

**27 ASHBROOKE  
BALLYNAKILLY  
DUNGANNON  
CO. TYRONE  
BT71 6GX**



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

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**A COMFORTABLE & WELL-PRESENTED HOME SITUATED ON A GOOD CORNER SITE**

LOCATED WITHIN THE EVER POPULAR ASHBROOKE DEVELOPMENT IN THE QUIET YET COMMUTER CONVENIENT HAMLET OF BALLYNAKILLY, THIS 3 BEDROOM SEMI-DETACHED HOME IS ONLY MINUTES BY CAR TO COALISLAND & DUNGANNON TOWNS & THE M1 INTERSECTION FOR TRAVELLING TO THE EAST OR WEST OF THE PROVINCE.

OFFERING SPACIOUS, VERSATILE & WELL-APPOINTED ACCOMMODATION ON AN ENVIABLE SITE WITH OFF STREET PARKING & NO DEVELOPMENT TO ITS REAR, THIS PROPERTY IS SURE TO ATTRACT INTEREST FROM FIRST-TIME BUYERS, FAMILIES & DISCERNING INVESTORS ALIKE.

**“AN AFFORDABLE PROPERTY ON A SUPERB END SITE – GREAT AS A READY-TO-GO INVESTMENT OR AS A HOME ON WHICH TO ADD YOUR OWN TASTE”**



**OFFERS OVER: £134,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**www.tomhenryandco.com**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## PROPERTY FEATURES:

- A COMFORTABLE SEMI-DETACHED PROPERTY.
- 3 BEDROOMS.
- LOCATED IN A QUIET RESIDENTIAL CUL-DE-SAC.
- SITUATED ON AN ENVIABLE END SITE WITH NO DEVELOPMENT TO ITS REAR.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND TOWNS.
- CIRCA. 5 MINS FROM JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING ACROSS THE PROVINCE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- HANDY GROUND FLOOR CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- OFF-STREET PARKING TO FRONT / SIDE OF DWELLING.
- GENEROUS GARDEN TO REAR.
- SURE TO APPEAL AS AN AFFORDABLE FIRST-HOME OR AS A “READY-TO-GO” BUY-TO-LET.





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**ACCOMMODATION IN BRIEF...**

ENTRANCE HALL:  
P.V.C. EXTERNAL DOOR WITH GLAZED PANEL. PRE-FINISHED FLOOR. STAIRS  
WITH CARPET TO FIRST FLOOR.



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SITTING ROOM:  
OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND WITH TILED HEARTH. PRE-FINISHED FLOOR.



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**KITCHEN / FAMILY DINING AREA:**

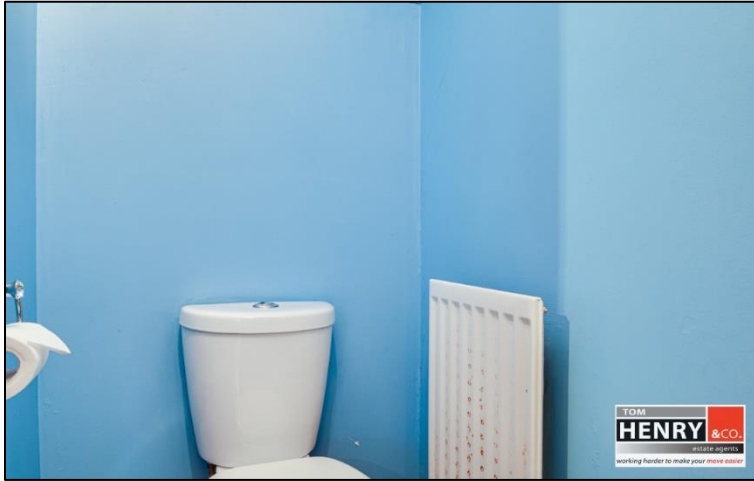
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE FREEZER. PLUMBED FOR A.W.M. SPACE FOR DISHWASHER. TILED BETWEEN UNITS. PRE-FINISHED FLOOR. P.V.C. FRENCH DOORS TO REAR GARDEN.





