

**25 TREWMOUNT ROAD
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6RL**



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

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“TERRIFIC ON TREWMOUNT ROAD” – A BEAUTIFUL HOME SET ON C. 2.4 ACRES

TOM HENRY & CO ARE DELIGHTED TO BRING TO THE MARKET THIS SUPERB SMALLHOLDING, CONVENIENTLY LOCATED IN THE EVER POPULAR VILLAGE OF KILLYMAN, WITHIN WALKING DISTANCE OF SCHOOLS AND THE LOCAL POST OFFICE / SHOP.

THIS DETACHED CHALET BUNGALOW HAS BEEN METICULOUSLY MAINTAINED THROUGHOUT AND AFFORDS SPACIOUS AND VERSATILE ACCOMMODATION INCLUDING 3 BEDROOMS, AND 2 RECEPTION ROOMS.

EXTERNALLY THE GENEROUS GARDENS BOAST TWO GRAVEL DRIVEWAYS WITH GATED ENTRANCES, SPACIOUS LAWNED AREAS, A DETACHED GARAGE BLOCK WITH ADJOINING OFFICE / STORAGE ROOM WHICH MAY HAVE POTENTIAL FOR A HOME BUSINESS (S.T.S.C.), NUMEROUS SHEDS AND LAST BUT NOT LEAST – CIRCA. 1.6 ACRES OF LANDS TO ITS REAR.

“RARELY DOES A SMALL HOLDING OF THIS CALIBRE COME TO THE MARKET – VIEW EARLY TO AVOID DISAPPOINTMENT!”



GUIDE PRICE: £324,950

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

- A FANTASTIC SMALL HOLDING EXTENDING TO APPROX. 2.4 ACRES.
- SUPERB LOCATION IN MOST POPULAR KILLYMAN VILLAGE.
- WITHIN WALKING DISTANCE OF SCHOOLS, PLACES OF WORSHIP & THE LOCAL POST OFFICE.
- CONVENIENT BY CAR TO DUNGANNON, BUSH, MOY & COALISLAND.
- ONLY MINUTES BY CAR TO THE M1 INTERSECTION FOR COMMUTING.
- DETACHED CHALET BUNGALOW WITH DETACHED GARAGE BLOCK.
- 3 BEDROOMS, MASTER ENSUITE.
- 2 RECEPTION ROOMS.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- SEPARATE SPACIOUS UTILITY ROOM.
- GROUND FLOOR CLOAK / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- P.V.C. DOUBLE GLAZED WINDOWS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- BEAM VACUUM SYSTEM.
- IN GOOD DECORATIVE ORDER THROUGHOUT.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- MOST GENEROUS SITE.

PROPERTY FEATURES...

- GRAVEL PARKING & GARDENS SURROUNDING LAID TO LAWNS, MATURE SHRUBS & TREES.
- DETACHED GARAGE BLOCK WITH ADJOINING ROOM; MAY HAVE POTENTIAL FOR A HOME BUSINESS (S.T.S.C).
- CIRCA. 1.6 ACRES OF LANDS TO REAR OF PROPERTY.
- MAY BE SOLD IN 1 OR 2 LOTS TO SUIT.
- A RARE OPPORTUNITY TO ACQUIRE A SMALL HOLDING IN A SUPERB LOCATION.





ACCOMMODATION IN BRIEF...

COVERED PORCH:

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED SUNBURST & SIDE PANELS. CARPET TO FLOOR. DOWN LIGHTING TO WOODEN VAULTED CEILING. STAIRS TO FIRST FLOOR WITH CARPET.

CLOAK CUPBOARD:

SHELVED. SPACE FOR COATS, ETC. CARPET TO FLOOR.

SITTING ROOM:

OPEN FIREPLACE WITH GAS INSET WITH MARBLE MANTLE & SURROUND OVER GRANITE HEARTH. COVING & CENTRE PIECE TO CEILING. CARPET TO FLOOR.





KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. UNDER UNIT LIGHTING. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. INTEGRATED HOB (GAS & ELECTRIC). INTEGRATED OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. STORAGE / LARDER CUPBOARD.



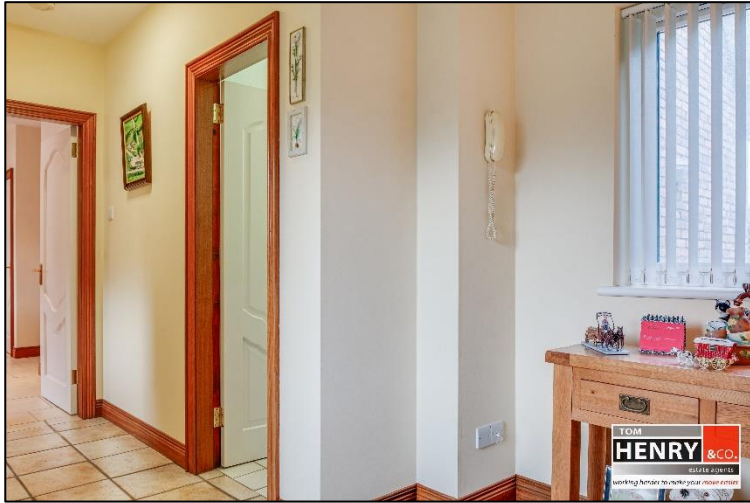


LIVING ROOM / DINING ROOM:
DOUBLE DOORS WITH GLAZED PANELS FROM KITCHEN. CURRENTLY USED AS CASUAL LIVING ROOM. FALSE FIREPLACE. COVING AND CENTRE PIECE TO CEILING. CARPET TO FLOOR.





REAR HALLYWAY:
GENEROUS SPACE WITH POTENTIAL FOR HOME OFFICE / DESK / STUDY AREA. TILED FLOOR. P.V.C. EXTERNAL REAR DOOR.



UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. TILED SPLASH BACK. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED FLOOR. BEAM VACUUM UNIT.



POWDER ROOM:
TOILET. WASH HAND BASIN. PART TILED WALLS. TILED FLOOR. X-FAN.

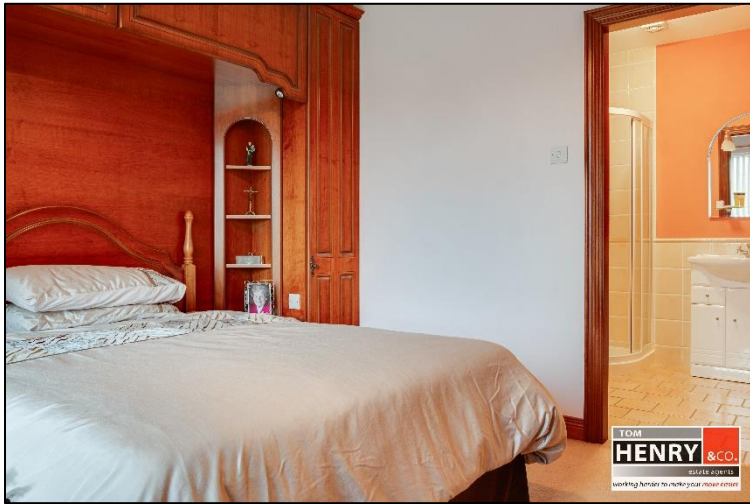


BEDROOM 1:

TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS, DISPLAY SHELVING & HAT BOXES.

ENSUITE:

TOILET. WASH HAND BASIN IN VANITY UNIT WITH ILLUMINATED MIRROR OVER. TILED ELECTRIC SHOWER. PART TILED WALLS. TILED FLOOR. X-FAN.



