

“THREE CORNERS”

44 POMEROY ROAD

DONAGHMORE

DUNGANNON

CO. TYRONE

BT70 3AZ



working harder to make your *move easier*

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AN ENVIABLE FAMILY HOME ON A GENEROUS SITE IN A MOST CONVENIENT SEMI-RURAL LOCATION

TOM HENRY & COMPANY ARE PLEASED TO BRING TO THE MARKET “THREE CORNERS” – AN ENVIABLE DETACHED RESIDENCE IN A MOST CONVENIENT LOCATION ONLY A SHORT DRIVE FROM THE PICTURESQUE VILLAGE OF DONAGHMORE, POMEROY, DUNGANNON, COOKSTOWN AND THE MAIN ROADS NETWORK FOR EASY COMMUTING.

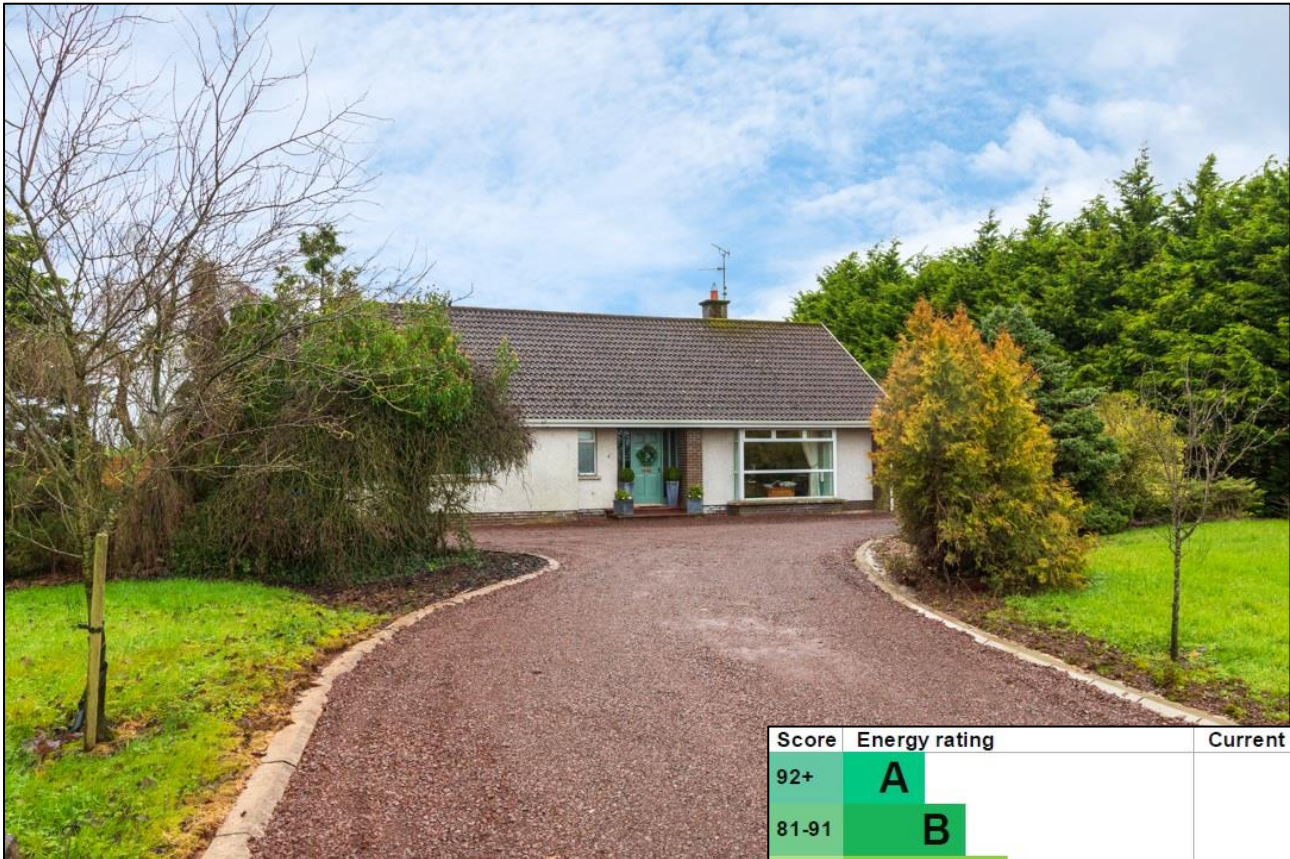
PROVIDING THE FORTUNATE PURCHASER WITH WELL-PRESENTED, INTERESTING & VERSATILE ACCOMMODATION THIS PROPERTY IS SURE TO APPEAL TO THOSE WHO ENJOY ENTERTAINING OR AS A SPACIOUS HOME FOR THE MODERN FAMILY.

