

**43 HOLLYFIELDS  
OLD ENGLISH ROAD  
DUNGANNON  
CO. TYRONE  
BT71 7BH**

**TOM  
HENRY & CO.**  
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*working harder to make your move easier*

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**“HANDSOME IN HOLLYFIELDS” - AN IMMACULATE DETACHED HOME IN THIS MOST DESIRABLE LOCATION**

IDEALLY LOCATED IN A QUIET, TREE LINED CUL-DE-SAC WITHIN THIS HIGHLY SOUGHT AFTER & MOST DESIRABLE RESIDENTIAL DEVELOPMENT, THIS DETACHED HOME IS PRESENTED FOR SALE IN EXCELLENT DECORATIVE ORDER THROUGHOUT. OFFERING SPACIOUS & VERSATILE ACCOMMODATION INCLUDING 4 BEDROOMS (MASTER ENSUITE), A SITTING ROOM WITH A BEAUTIFUL BAY WINDOW, KITCHEN WITH DINING AREA (A FANTASTIC SPACE FOR FAMILY TIME / ENTERTAINING), A CONVENIENT SEPARATE UTILITY ROOM & GROUND FLOOR CLOAK W.C. AND A FAMILY BATHROOM WITH A 4 PIECE SUITE; ALL SITUATED ON A FANTASTIC SITE WITH PLEASANT VIEWS TO DUNGANNON TOWN AND THE PICTURESQUE BLACK LOUGH (FROM UPSTAIRS REAR) AND ONLY A STROLL FROM ALL TOWN AMENITIES. PROPERTY WITHIN THIS DEVELOPMENT RARELY COMES TO THE MARKET AND THIS ONE IS SURE TO ATTRACT SIGNIFICANT INTEREST FROM FAMILIES & DISCERNING FIRST-TIME BUYERS ALIKE.

**“IT WON’T HANG ABOUT, SO DON’T MISS OUT!”**



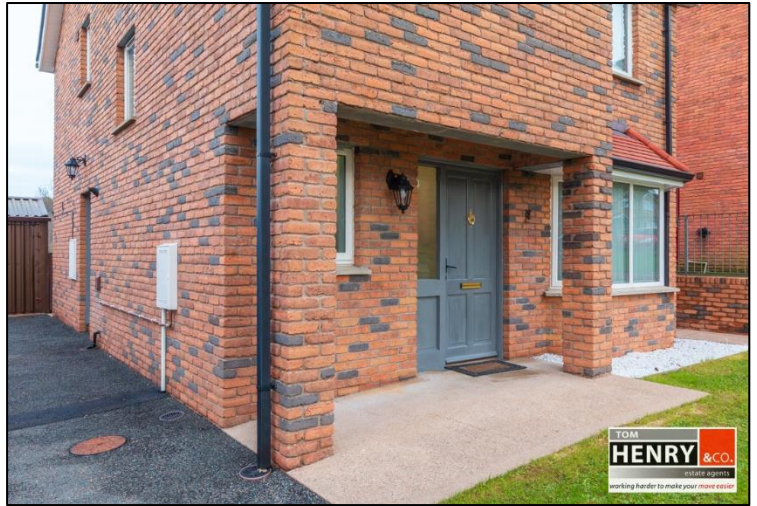
**GUIDE PRICE: £199,950**

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES...

- A WELL-PRESENTED DETACHED PROPERTY.
- SITUATED ON A QUIET TREE LINED AVENUE IN THIS POPULAR DEVELOPMENT.
- SUPERBLY CONVENIENT LOCATION.
- WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOL, TESCO, BUS DEPOT, THE PICTURESQUE “BLACK LOUGH” & DUNGANNON TOWN CENTRE.
- PLEASANT VIEWS TO DUNGANNON TOWN & THE “BLACK LOUGH” FROM UPSTAIRS REAR.
- 4 BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH CHARMING BAY WINDOW.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- GAS FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- GARDENS TO FRONT & REAR LAID TO LAWN.
- OFF STREET PARKING TO FRONT / SIDE.
- SURE TO APPEAL TO FIRST-TIME BUYERS OR AS A FAMILY HOME.

