

**28 BALLYNAHAYE ROAD
BALLYGAWLEY
DUNGANNON
CO. TYRONE
BT70 2HN**



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

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AN IMMACULATE DETACHED BUNGALOW SET ON C. 2 ACRES

THIS WELL-PRESENTED & COMFORTABLE DETACHED BUNGALOW IS LOCATED IN A BEAUTIFUL SEMI-RURAL LOCATION YET IS CONVENIENT TO LOCAL EMPLOYERS AND IS ONLY A SHORT DRIVE TO BALLYGAWLEY TOWN AND THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, OMAGH AND THROUGHOUT THE PROVINCE.

THE PROPERTY OFFERS 3 BEDROOMS, A SITTING ROOM WITH AN OPEN FIREPLACE, KITCHEN WITH SPACE FOR FAMILY DINING, A MOST USEFUL SEPARATE UTILITY ROOM AND A BATHROOM WITH 4 PIECE WHITE SUITE; ALL PRESENTED IN GOOD DECORATIVE ORDER.

EXTERNALLY THIS PROPERTY ALSO BOASTS AN INTEGRAL GARAGE, AN EXTERNAL W.C., MATURE GARDENS AND A Paddock (APPROX. 1.58 ACRES) TO ITS REAR.

THIS UNIQUE LOT WILL ATTRACT SIGNIFICANT INTEREST; VIEW EARLY TO AVOID DISAPPOINTMENT!



OFFERS OVER: £199,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- AN IMMACULATE DETACHED COUNTRY BUNGALOW.
- SET ON APPROX. 2 ACRES.
- Paddock to rear extending to c. 1.58 acres.
- ONLY MINUTES BY CAR TO MAJOR EMPLOYERS & BALLYGAWLEY TOWN.
- GREAT ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; 1 WITH FITTED STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- INTEGRAL GARAGE.
- HANDY EXTERNAL W.C.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- MOULDED SKIRTINGS AND ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- ROOF SPACE PART FLOORED WITH ELECTRIC LIGHT FOR STORAGE.
- A UNIQUE LOT THAT IS SURE TO ATTRACT SIGNIFICANT INTEREST.

FOR I.D. PURPOSES ONLY:





ACCOMMODATION IN BRIEF...

COVERED ENTRANCE PORCH:
TILED STEP. OUTSIDE LIGHT.

VESTIBULE:
COMPOSITE EXTERNAL DOOR WITH LEADED GLAZED PANEL & SIDE PANELS. COVING TO CEILING. TILED FLOOR.

ENTRANCE HALL:
GLAZED MAHOGANY DOOR AND SURROUND. COVING TO CEILING. CARPET TO FLOOR.

CLOAK CUPBOARD:



SITTING ROOM:
PLEASANT VIEWS OVER GARDEN. OPEN FIREPLACE OVER HORSESHOE WITH STONE MANTLE & SURROUND. COVING & CENTRE PIECE TO CEILING. CARPET TO FLOOR.





KITCHEN / FAMILY DINING:

DUAL ASPECT. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK AND DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. SPACE FOR FRIDGE FREEZER. PLUMBED FOR DISHWASHER. RANGE 5 RING GAS HOB & ELECTRIC OVEN WITH X-FAN OVER. TILED FLOOR.



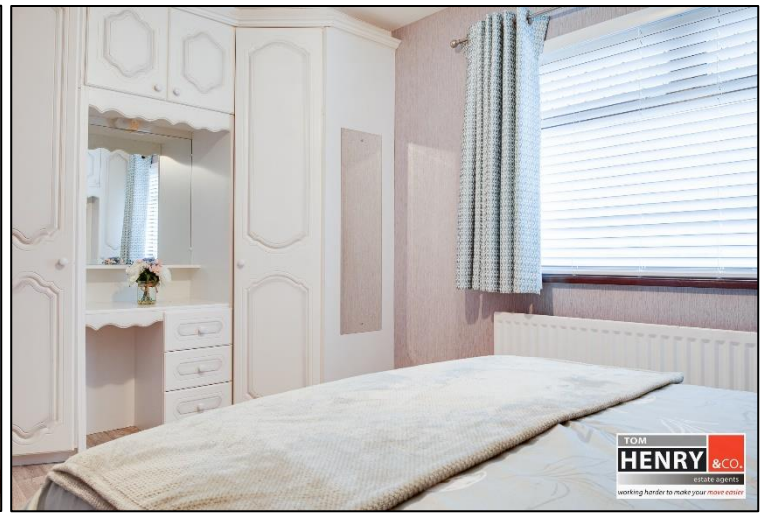


UTILITY ROOM:
PLUMBED FOR AWM. SPACE FOR TUMBLE DRYER. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. HOTPRESS: DOUBLE DOORS.



BEDROOM 1:
TO REAR. FITTED FURNITURE TO INCLUDE; HAT BOXES, BEDSIDE UNITS, DISPLAY SHELVING, WARDROBES & DRAWERED DRESSING UNIT WITH MIRROR.





BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:
WHITE SUITE. BATH. SHOWER. TOILET. WASH HAND BASIN. TILED WALLS. TILED FLOOR. U.P.V.C. CEILING. X-FAN.



OUTSIDE:

PILLARED ENTRANCE WITH CATTLE GRID. TARMAC DRIVE AND PARKING TO FRONT AND SIDE. GENEROUS LAWNED AREA TO FRONT WITH GRAVELLED SHRUB BED & MATURE HEDGING. CONCRETE PARKING TO REAR.

EXTERNAL TOILET: W.C. & WASH HAND BASIN.

GARAGE: REMOTE ROLL-UP DOOR. ELECTRIC LIGHT AND POWER POINT. REAR DOOR.

PADDOCK TO REAR CIRCA. 1.58 ACRES.





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		

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FLOORPLANS & 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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.