BOASTING 3 GENEROUS BEDROOMS (WITH THE POTENTIAL FOR 4 IF REQUIRED), A FORMAL SITTING ROOM, A SUPERB EXTENSION HOUSING AN ENTERTAINMENT-SIZE KITCHEN WITH FAMILY DINING AND CASUAL LIVING AREA, AND A SPECTACULAR MINSTRELS’ GALLERY OVER.

THE CURRENT OWNERS HAVE RETAINED THE ORIGINAL KITCHEN & UTILITY ROOM (A GREAT SPACE FOR CRAFTS & HOBBIES) WHICH MAY ALSO HAVE POTENTIAL (S.T.S.C.) AS A SELF-CONTAINED “GRANNY FLAT” OR AS CONSULTING ROOMS / FOR WORKING FROM HOME.

EXTERNALLY, SPACIOUS GARDENS EXTENDING TO CIRCA. 0.85 ACRES SURROUND THE PROPERTY WITH A CARPORT, GENERAL PURPOSE STORE, WORK SHOP, LAWNED & PATIO AREAS AND AN ATTACHED GARAGE.

A “MUST VIEW” FOR EVEN THE MOST DISCERNING OF PURCHASERS!



GUIDE PRICE: £324,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	50 E	
21-38	F		
1-20	G		

PROPERTY FEATURES...

- AN ENVIABLE DETACHED PROPERTY OF INTERESTING & VERSATILE DESIGN.
- HIGHLY SOUGHT-AFTER SEMI-RURAL LOCATION.
- ONLY MINUTES BY CAR TO ALL PICTURESQUE DONAGHMORE VILLAGE AMENITIES.
- WITHIN EASY COMMUTING DISTANCE OF POMEROY, DUNGANNON & COOKSTOWN.
- 3 BEDROOMS; WITH THE POTENTIAL FOR 4 IF REQUIRED.
- SITUATED ON A GENEROUS, MATURE SITE EXTENDING TO C. 0.85 ACRES.
- SUPERB EXTENSION PROVIDING AN ENTERTAINMENT SIZE KITCHEN, DINING & LIVING AREA WITH FEATURE MINTRELS' GALLERY OVER.
- STUNNING LUXURY FITTED KITCHEN WITH QUARTZ WORKTOPS.
- FORMAL SITTING ROOM, DUAL ASPECT WITH OPEN FIREPLACE.
- ORIGINAL KITCHEN IN SITU; IDEAL AS A SPACE FOR HOBBIES, CONSULTING ROOM / WORKING FROM HOME OR MAY HAVE POTENTIAL FOR CONVERSION TO A "GRANNY FLAT" (S.T.S.C).
- PILLARED ENTRANCE.
- FORECOURT PARKING FOR A NUMBER OF VEHICLES.
- CLADDING TO FASCIA.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS (NOT FRONT DOOR).
- MOULDED SKIRTINGS & ARCHITRAVES.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- A FABULOUS HOME ON A GREAT SITE IN A HIGHLY SOUGHT-AFTER LOCATION.



ACCOMMODATION IN BRIEF...

VESTIBULE / PORCH:
 6 PANEL EXTERNAL MAHOGANY DOOR WITH GLAZED SIDE PANELS. WOODEN FLOOR.



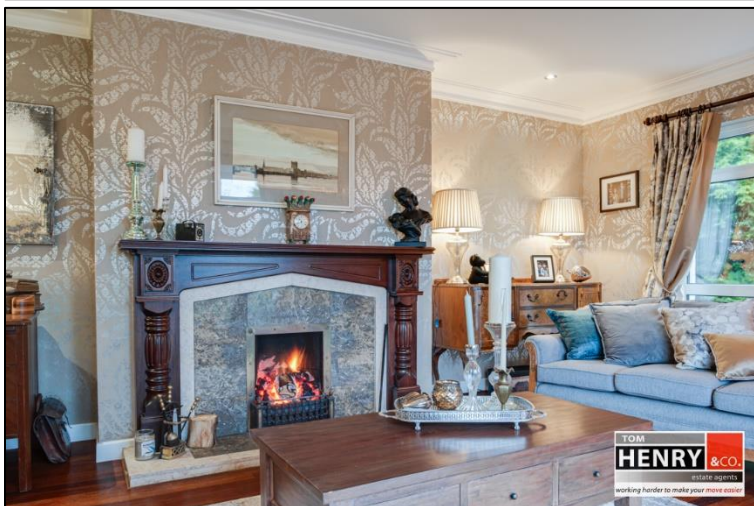
ENTRANCE HALL:

GLAZED INNER DOOR & GLAZED SIDE PANELS. WOODEN FLOOR. COVING & DOWN LIGHTING TO CEILING. CLOAK CUPBOARD.