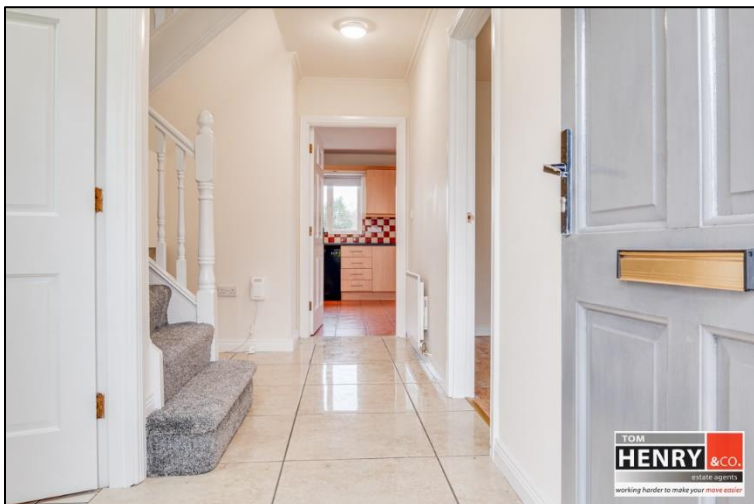


**ACCOMMODATION IN BRIEF...**

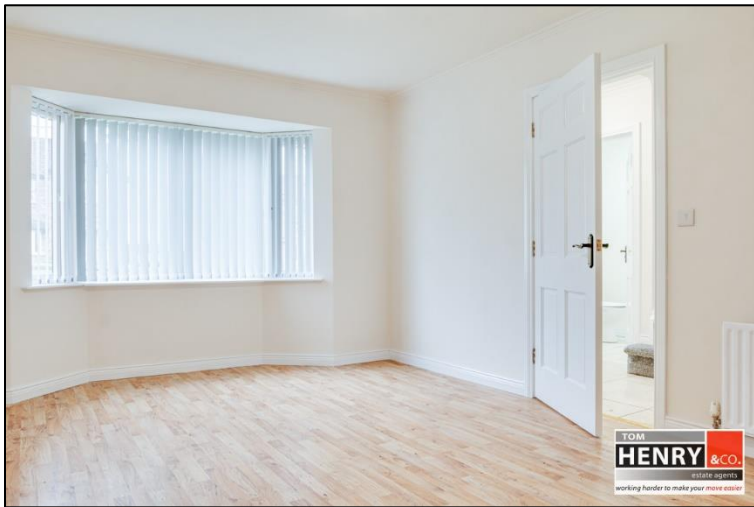
COVERED PORCH:

ENTRANCE HALL:

4 PANEL EXTERNAL DOOR WITH GLAZED SIDE PANEL. TILED FLOOR.



SITTING ROOM:  
BAY WINDOW. FALSE FIREPLACE. PRE-FINISHED FLOOR.



KITCHEN / FAMILY DINING:  
FITTED HIGH & LOW LEVEL UNITS. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED DISHWASHER. SPACE FOR FRIDGE FREEZER. TILED FLOOR. FRENCH DOORS TO REAR GARDEN.





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**UTILITY ROOM:**

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR A.W.M. SPACE FOR T.D. GAS FIRED BURNER. TILED FLOOR. WOODEN EXTERNAL DOOR WITH GLAZED PANEL.

**POWDER ROOM:**

WHITE SUITE. WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED FLOOR.



