

**1 ELM CRESCENT
BUSH
DUNGANNON
CO. TYRONE
BT71 6FL**



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

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Co. Tyrone,
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BT71 6AB

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“EXCEPTIONAL IN THE ELMS” – A BEAUTIFUL FAMILY HOME BOASTING UP TO 5 BEDROOMS

SITUATED ON PRIME SITE WITHIN A QUIET CUL-DE-SAC OF DETACHED PROPERTIES IN THIS EVER-POPULAR RESIDENTIAL DEVELOPMENT, NO.1 ELM CRESCENT BOASTS VERSATILE, WELL-PRESENTED & GENEROUS ACCOMMODATION THAT MAY ONLY BE FULLY APPRECIATED ON INSPECTION. IDEALLY LOCATED WITHIN STROLLING DISTANCE OF THE LOCAL PRIMARY SCHOOL AND ONLY MINUTES BY CAR FROM ALL DUNGANNON & COALISLAND TOWN AMENITIES & THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY PROVIDES BOTH ACCOMMODATION & A LOCATION IDEALLY SUITED TO THE MODERN FAMILY.

OWNER OCCUPIED SINCE ITS CONSTRUCTION CIRCA. 10 YEARS AGO, THIS PROPERTY HAS BEEN FITTED OUT TO THE VENDORS EXACTING & TASTEFUL STANDARDS THROUGHOUT, INCLUDING SURROUND SOUND TO THE KITCHEN & A T.V. TO ENJOY WHILST HAVING A SOAK IN THE BATH - AND OFFERS UP TO 5 BEDROOMS & 3 RECEPTION ROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS.

“IF YOU ARE SEEKING A “READY TO OCCUPY” FAMILY HOME IN A QUIET YET COMMUTER CONVENIENT LOCATION, THIS ONE SHOULD BE ON YOUR VIEWING LIST!”



OFFERS OVER: £254,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN IMMACULATE DETACHED PROPERTY.
- OWNER OCCUPIED SINCE NEW CIRCA. 10 YEARS AGO.
- HIGH SPECIFICATION, TASTEFUL FINISHES THROUGHOUT.
- SITUATED ON A PRIME SITE IN THIS QUIET CUL-DE-SAC.
- WITHIN STROLLING DISTANCE OF THE LOCAL PRIMARY SCHOOL.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND TOWNS.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.
- UP TO 5 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS.
- 3 BEDROOMS WITH FITTED FURNITURE.
- 3 RECEPTION AREAS.
- SITTING ROOM WITH GAS FIRED STOVE.
- HIGH SPECIFICATION KITCHEN WITH GRANITE WORKTOPS.
- SURROUND SOUND TO KITCHEN.
- KITCHEN PART OPEN TO SUNROOM; A FANTASTIC SPACE FOR FAMILY DINING / ENTERTAINING.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR SHOWER ROOM.
- FAMILY BATHROOM WITH LUXURY 4 PIECE SUITE.
- SLIPPER STYLE BATH WITH RECESSED T.V. TO ENJOY WHILST HAVING A SOAK!
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- AMPLE OFF-STREET PARKING TO FRONT.

PROPERTY FEATURES CONTINUED...

- ENCLOSED GARDEN TO REAR WITH GENEROUS PATIO AREA.
- P.V.C. DOUBLE GLAZED WINDOWS.
- COMPOSITE & P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- P.V.C. FASCIA & SOFFITS.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- ALARM SYSTEM.
- A BEAUTIFUL HOME THAT MAY ONLY BE FULLY APPRECIATED ON INSPECTION.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS – VIEW EARLY TO AVOID DISAPPOINTMENT!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. COMPOSITE EXTERNAL DOOR WITH GLAZED FAN LIGHT & SIDE PANELS. TIMBER PANELLING TO WALLS. TILED FLOOR. CARPET TO STAIRS. RECESSED LIGHTING.



