

**66 KILLYMERRON PARK
KILLYMAN ROAD
DUNGANNON
CO. TYRONE
BT71 6DN**



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

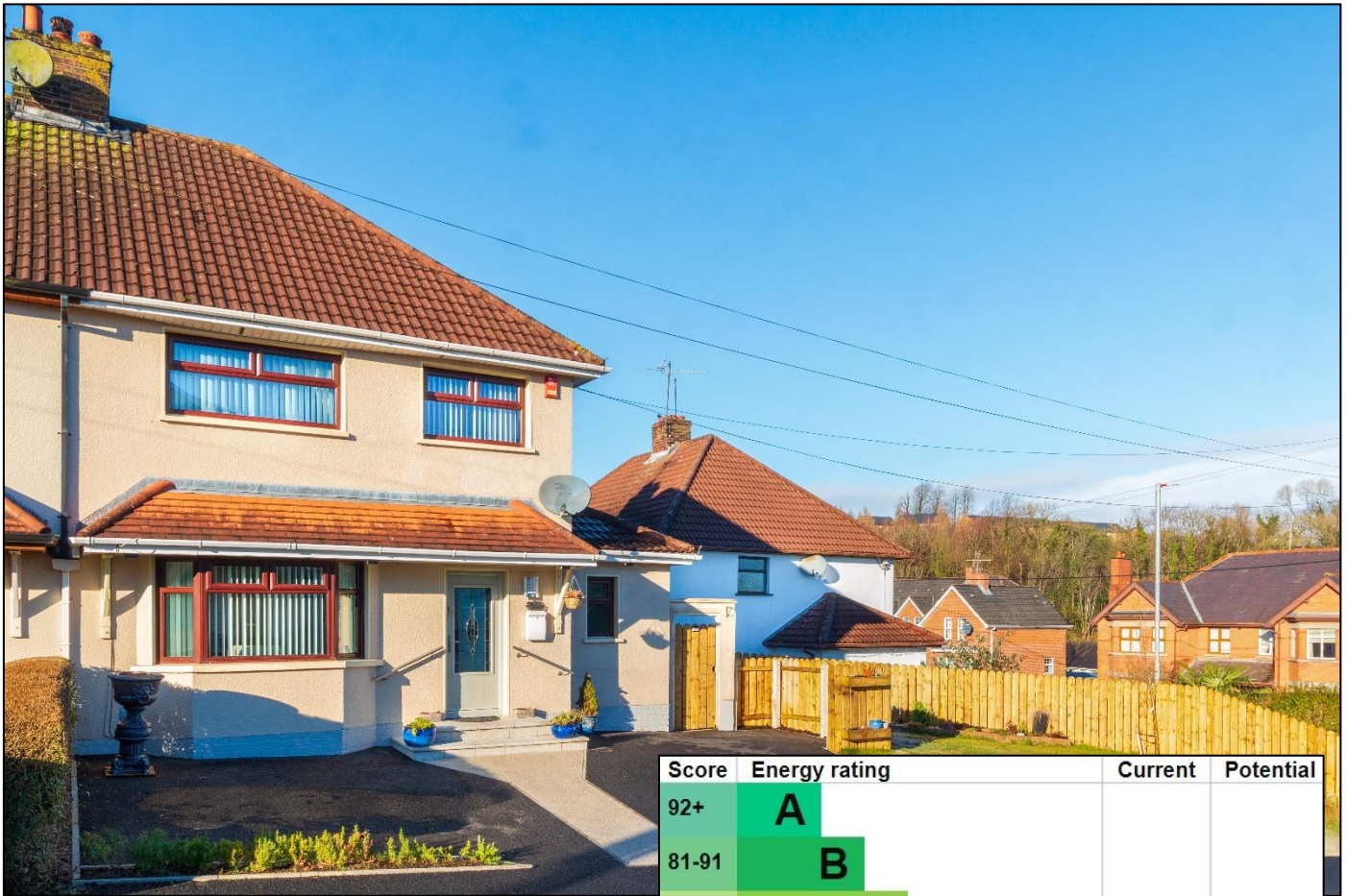
26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

