

**17 THE HOLLOWWS
MOY
DUNGANNON
CO. TYRONE
BT71 7TH**



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

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“HANDSOME IN THE HOLLOWWS” - AN IMMACULATE DETACHED CHALET WITH AN ENVIABLE GARAGE

4 BEDROOMS / 2 BATHROOMS / GENEROUS DETACHED GARAGE / IMMACULATE THROUGHOUT

ENJOYING A CORNER SITE WITH AMPLE OFF-STREET PARKING & A MOST GENEROUS DETACHED GARAGE / UTILITY STORE, THIS DETACHED 4 BEDROOM CHALET BUNGALOW IS IDEALLY LOCATED IN THE ESTABLISHED & HIGHLY SOUGHT-AFTER “HOLLOWWS” DEVELOPMENT, WITHIN STROLLING DISTANCE OF ALL PICTURESQUE & POPULAR MOY VILLAGE AMENITIES.

PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT & BENEFITTING FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, PORTADOWN & FURTHER AFIELD THIS FANTASTIC PROPERTY AFFORDS DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION THAT IS SURE TO APPEAL TO THE DISCERNING FIRST-TIME BUYER, DOWN-SIZERS REQUIRING SLEEPING & WASHING FACILITIES ON ONE LEVEL AND FAMILIES ALIKE.

“SURE TO ATTRACT SIGNIFICANT INTEREST; VIEW EARLY TO AVOID DISAPPOINTMENT”



OFFERS OVER: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES...

- A DECEPTIVELY SPACIOUS DETACHED CHALET STYLE PROPERTY.
- PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT.
- 4 BEDROOMS, 2 TO GROUND FLOOR, 2 TO FIRST FLOOR.
- FANTASTIC DETACHED GARAGE / UTILITY STORE.
- SITUATED ON A PRIME CORNER SITE IN THIS HIGHLY SOUGHT-AFTER DEVELOPMENT.
- WITHIN STROLLING DISTANCE OF ALL PICTURESQUE & POPULAR MOY VILLAGE AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH OIL FIRED RANGE & SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM WITH FREESTANDING BATH.
- 2 BEDROOMS WITH FITTED FURNITURE.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- LOW MAINTENANCE GARDENS.
- AMPLE OFF STREET PARKING TO FRONT & SIDE.

PROPERTY FEATURES CONTINUED...

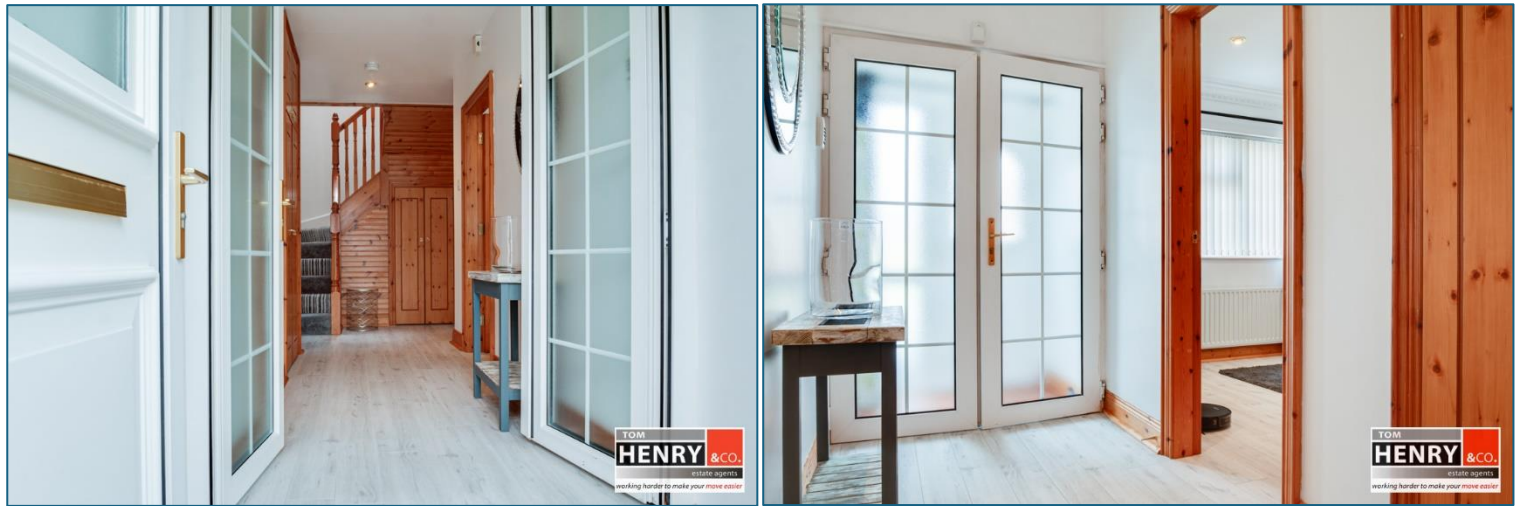
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS & FAMILIES ALIKE.
- WOULD ALSO BE IDEAL FOR THOSE REQUIRING ACCOMMODATION ON ONE LEVEL.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