SITTING ROOM:

GAS FIRED GLASS FRONTED STOVE IN INGLENOOK WITH MARBLE SURROUND, HEARTH & MANTLE. PRE-FINISHED FLOOR.





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KITCHEN:
FITTED HIGH & LOW LEVEL UNITS WITH GRANITE WORK TOP & SPLASH BACK. ILLUMINATED PELMET OVER SINK WITH "INSTANT BOILING WATER" MIXER TAP FITTING. GLAZED DISPLAY UNIT & DISPLAY SHELVING. UNDER UNIT LIGHTING. SPACE FOR AMERICAN STYLE FRIDGE FREEZER (INCLUDED). "RANGEMASTER" RANGE WITH GAS 5 RING HOB WITH GRANITE SPLASH BACK & X-FAN OVER. TILED FLOOR. BLUETOOTH SPEAKERS TO KITCHEN CEILING. OPEN TO SUNROOM / DINING AREA...



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SUNROOM / DINING AREA:
 OPEN FROM KITCHEN. GLAZED PANELS. TILED FLOOR. FRENCH DOORS TO PATIO AREA.



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UTILITY ROOM:
FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING.
SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN.
STABLE TYPE P.V.C. EXTERNAL DOOR.



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FAMILY ROOM:
FEATURE ELECTRIC FIRE WITH T.V. RECESS ABOVE. PRE-FINISHED FLOOR. RECESSED LIGHTING TO CEILING.



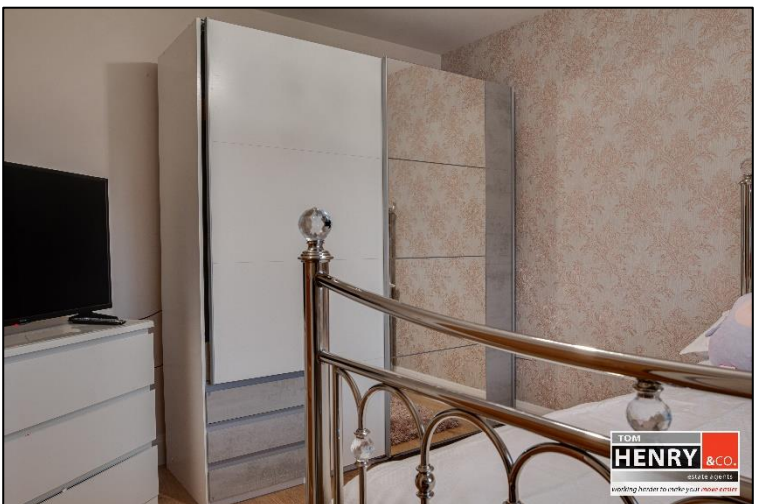
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LIVING ROOM / BEDROOM 5:
CURRENTLY USED AS BEDROOM. TO FRONT. PRE-FINISHED FLOOR.



SHOWER ROOM:

SINK IN VANITY UNIT WITH MIXER TAP FITTING WITH HEATED & ILLUMINATED MIRROR OVER. TOILET. SHOWER WITH DUAL HEADED RAINWATER SHOWER FITTING. HEATED TOWEL RAIL. TILED FLOOR. FULLY TILED WALLS. P.V.C. CLAD CEILING WITH RECESSED LIGHTING. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

TIMBER WALL PANELLING. FEATURE PORTHOLE STYLE WINDOW. RADIATOR COVER (INCLUDED IN SALE). CARPET TO FLOOR. ACCESS TO ATTIC STORAGE VIA FOLD DOWN LADDER. HOTPRESS: SHELVED WITH IMM. HEATER.



BEDROOM 1:

TO FRONT. FITTED SLIDEROBES WITH PART MIRRORED DOORS WITH DRAWER, SHELVED & HANGING SPACE. FEATURE ELECTRIC FIRE. CARPET.