AN IMMACULATE HOME WITHIN WALKING DISTANCE OF ALL TOWN AMENITIES

ENJOYING A FANTASTIC CORNER SITE IN THIS POPULAR & MOST CONVENIENT RESIDENTIAL DEVELOPMENT, THIS PROPERTY IS IDEALLY SITUATED FOR ACCESS TO MAJOR EMPLOYERS, RENOWNED SCHOOLS AND ALL OTHER DUNGANNON TOWN AMENITIES. AFFORDING IMMACULATELY PRESENTED & SPACIOUS ACCOMMODATION THE PROPERTY EXTENDS TO 3 BEDROOMS, A FITTED KITCHEN WITH SPACE FOR DINING, A SITTING ROOM WITH A GLASS FRONTED STOVE, A MOST CONVENIENT, HIGH SPECIFICATION GROUND FLOOR SHOWER ROOM AND A FIRST FLOOR FAMILY BATHROOM. EXTERNALLY THE PROPERTY BOASTS OFF STREET PARKING & GENEROUS GARDENS SURROUNDING.

“SURE TO BE A MOST ATTRACTIVE PROSPECT FOR FIRST-TIME BUYERS, YOUNG FAMILIES, THOSE WISHING TO DOWNSIZE WITH TOWN CONVENIENCE AND DISCERNING INVESTORS ALIKE”



GUIDE PRICE: £129,950

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	59 D	62 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

- AN IMMACULATEY PRESENTED SEMI-DETACHED PROPERTY.
- MOST POPULAR & CONVENIENT TOWN LOCATION.
- SITUATED ON A SUBERB CORNER SITE.
- 3 BEDROOMS – 2 WITH BUILT-IN / FITTED STORAGE.
- WITHIN WALKING DISTANCE OF GOOD SCHOOLS, MAJOR EMPLOYERS, SHOPS, ETC.
- GENEROUS GARDENS TO SIDE & ENCLOSED COBBLED PATIO TO REAR.
- OFF STREET PARKING.
- SITTING ROOM WITH GLASS FRONTED “STOVAX” STOVE.
- FITTED KITCHEN WITH SPACE FOR FAMILY DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM.
- MAJORITY U.P.V.C DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING WITH COMBI BOILER.
- 6 PANEL INTERNAL DOORS (PART GLAZED TO SITTING ROOM & KITCHEN).
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS.
- PROPERTY WITHIN THIS LOCATION ALWAYS ATTRACTS SIGNIFICANT INTEREST – VIEW EARLY TO AVOID DISAPPOINTMENT!

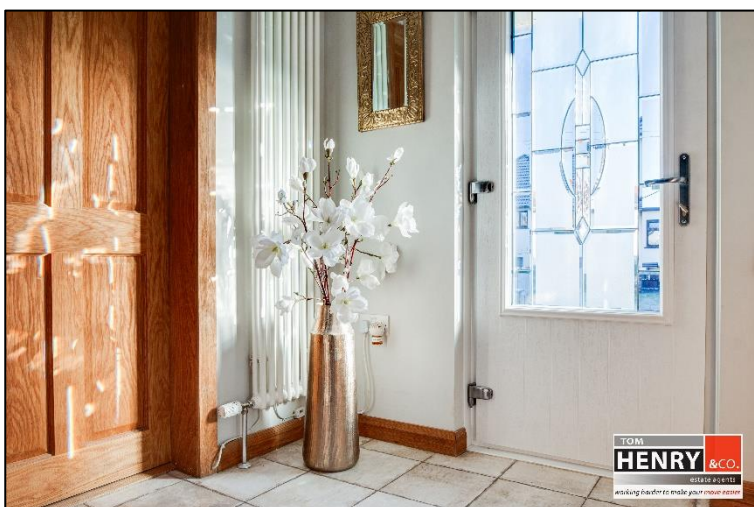


ACCOMMODATION IN BRIEF...

COVERED PORCH: OUTSIDE LIGHT.

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH TRIPLE GLAZED PANEL. TILED FLOOR. CARPET TO STAIRS.



SITTING ROOM:

PART GLAZED DOOR FROM ENTRANCE HALL. BAY WINDOW. PRE-FINISHED FLOOR. WALL & CENTRE LIGHT POINTS. GLASS FRONTED "STOVAX" STOVE.





