

**17 GLENCREW ROAD
AUGHNACLOY
DUNGANNON
CO. TYRONE
BT69 6EX**



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

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

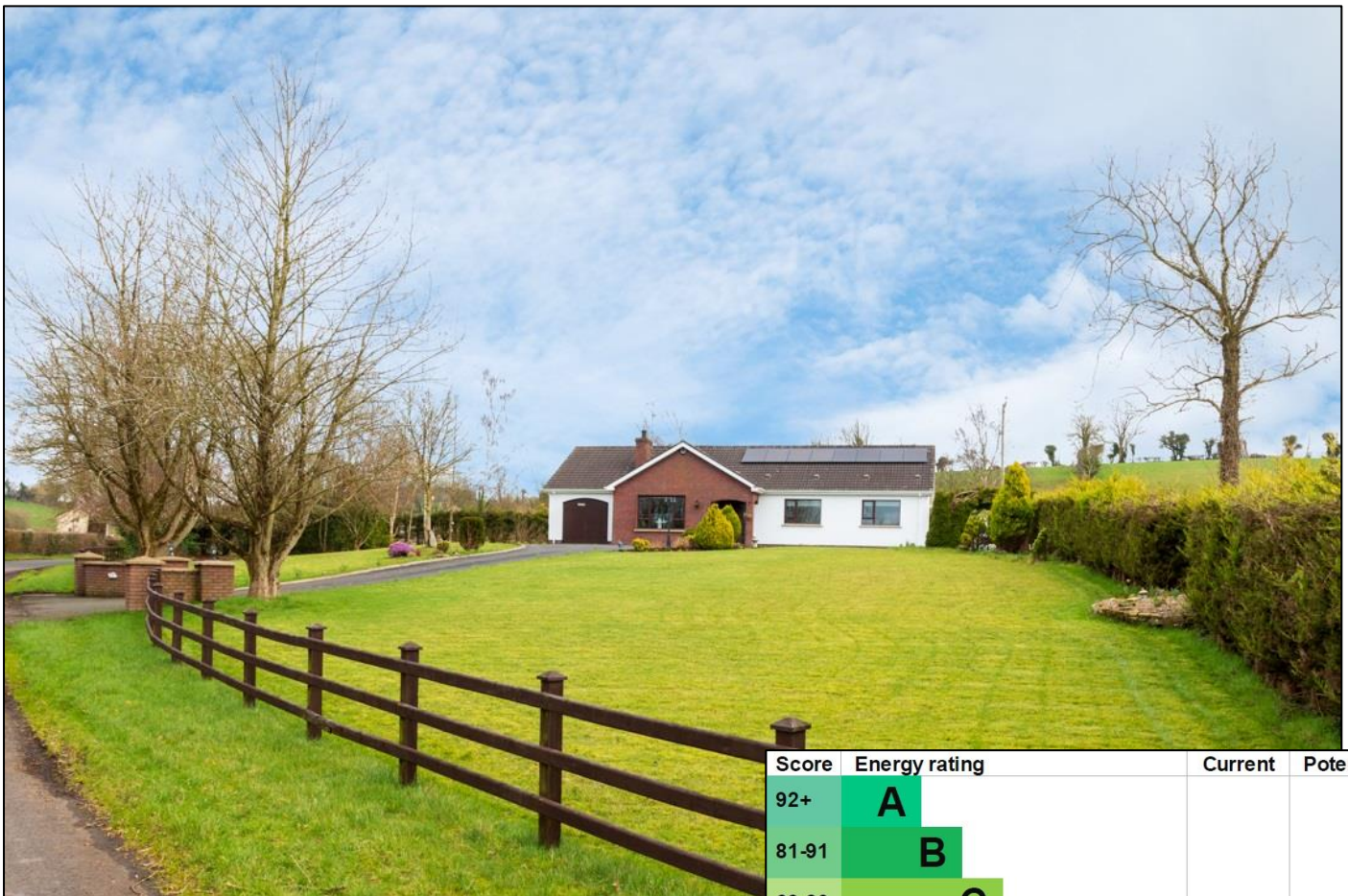
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“ESCAPE TO THE COUNTRY” WITH THIS IMMACULATE BUNGALOW ON A FANTASTIC SITE

SITUATED ON A FANTASTIC SITE WITH SUPERB VIEWS OVER OPEN COUNTRYSIDE IN THIS QUIET, RURAL SITUATION, YET ONLY MOMENTS FROM THE MAIN AUGHNACLOY TO CALEDON ROAD & ALL AUGHNACLOY TOWN AMENITIES, THIS SPACIOUS & VERSATILE DETACHED BUNGALOW IS PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT AND IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.