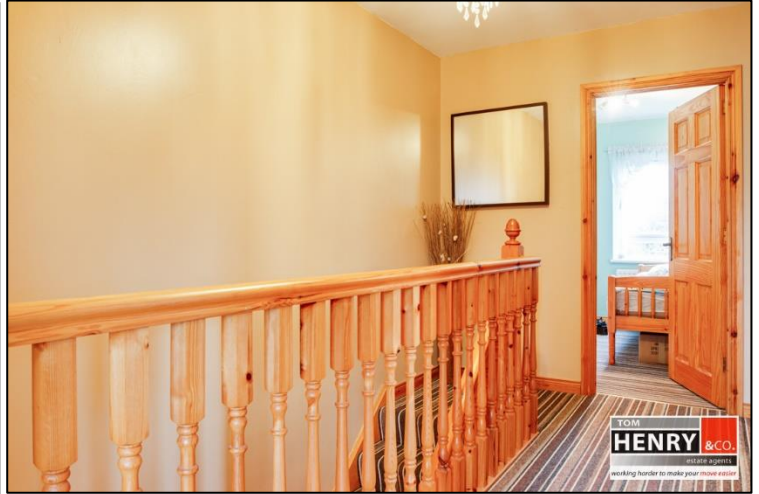
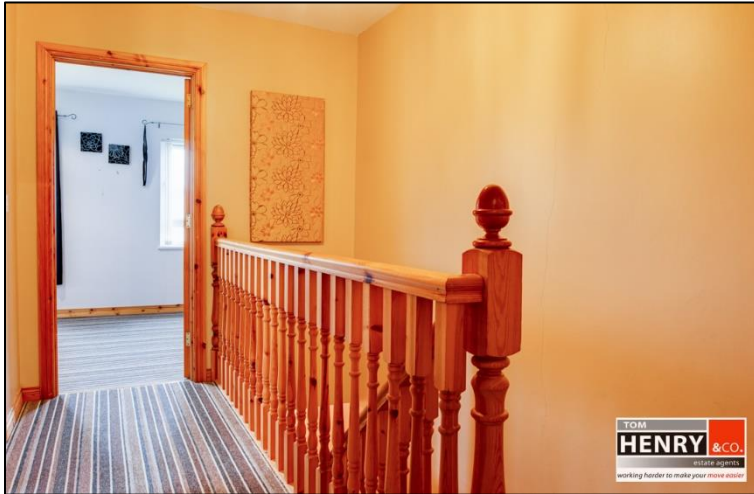


POWDER ROOM:  
TOILET. WASH HAND BASIN. LINO TO FLOOR.



**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET TO FLOOR. HOTPRESS: SHELVED.



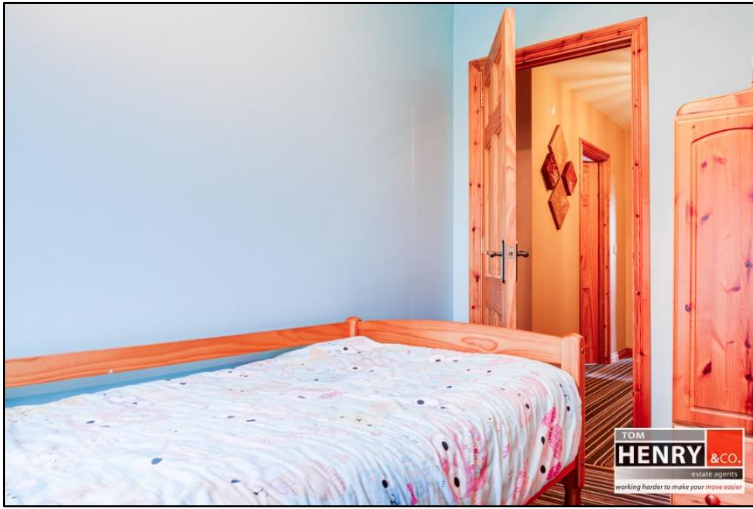
BEDROOM 1:  
TO FRONT. CARPET TO FLOOR.