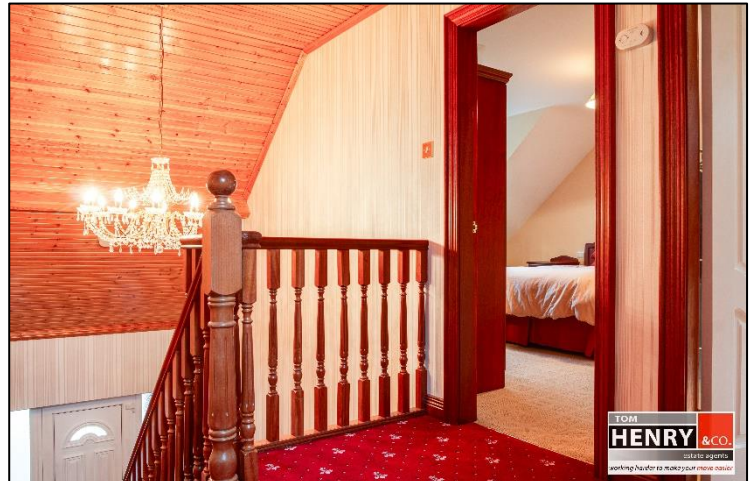
FIRST FLOOR:

LANDING:

SEMI-MINSTRELS' GALLERY. CARPET TO FLOOR.

HOTPRESS:

SHELVED.





BEDROOM 2:
DUAL ASPECT. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS, HATBOXES & DRESSING TABLE. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. FEATURE DORMER WINDOWS. CARPET TO FLOOR.



BATHROOM:
WHITE SUITE. TOILET. WASH HAND BASIN WITH MIRRORED VANITY UNIT OVER. BATH. TILED ELECTRIC SHOWER. TILING TO WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

SITUATED ON A PRIME SITE EXTENDING TO APPROX. 2.4 ACRES IN TOTAL.

GATED GRAVEL DRIVEWAY TO FRONT. GARDEN LAID TO LAWNS WITH MATURE TREES AND SHRUBBERY. FURTHER GATED ENTRANCE TO FRONT / SIDE WITH CATTLE GRID.

TO REAR:

GARAGE:

ROLLER DOOR. ELECTRIC LIGHT. POWER POINTS.

ADJOINING TREATMENT ROOM // OFFICE / MAY HAVE BUSINESS POTENTIAL S.T.S.C:

P.V.C. PEDESTRIAN DOOR. ELECTRIC LIGHTS. POWER POINTS. CENTRAL HEATING. CARPET TO FLOOR.

OUTSIDE WATER TAP.

ASSORTMENT OF USEFUL, WELL-MAINTAINED SHEDS, ETC.

ACCESS TO C. 1.6 ACRES OF LANDS TO REAR.







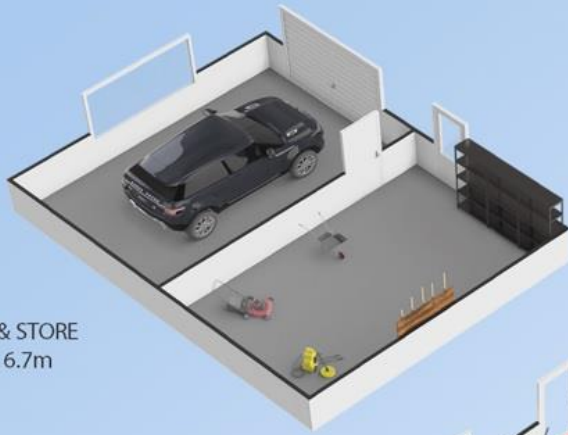
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MAP FOR I.D. PURPOSES ONLY

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GARAGE & STORE
8.8m x 6.7m



SITTING ROOM
3.6m x 3.8m

LOUNGE
5.2m x 3.8m

KITCHEN
3.6m x 3.9m

UTILITY
2.5m x 2.4m



EN SUITE

BEDROOM 3
3.1m x 3.7m



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(Floorplan for illustrative purposes only)

BATHROOM

BEDROOM 2
4.3m x 3.8m



BEDROOM 3
6.6m x 3.8m



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(Floorplan for illustrative purposes only)

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FLOOR PLANS & MAP FOR I.D. 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.