THIS COUNTRY HOME BOASTS A GENEROUS SITTING ROOM WITH AN OPEN FIREPLACE AND BEAUTIFUL VIEWS OVER OPEN COUNTRYSIDE, A SPACIOUS, RECENTLY UPDATED KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING WITH STRIKING FEATURE BEAMS TO ITS CEILING, A SEPARATE UTILITY ROOM, 3 DOUBLE BEDROOMS (ALL WITH FITTED STORAGE), A FAMILY BATHROOM WITH A 4 PIECE SUITE AND A GARAGE – ALL SURROUNDED BY GENEROUS, WELL-MAINTAINED GARDENS.

“EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT”



OFFERS OVER: £244,950

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

PROPERTY FEATURES...

- AN IMMACULATE 3 BEDROOM COUNTRY BUNGALOW.
- PROVIDING SPACIOUS & VERSATILE ACCOMMODATION.
- SITUATED ON A GENEROUS SITE WITH WELL MAINTAINED GARDENS.
- BEAUTIFUL VIEWS OVER OPEN COUNTRYSIDE TO FRONT.
- LOCATED ONLY MOMENTS FROM THE MAIN AUGHNACLOY TO CALEDON ROAD.
- ONLY A SHORT DRIVE FROM ALL AUGHNACLOY TOWN AMENITIES.
- EASY ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 DOUBLE BEDROOMS – ALL WITH FITTED STORAGE.
- GENEROUS SITTING ROOM WITH OPEN FIREPLACE.
- RECENTLY UPDATED KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- GARAGE & GARDEN STORE.
- P.V.C DOUBLE GLAZED WINDOWS (NOT EXTERNAL DOORS).
- P.V.C. FASCIA.
- ALARM SYSTEM.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING WITH H.O.B.B.
- PROPERTY OWNED SOLAR PANELS TO HEAT WATER & SUPPLEMENT ELECTRIC.
- A FANTASTIC OPPORTUNITY TO ACQUIRE A VERSATILE COUNTRY HOME.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
 TIMBER CEILING & BRICK DETAILING. TILED STEP. OUTSIDE LIGHT.

ENTRANCE HALL:
 TIMBER EXTERNAL DOOR WITH LEADED GLASS SIDE PANELS. WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING. CLOAK STORAGE: HANGING SPACE.



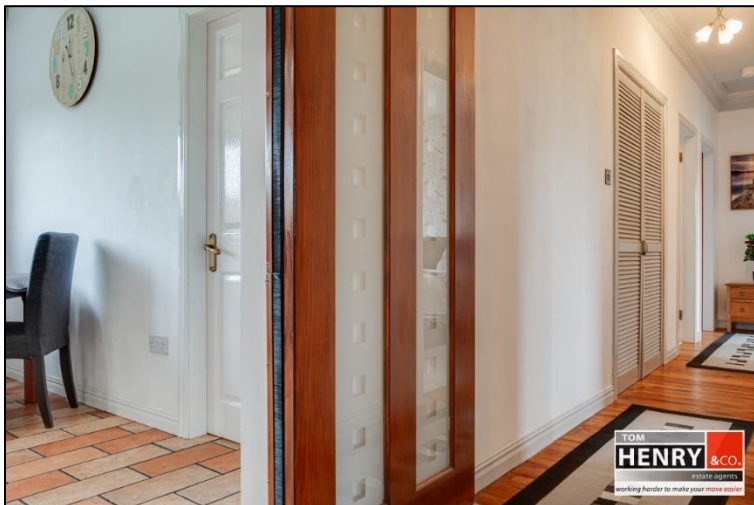
SITTING ROOM:
 GLAZED DOUBLE DOORS FROM ENTRANCE HALL. WOODEN FLOOR. OPEN FIREPLACE WITH TIMBER MANTLE OVER MARBLE INSET & HEARTH WITH H.O.B.B. WALL LIGHTS. COVING & CENTRE PIECE TO CEILING. BEAUTIFUL VIEWS OVER FRONT GARDEN & OPEN COUNTRYSIDE.





KITCHEN / FAMILY DINING AREA:

PART GLAZED SLIDING DOOR FROM ENTRANCE HALL. RECENTLY UPDATED NEWLY FITTED HIGH & LOW LEVEL UNITS. ISLAND UNIT WITH DRAWERED STORAGE. SINK & DRAINER WITH MIXER TAP FITTING. ELECTRIC HOB WITH X-FAN OVER. ELECTRIC OVEN. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. TILED FLOOR. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. RECESSED LIGHTING TO KITCHEN. FEATURE BEAMS TO CEILING.