BEDROOM 2:  
TO REAR. CARPET TO FLOOR.



BEDROOM 3:  
TO REAR. CARPET TO FLOOR.



BATHROOM:  
BATH. TOILET. WASH HAND BASIN. ELECTRIC SHOWER. LINO TO FLOOR.  
X-FAN.





**OUTSIDE:**

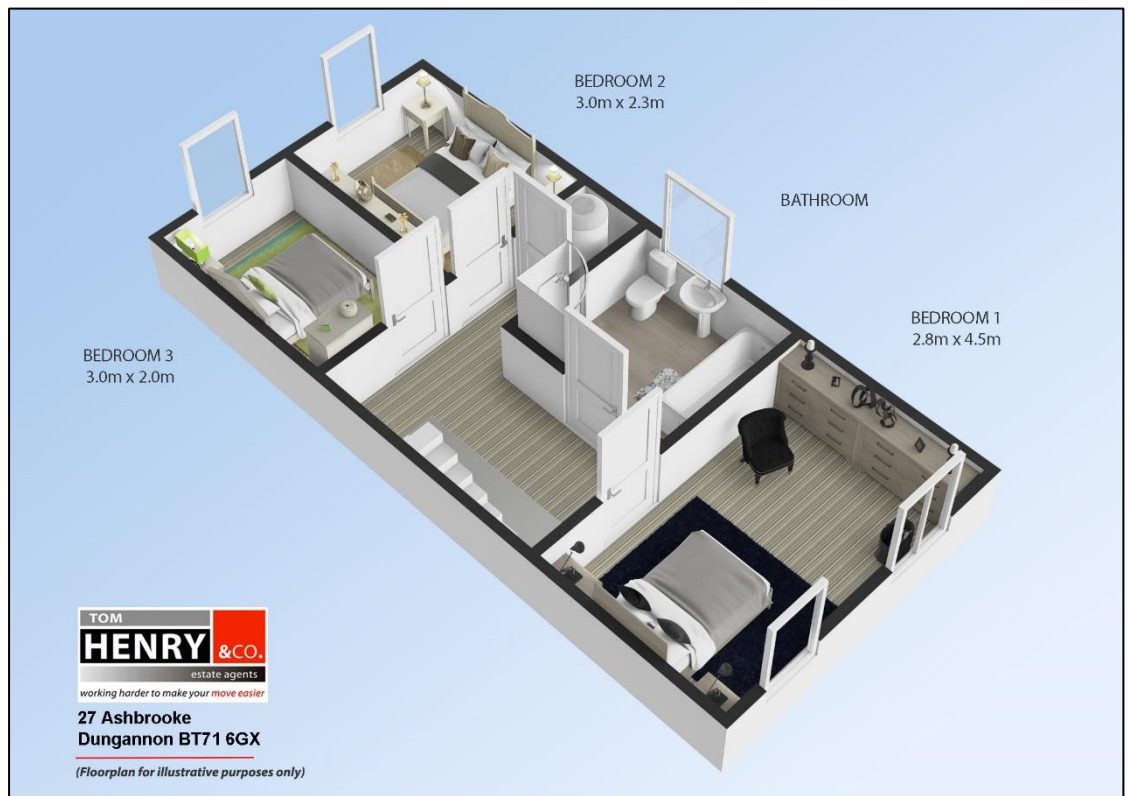
GRAVELLED SHRUB BED TO FRONT. TARMAC DRIVEWAY & PARKING TO FRONT / SIDE WITH GATES. PAVED AREA TO REAR. GENEROUS GARDEN LAID TO LAWN WITH NO DEVELOPMENT TO REAR. EXTERNAL WATER TAP. GARDEN SHED.







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





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- > **Competitive sales & rental rates.**
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- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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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.**