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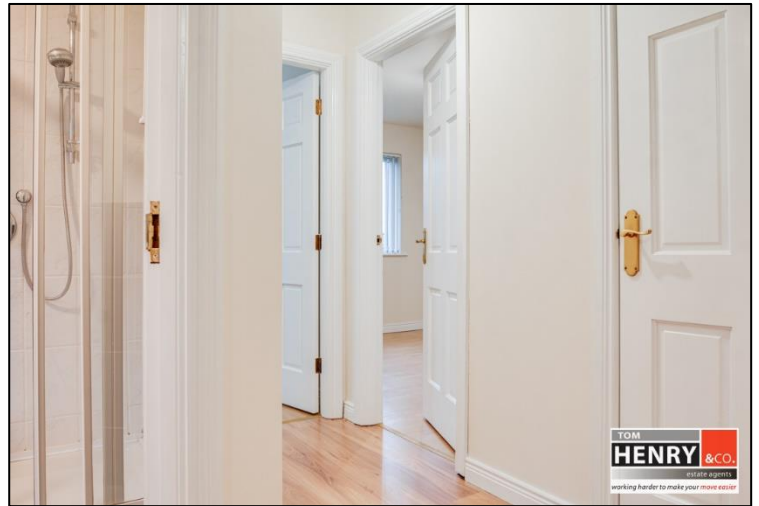
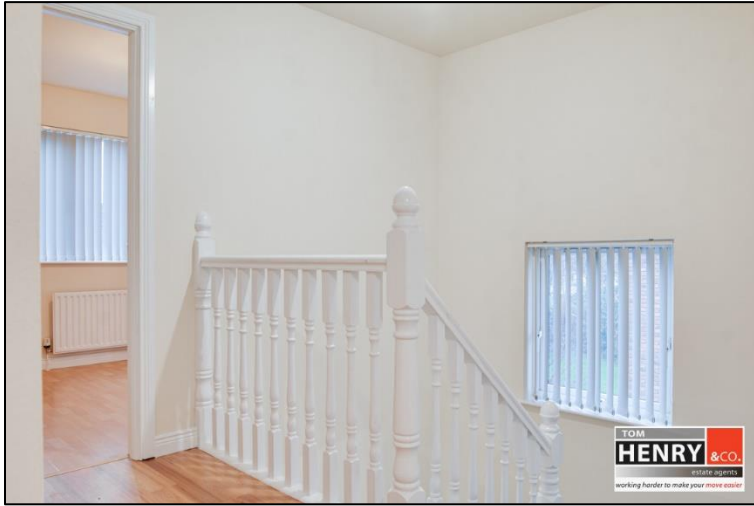


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**FIRST FLOOR:**

**STAIRS & LANDING:**

PRE-FINISHED FLOOR. LINEN CUPBOARD.



**BEDROOM 1:**

TO FRONT. PRE-FINISHED FLOOR.



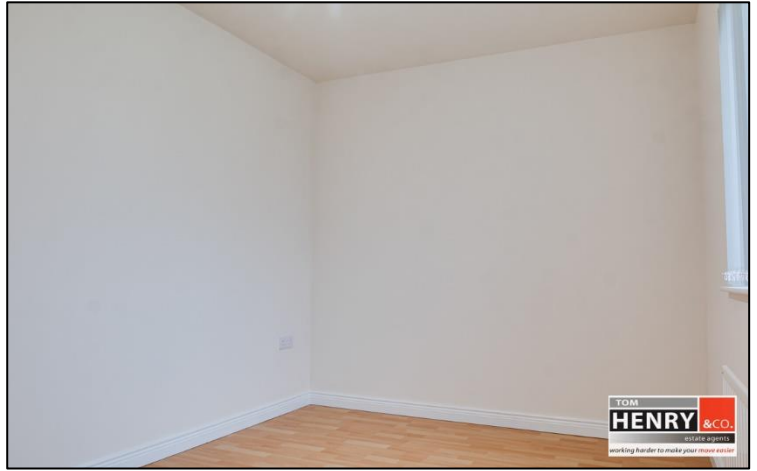
**ENSUITE:**

WHITE SUITE. ELECTRIC SHOWER. TOILET. WASH HAND BASIN IN VANITY UNIT. PART PANELLED, PART TILED WALLS. PRE-FINISHED FLOOR. X-FAN.



**BEDROOM 2:**

TO FRONT. PRE-FINISHED FLOOR.



**BEDROOM 3:**

TO REAR. PRE-FINISHED FLOOR.



**BEDROOM 4:**

TO REAR. PRE-FINISHED FLOOR.



**BATHROOM:**

WHITE SUITE. BATH. TOILET. WASH HAND BASIN IN VANITY UNIT. TILED SHOWER. PART TILED WALLS. PRE-FINISHED FLOOR.