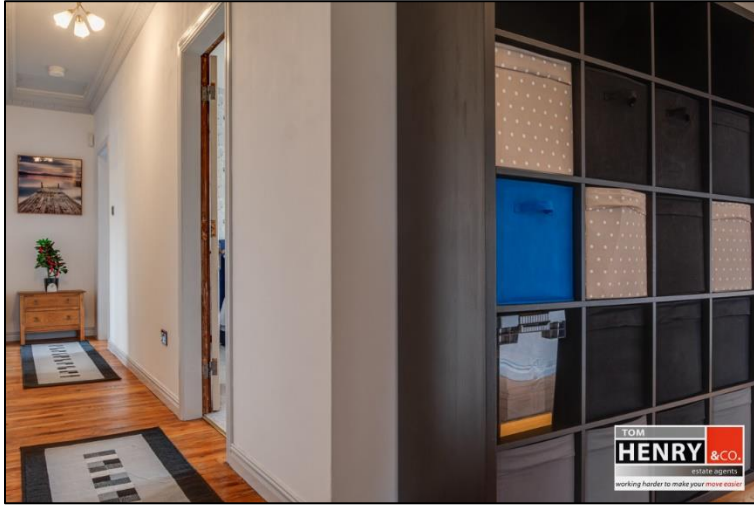




UTILITY ROOM:
FITTED UNITS TO COMPLIMENT KITCHEN. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. TILED FLOOR. TILED SPLASH BACK. TIMBER EXTERNAL DOOR WITH GLAZED TOP PANEL.



HOTPRESS:
SHELVED WITH IMMERSION HEATER.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR. BUILT-IN CUPBOARD. VIEWS OF OPEN COUNTRYSIDE.





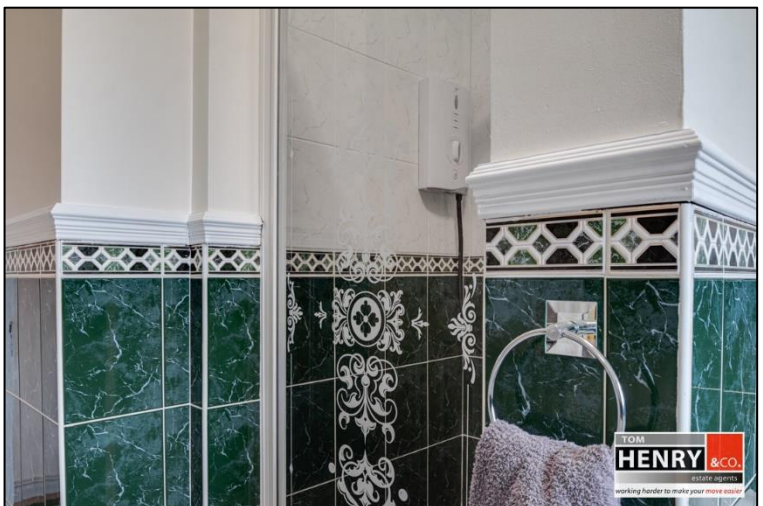
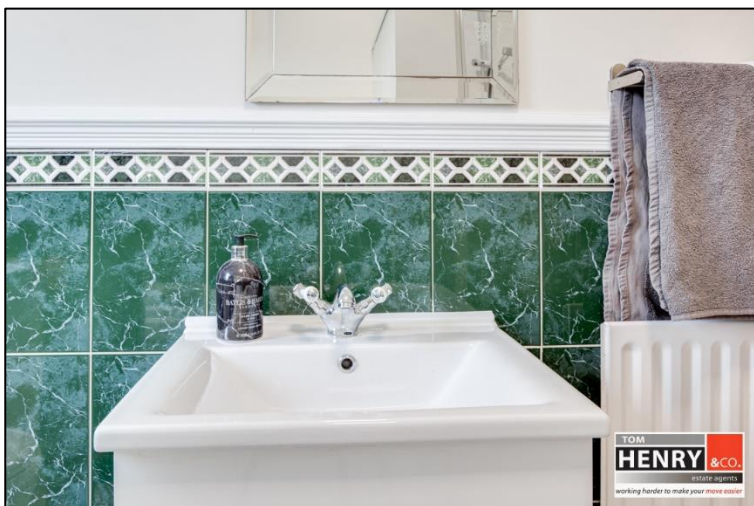
BEDROOM 2:
TO FRONT. CARPET TO FLOOR. BUILT-IN CUPBOARD. DADO RAIL. VIEWS OF OPEN COUNTRYSIDE.



BEDROOM 3:
TO REAR. CARPET TO FLOOR. BUILT-IN CUPBOARD.



BATHROOM:
WHITE SUITE. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. BATH WITH HANDHELD SHOWER FITTING. FULLY TILED ELECTRIC SHOWER. TILED FLOOR. ½ TILED WALLS. DADO RAIL. X-FAN.





OUTSIDE:

PILLARED ENTRANCE WITH CATTLE GRID & EXTERNAL LIGHTING. GARDENS TO FRONT / SIDE LAID TO LAWN WITH GRAVELLED SHRUB BEDS. TARMAC DRIVEWAY TO FRONT TO GARAGE.



GARAGE:
TIMBER DOUBLE DOORS. ELECTRIC LIGHT & POWER POINTS.

TARMAC PARKING TO SIDE & REAR. GARDEN TO REAR LAID TO LAWN.

STORE / BOILER HOUSE:
CENTRAL HEATING BURNER. WASH HAND BASIN. TOILET. ELECTRIC LIGHT & POWER POINTS.





FLOORPLANS 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.

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