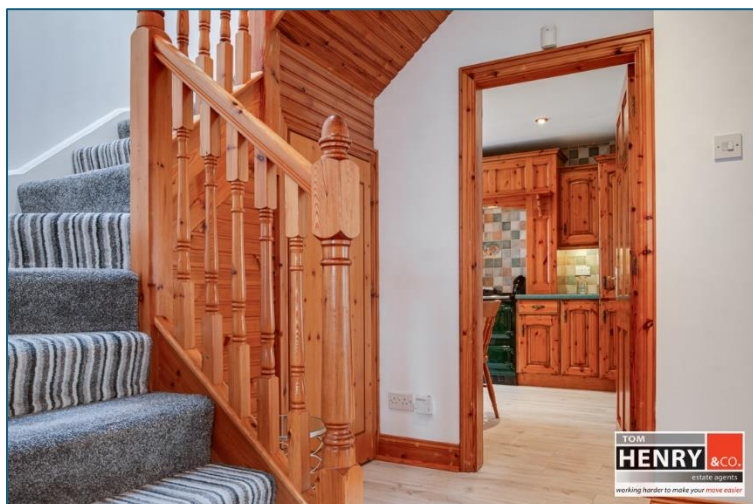
VESTIBULE:

P.V.C. EXTERNAL DOOR WITH GLASS PANEL & SIDE PANEL. TILED FLOOR. EYEBALL LIGHTING.



ENTRANCE HALL:

P.V.C. INNER DOOR WITH GLASS PANEL & SIDE PANEL. PRE-FINISHED FLOOR. UNDER STAIR STORAGE. EYEBALL LIGHTING. CARPET TO STAIRS TO FIRST FLOOR. HOTPRESS:



SITTING ROOM:

DUAL ASPECT. GLASS FRONTED STOVE WITH TILED HEARTH. COVING TO CEILING. WALL LIGHTING. PRE-FINISHED FLOOR.



KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNITS. CERAMIC SINK WITH MIXER TAP FITTING WITH PELMET OVER. OIL FIRED RANGE (HEATS WATER & RADIATORS) IN A TILED INGLENOOK WITH X-FAN OVER. INTEGRATED FRIDGEFREEZER. SPACE FOR A.W.M. OR DISHWASHER. TILED BETWEEN UNITS. PRE-FINISHED FLOOR. EYEBALL LIGHTING.





UTILITY ROOM:
FITTED UNITS. SPACE FOR A.W.M. SPACE FOR TUMBLE DRYER. PRE-FINISHED FLOOR.
EYEBALL LIGHTING. P.V.C. EXTERNAL DOOR WITH GLASS PANEL.



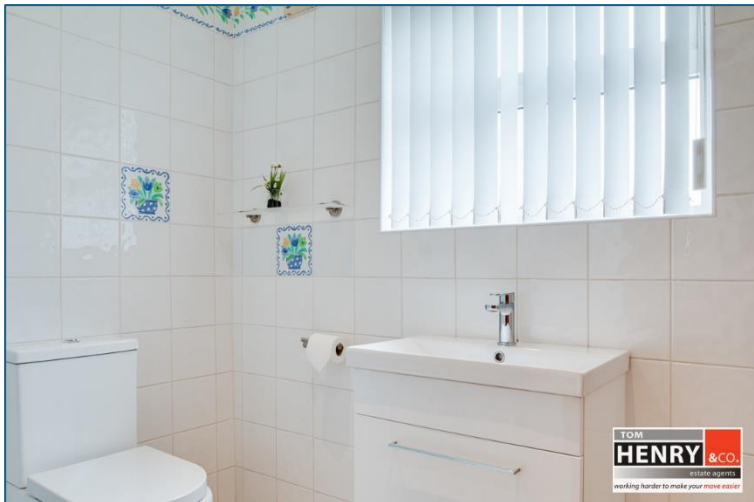
BEDROOM 3:
TO FRONT. COVING TO CEILING. PRE-FINISHED FLOOR. EYEBALL LIGHTING.

BEDROOM 4:
TO REAR. COVING TO CEILING. PRE-FINISHED FLOOR. EYEBALL LIGHTING.