KITCHEN / FAMILY DINING:

PART GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. STAINLESS STEEL SINK & DRAINER WITH MIXER TAP FITTING. DISHWASHER. FRIDGE FREEZER. "LEISURE RANGE" WITH INDUCTION HOB WITH X-FAN OVER. TILED FLOOR. DOWNLIGHTING TO CEILING. SHELVED PANTRY WITH ELECTRIC LIGHT. DOOR TO REAR PORCH.



COVERED REAR PORCH / UTILITY ROOM:
PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. X-FAN.

SHOWER ROOM:
WASH BASIN IN VANITY UNIT. SHOWER. TOILET. WALL MOUNTED
ILLUMINATED BLUETOOTH MIRROR. HEATED TOWEL RAIL. WALL &
FLOOR TILING. DOWNLIGHTING TO CEILING. X-FAN.

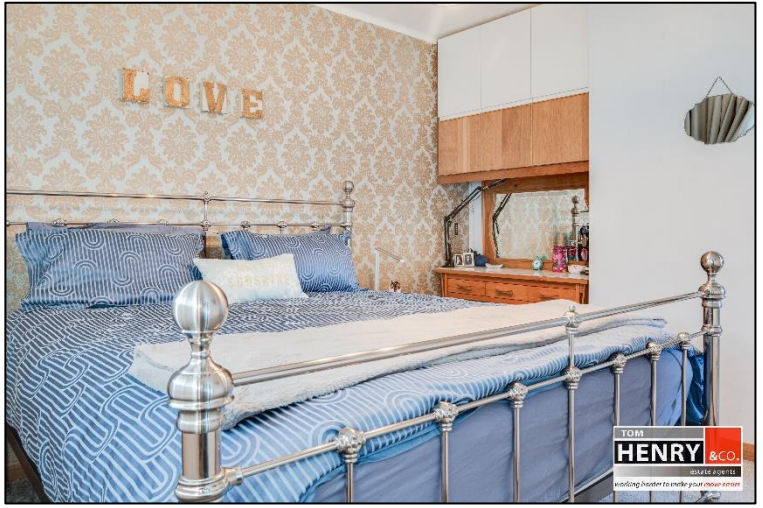
FIRST FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING. LINEN CUPBOARD.

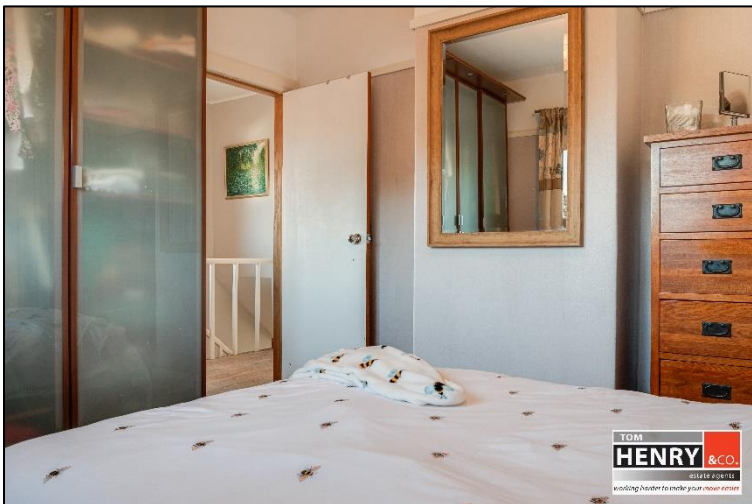


BEDROOM 1:
TO FRONT. CARPET TO FLOOR. FITTED STORAGE.





BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3 / STUDY:
CARPET TO FLOOR. FITTED STORAGE.



BATHROOM:
WHITE SUITE. BATH WITH HANDHELD SHOWER ATTACHMENT. TOILET.
WASH HAND BASIN IN VANITY UNIT. CLADDING TO WALLS.