SITTING ROOM:

DUAL ASPECT. BOW TYPE WINDOW. WOODEN FLOOR. OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND OVER MARBLE HEARTH & INSET.. COVING & DOWN LIGHTING TO CEILING. WALL LIGHTING.





KITCHEN / FAMILY DINING / LIVING AREA EXTENSION:
MONO PITCH / VAULTED CEILING. FEATURE WINDOW & CORNER WINDOW AFFORDING VIEWS OVER GARDEN & OPEN COUNTRYSIDE BEYOND. LUXURY FITTED UNITS BY "THE DESIGN YARD". QUARTZ WORKTOP. S.S. SINK WITH MIXER TAP FITTING & "QUOOKER" INSTANT TAP. NO. 2 NEFF OVENS. SPACE FOR MICROWAVE. INTEGRATED HOB. INTEGRATED DISHWASHER. AMERICAN STYLE FRIDGE FREEZER WITH WATER & ICE DISPENSER. BREAKFAST BAR WITH SEATING & NO. 2 "POP-UP" POWER OUTLETS. GLASS FRONTED SOLID FUEL STOVE WITH RAISED TILED HEARTH TO LIVING AREA. TILED FLOOR. FRENCH DOORS TO REAR PATIO.







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UTILITY ROOM (EXTENSION):

MONO PITCH CEILING. FITTED LOW LEVEL UNITS TO COMPLIMENT KITCHEN. S.S. SINK & DRAINER WITH MIXER TAP FITTING. OIL FIRED BURNER. PLUMBED FOR A.W.M. TILED FLOOR. EXTERNAL DOOR WITH GLASS PANEL.



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ORIGINAL KITCHEN / CRAFT ROOM / POTENTIAL CONSULTING ROOM / ANNEX:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. HOB. OVEN. TILED BETWEEN UNITS. TILED FLOOR.



ORIGINAL UTILITY ROOM:
ACCESSED VIA ORIGINAL KITCHEN. FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER.. TILED FLOOR.
DOOR TO REAR HALL.



REAR HALL:
TILED FLOOR. MAHOGANY EXTERNAL DOOR WITH GLAZED TOP & SIDE PANEL.

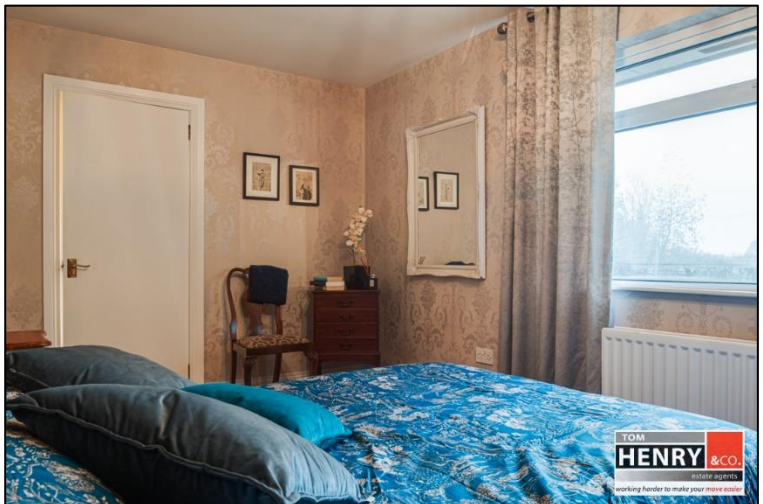
BEDROOM 2:
TO REAR. CARPET TO FLOOR.





BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. WALL-LENGTH WARDROBES.

ENSUITE.
TOILET. SINK IN VANITY UNIT WITH TILED SPLASH BACK. PRE-FINISHED FLOOR.