SHOWER ROOM:

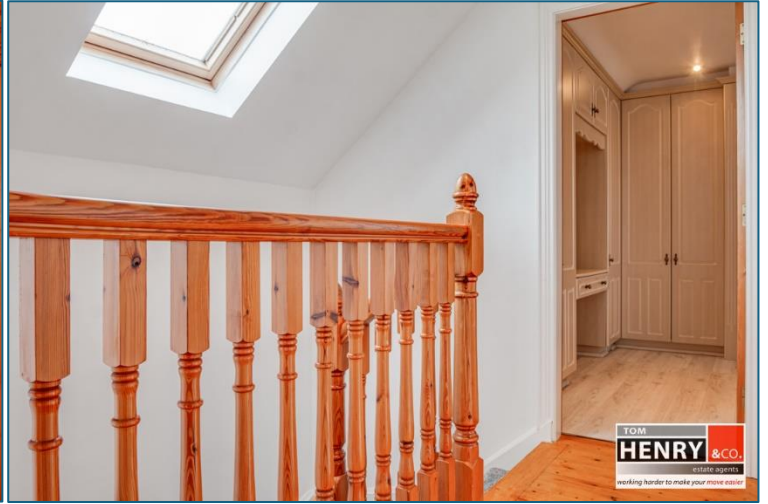
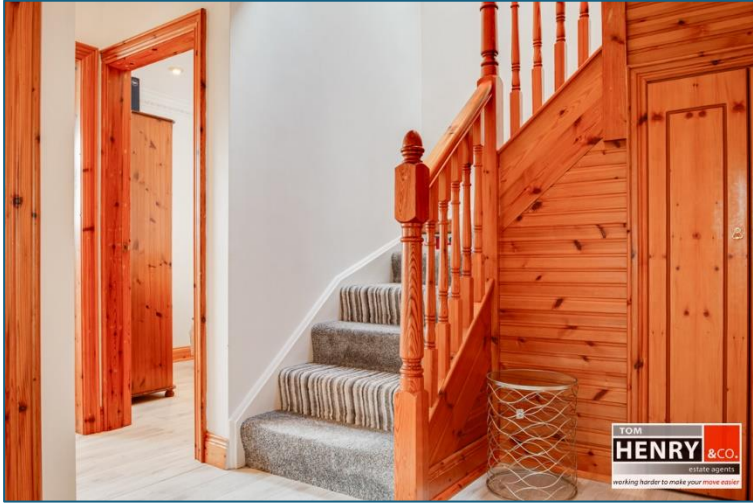
SINK IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. ELECTRIC SHOWER. TILED WALLS. PRE-FINISHED FLOOR. EYEBALL LIGHTING.



FIRST FLOOR:

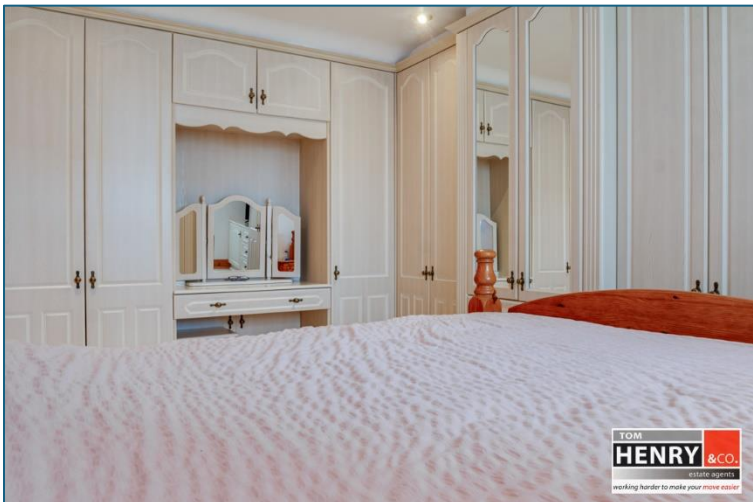
STAIRS & LANDING:

CARPET TO STAIRS. WOODEN FLOOR TO LANDING. VELUX WINDOW. EYEBALL LIGHTING.



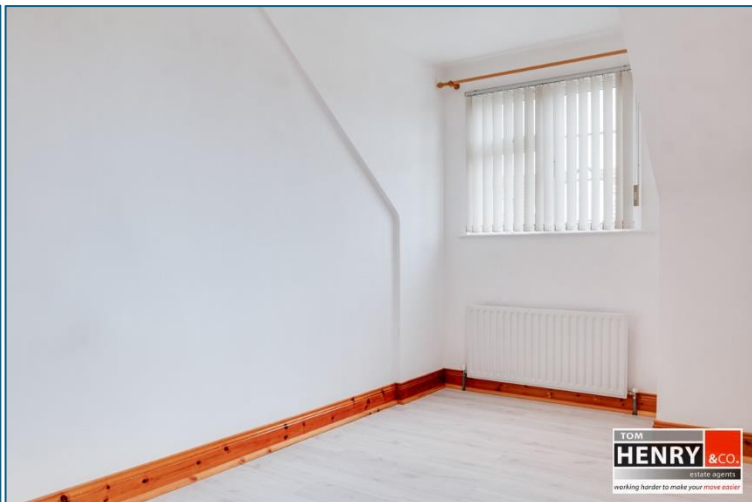
BEDROOM 1:

TO FRONT. FITTED FURNITURE TO INCLUDE HANGING SPACE, DRAWER UNITS & DRESSING UNIT. PRE-FINISHED FLOOR. EYEBALL LIGHTING.