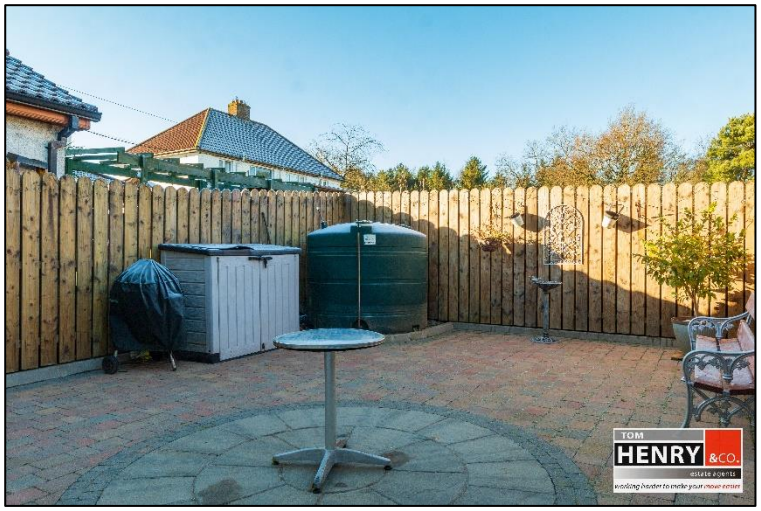


ROOF SPACE:
WOODEN STEPS. ELECTRIC LIGHT. PART FLOORED FOR STORAGE.

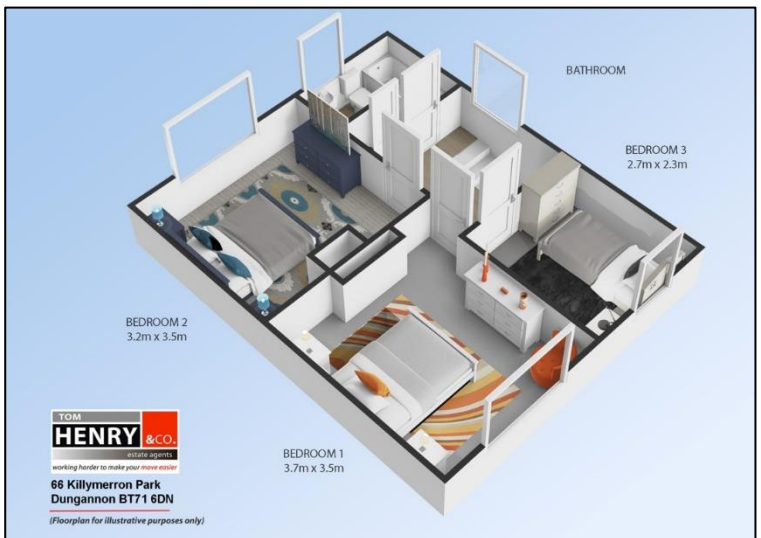
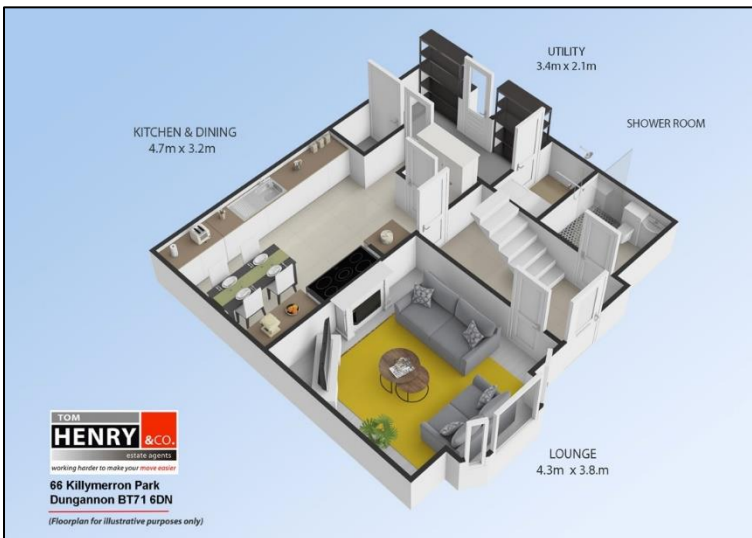
OUTSIDE:

TARMAC DRIVE & PARKING TO FRONT. GARDEN TO SIDE LAID TO LAWN. ENCLOSED COBBLED PATIO TO REAR.





FLOORPLANS FOR I.D. PURPOSES ONLY.



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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
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- > **Professional & efficient service.**
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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.