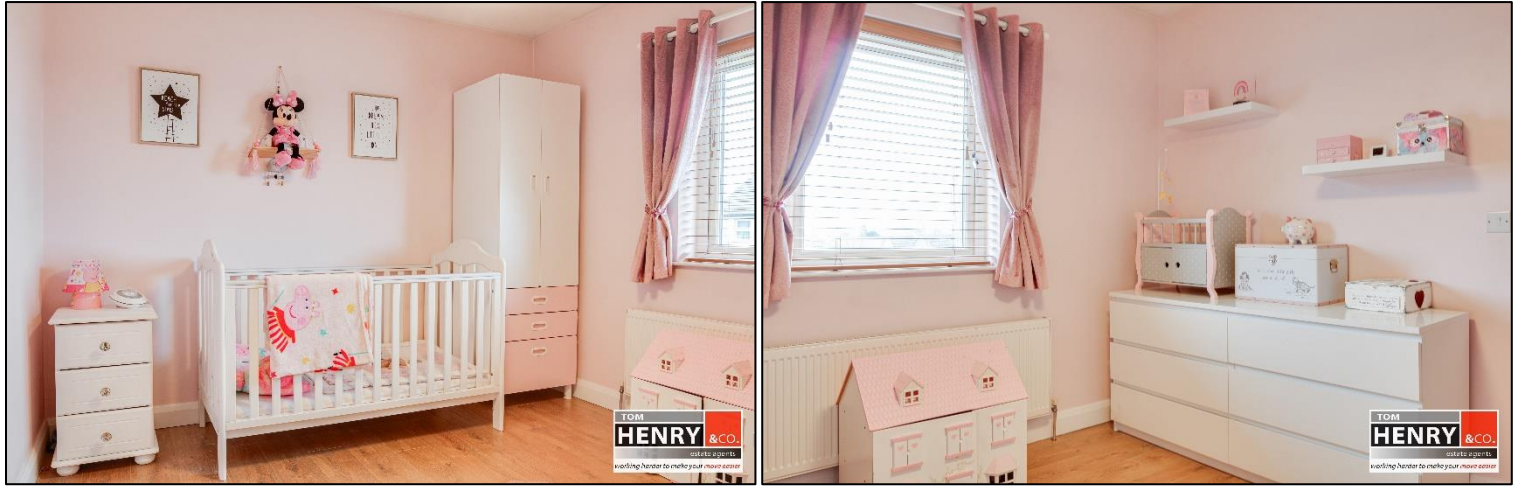




BEDROOM 2:
TO FRONT. FITTED MIRRORED SLIDEROBES WITH DRAWER & HANGING SPACE. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 4:
TO REAR. FITTED FURNITURE WITH DRAWER & HANGING SPACE. PRE-FINISHED FLOOR.



BATHROOM:
SLIPPER STYLE BATH WITH MIXER TAP SHOWER HEAD FITTING & RECESSED SHELF. RECESSED T.V. SINK IN VANITY UNIT WITH MIXER TAP FITTING WITH ILLUMINATED & HEATED MIRROR OVER. TOILET. DOUBLE HEADED RAINWATER SHOWER. TILED FLOOR. TILED WALLS. HEATED TOWEL RAIL. P.V.C. CLAD CEILING WITH RECESSED LIGHTING.





OUTSIDE:

GARDEN TO FRONT LAID TO LAWN. TARMAC PARKING TO FRONT.

FULLY ENCLOSED GARDEN TO REAR WITH NO. 2 PATIO AREAS. GARDEN LAID TO LAWN. OUTSIDE WATER TAP. EXTERNAL POWER POINT. SPACE FOR CHILDRENS PLAY AREA LAID TO ARTIFICIAL GRASS.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



est. 1979

Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
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FLOORPLANS FOR I.D. PURPOSES ONLY.