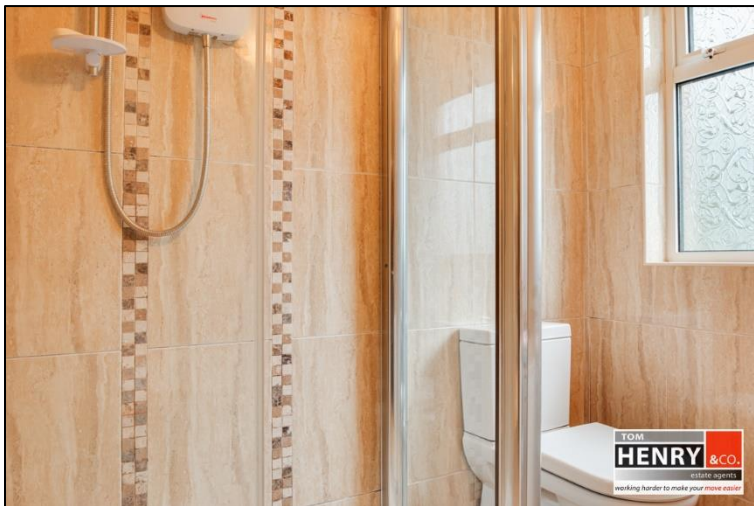
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BATHROOM:
WHITE SUITE. ELECTRIC SHOWER. TOILET. BATH. VANITY UNIT WITH ILLUMINATED MIRROR OVER. HEATED TOWEL RAIL. FULLY TILED WALLS. TILED FLOOR.
ACCESS TO HOTPRESS:



HOTPRESS:
ACCESS FROM BATHROOM & ENTRANCE HALL.

FIRST FLOOR:

MINSTRELS' GALLERY / MEZZANINE / SEATING AREA / STUDY AREA:

ACCESSED VIA AN OPEN TREAD TIMBER & GLAZED STAIRCASE FROM KITCHEN / FAMILY DINING / LIVING AREA EXTENSION . MINSTRELS' GALLERY TO SAME. DOWN LIGHTING TO CEILING. CARPET TO FLOOR. VELUX WINDOW.



BEDROOM 1:
CARPET TO FLOOR. VIEW TO SIDE.

EVES STORAGE:
WALK-IN WITH GABLE WINDOW. POTENTIAL FOR FURTHER UTILIZATION /
ACCOMMODATION IF REQUIRED.





OUTSIDE:

MATURE SITE EXTENDING TO CIRCA. 0.85 ACRES. PILLARED ENTRANCE LEADING TO GRAVELLED DRIVEWAY & FORECOURT PARKING. GARDENS TO FRONT LAID TO LAWNS & SHRUBS.



GARAGE:
ATTACHED TO HOUSE. REMOTE DOOR. WATER.



2 X PAVIA PATIO AREA TO REAR. AREA OF hardcore / ENCLOSED CONCRETE AREA.

GARDEN TO REAR LAID TO LAWNS & SHRUBS.



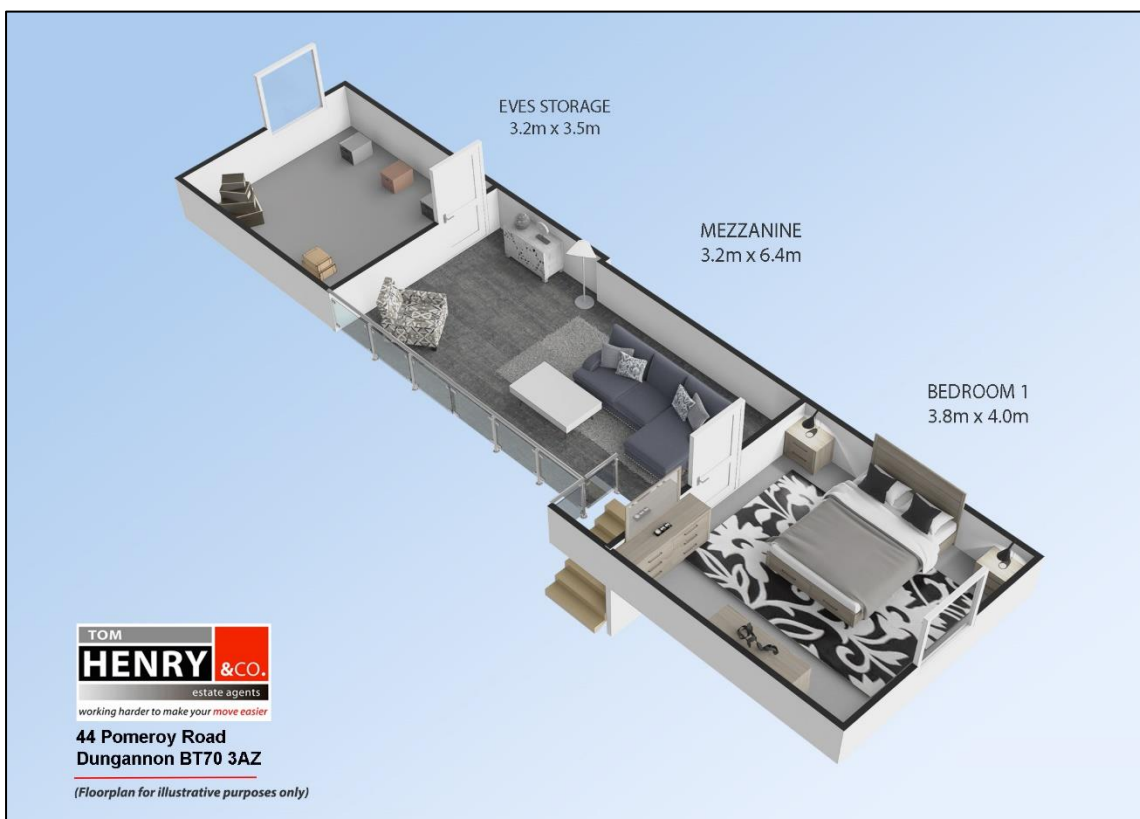
TRADITIONAL OAK BARN:
TO REAR. OAK DOWELLED JOINTS.