**OUTSIDE:**

TARMAC DRIVE & PARKING TO FRONT / SIDE.

GARDEN TO FRONT LAID TO LAWN WITH SHRUB BED.

ENCLOSED GARDEN TO REAR LAID TO LAWN. EXTERNAL WATER TAP.

GARDEN STORE WITH ELECTRIC LIGHT & POWER POINT.

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Thinking of selling or renting your home?**

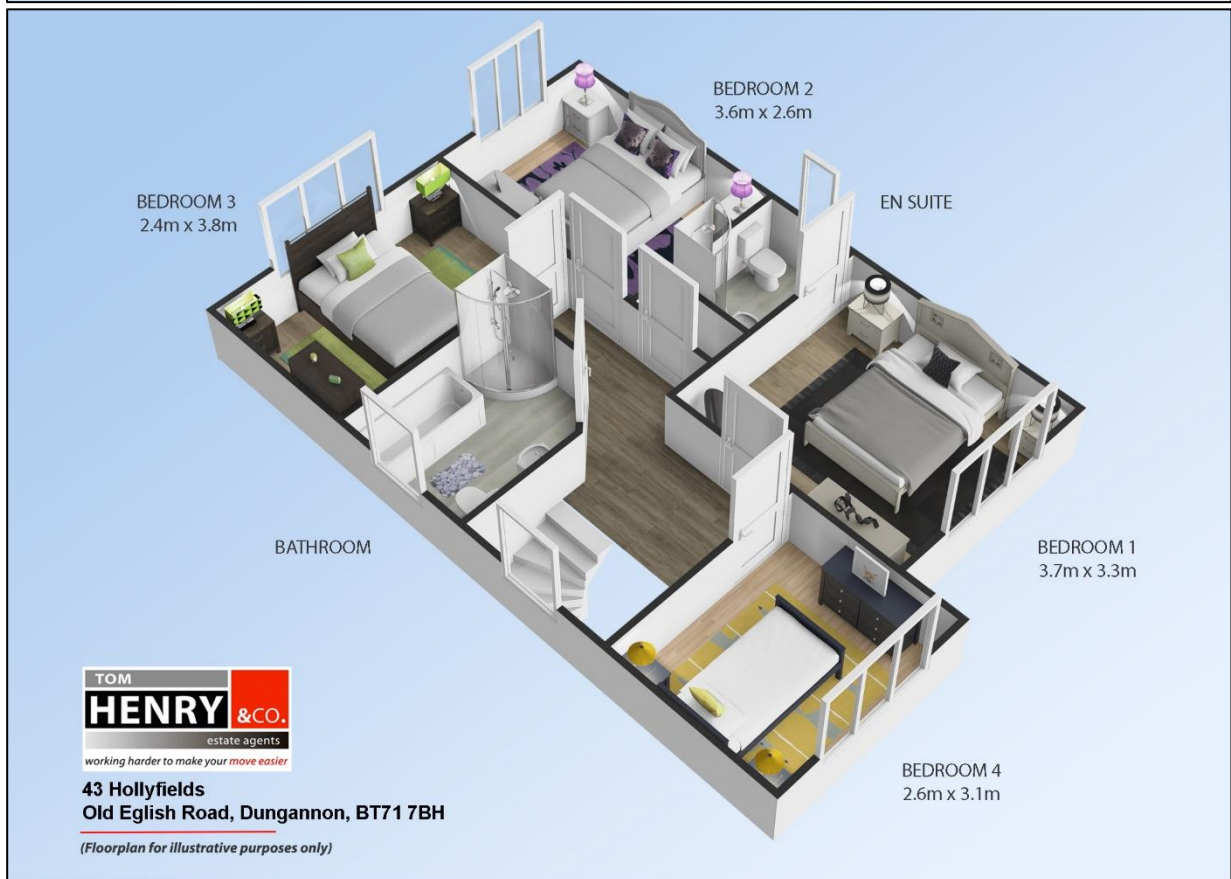


**Want to know what your property is worth?**

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