KITCHEN 3.0m x 6.8m

UTILITY 1.7m x 1.9m

SHOWER ROOM

BEDROOM 5 3.4m x 3.0m

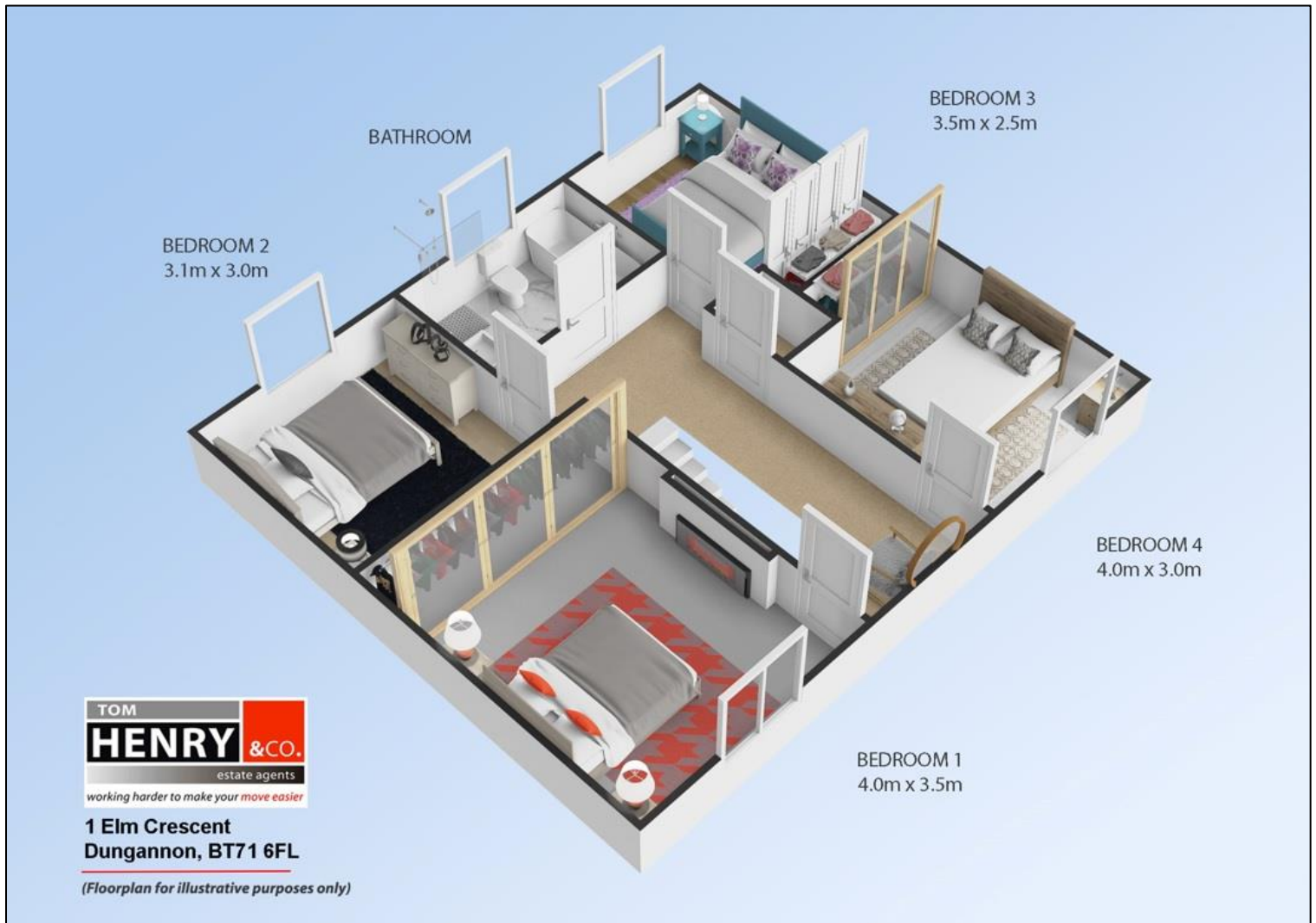
CONSERVATORY 4.8m x 2.8m

FAMILY ROOM 5.8m x 4.0m

SITTING ROOM 4.5m x 3.6m

1 Elm Crescent
Dungannon, BT71 6FL

(Floorplan for illustrative purposes only)



N.B.

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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.