BEDROOM 2:

DUAL ASPECT TO FRONT & SIDE. FITTED WARDROBES. PRE-FINISHED FLOOR. EYEBALL LIGHTING.



BATHROOM:

“CLAW FOOT” FREESTANDING METAL BATH WITH MIXER TAP FITTING. SINK IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. ½ TILED WALLS. WOODEN FLOOR. VELUX WINDOW. EYEBALL LIGHTING. X-FAN.



OUTSIDE:

TARMAC PARKING TO FRONT. CONCRETE AREA TO SIDE TO GARAGE. GARDEN TO SIDE LAID TO LAWN.

GARAGE / UTILITY STORE:

ROLL UP DOOR. P.V.C. PEDESTRIAN DOOR WITH GLASS PANEL. ELECTRIC LIGHTS & POWER POINTS. MECHANICS PIT. ATTIC FLOORED FOR STORAGE WITH ELECTRIC LIGHT.

CONCRETE AREA TO REAR. OUTSIDE WATER TAP.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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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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- > **Competitive sales & rental rates.**
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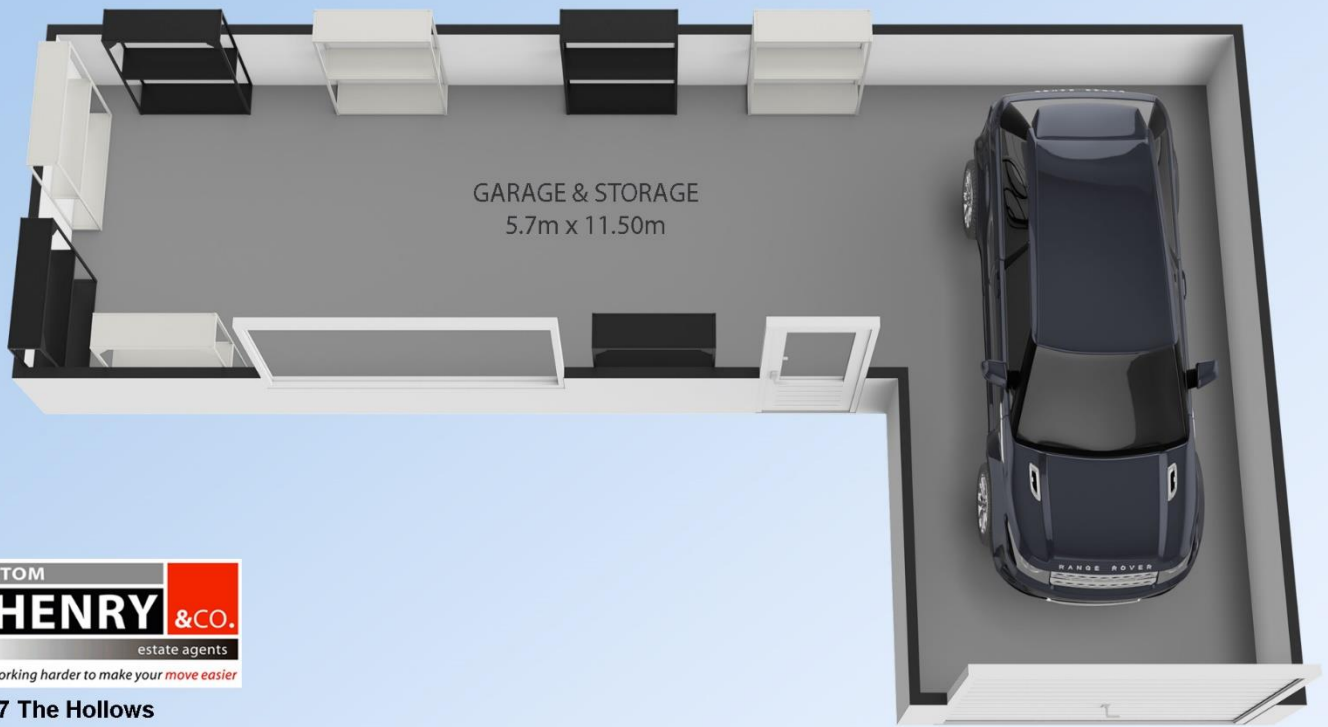
(Floorplan for illustrative purposes only)



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FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.