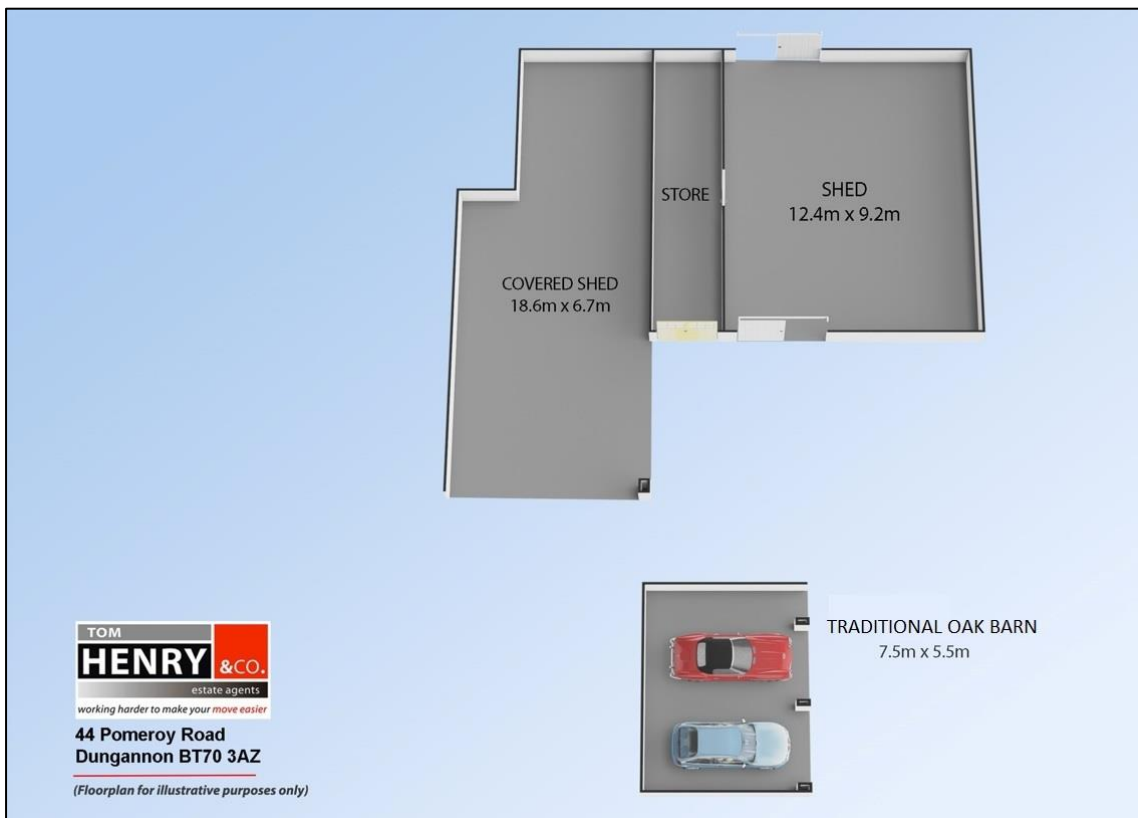
GENERAL PURPOSE STORE:
OPEN FRONTED.

INTERCONNECTING WORKSHOP.

GENERAL PURPOSE STORE:
SLIDING DOORS. ELECTRIC LIGHT.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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