8 WELLBROOK AVENUE
MULLAGHMORE ROAD
DUNGANNON
CO. TYRONE
BT70 1EA

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"MARVELLOUS ON THE MULLAGHMORE ROAD"

AN IMMACULATE SEMI-DETACHED PROPERTY OFFERING SPACIOUS ACCOMMODATION IN A SOUGHT-AFTER LOCATION.

LOCATED IN THE POPULAR, ESTABLISHED & MOST SOUGHT-AFTER "WELLBROOK" DEVELOPMENT, JUST OFF THE CONVENIENT MULLAGHMORE ROAD & WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES; INCLUDING MAJOR EMPLOYERS, RENOWNED SCHOOLS & LOCAL SHOPS, THIS WELL-PRESENTED SEMI-DETACHED PROPERTY BENEFITS FROM BEING SITUATED ON A GENEROUS SITE WITH OFF-STREET PARKING & A PLEASANT REAR GARDEN.

BOASTING 3 DOUBLE BEDROOMS, MASTER ENSUITE, A SITTING ROOM WITH A BAY WINDOW (PERFECT FOR THE CHRISTMAS TREE), A KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM (A MUST FOR MODERN LIVING), A HANDY GROUND FLOOR CLOAK W.C / POWDER ROOM & A FIRST FLOOR BATHROOM WITH A 4 PIECE SUITE, THIS PROPERTY IS WELL-PROPORTIONED, VERSATILE & CONVENIENT...

...A FANTASTIC TOWN PROPERTY FOR THE DISCERNING FIRST-TIME BUYER OR A GREAT FAMILY HOME.

OFFERS OVER: £189,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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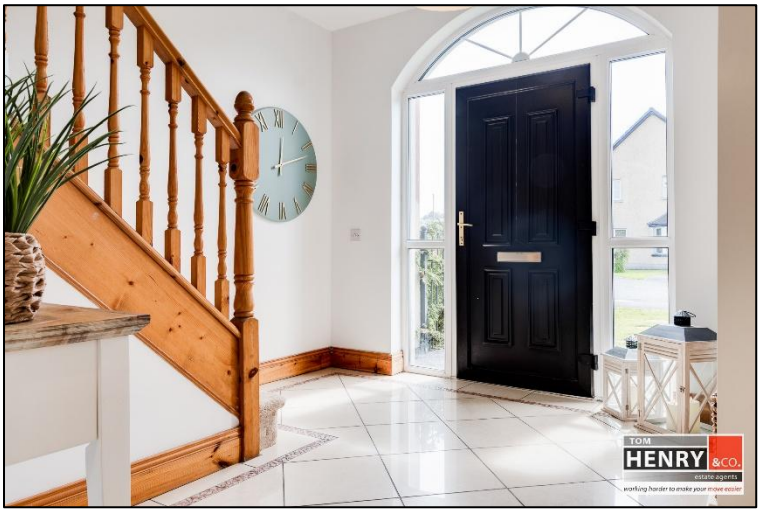
PROPERTY FEATURES...

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- SITUATED ON A GENEROUS SITE IN THIS ESTABLISHED DEVELOPMENT.
- POPULAR & HIGHLY SOUGHT-AFTER LOCATION.
- ONLY A STROLL TO RENOWNED SCHOOLS, MAJOR EMPLOYERS, SHOPS, ETC.
- GOOD ACCESS TO THE MAIN ROAD NETWORK FOR COMMUTING.
- 3 DOUBLE BEDROOMS; MASTER ENSUITE.
- BRIGHT & AIRY ENTRANCE HALL.
- FAMILY SIZED SITTING ROOM WITH A BAY WINDOW.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- PANELLED INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- WINDOW BLINDS (RECENTLY FITTED) INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT!

ACCOMMODATION IN BRIEF...

ENTRANCE HALL:
EXTERNAL LIGHT. P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS & FANLIGHT. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:
BAY WINDOW. FEATURE FALSE FIREPLACE WITH STONE MANTLE & SURROUND WITH ELECTRIC INSET (INCLUDED). WOODEN FLOOR.

KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. SLIDING GLAZED PATIO DOOR TO REAR GARDEN.

UTILITY ROOM:
FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED BETWEEN UNITS. TILED FLOOR. P.V.C EXTERNAL REAR DOOR WITH GLAZED TOP PANEL. X-FAN.

CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASHBACK. TOILET. TILED FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:
CARPET. HOTPRESS: SHELVED. ACCESS TO ROOF SPACE:
PART FLOORED FOR STORAGE.

