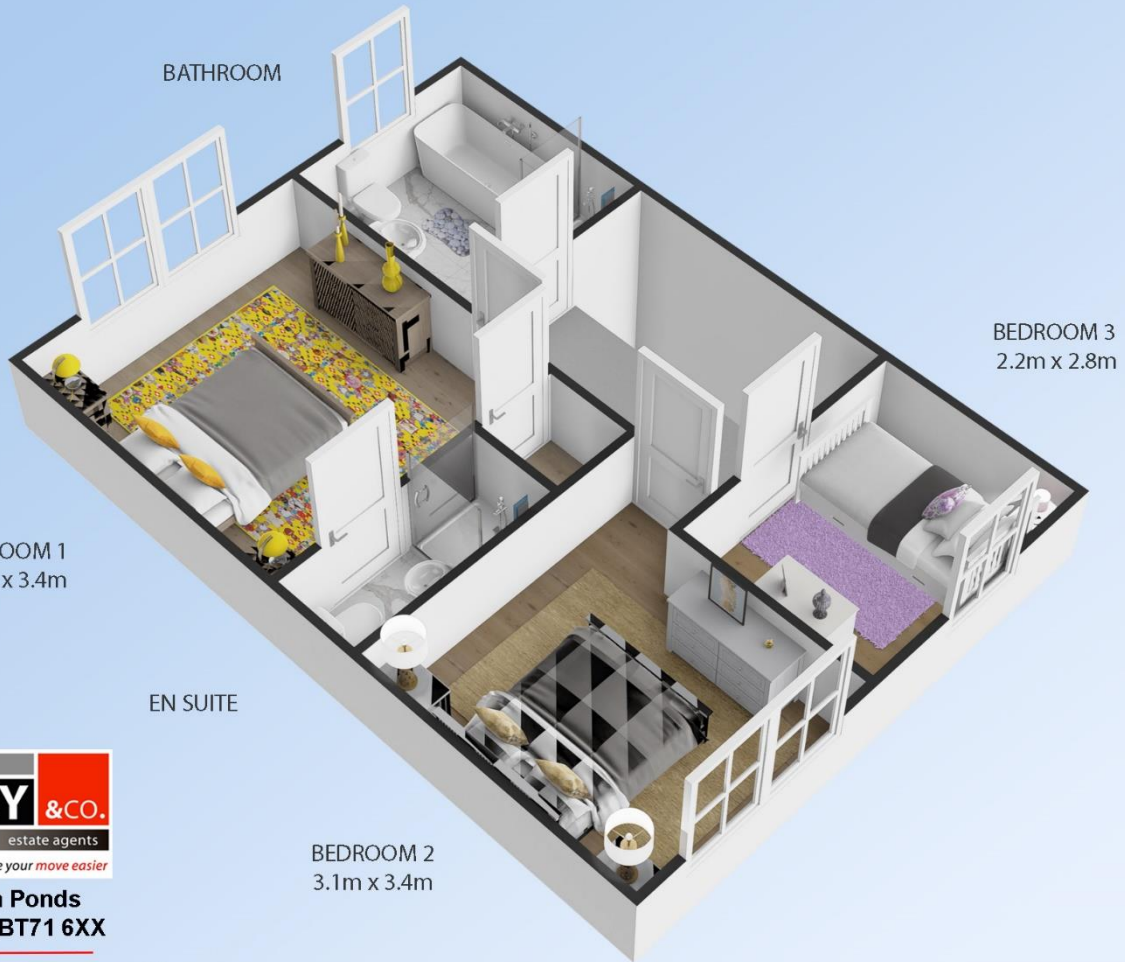
KITCHEN & DINING
4.4m x 4.2m

LOUNGE
3.7m x 3.4m

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**3 Castle Glen Ponds
Dungannon, BT71 6XX**

(Floorplan for illustrative purposes only)



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Dungannon, BT71 6XX**

(Floorplan for illustrative purposes only)

Thinking of selling or renting your home?



est. 1979

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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.