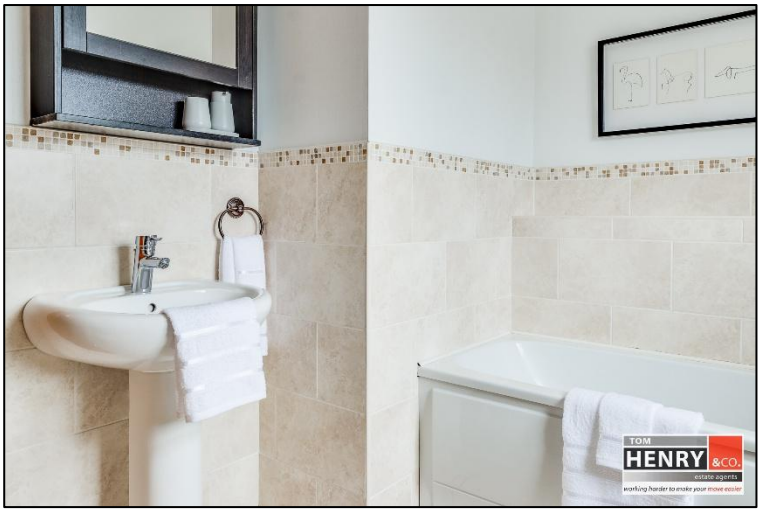
BEDROOM 1:
TO FRONT. WOODEN FLOOR.

ENSUITE:
FULLY TILED ELECTRIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. PART TILED WALLS. TILED FLOOR. X-FAN.

BEDROOM 2:
TO REAR: PRE-FINISHED FLOOR.

BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.

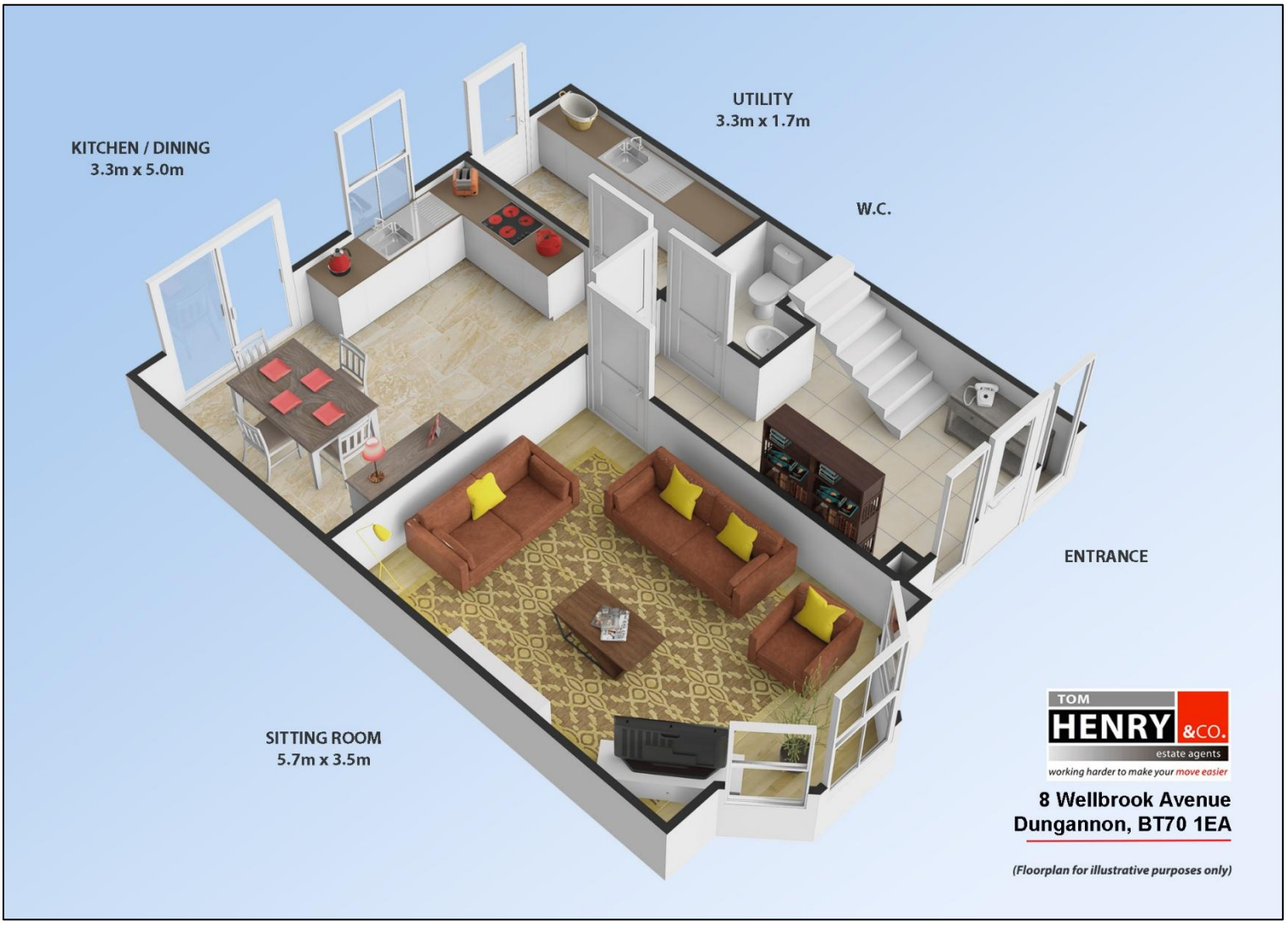
BATHROOM:
BATH WITH MIXER TAP FITTING WITH FEATURE DISPLAY SHELF. FULLY TILED SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. PART TILED WALLS. TILED FLOOR. X-FAN.

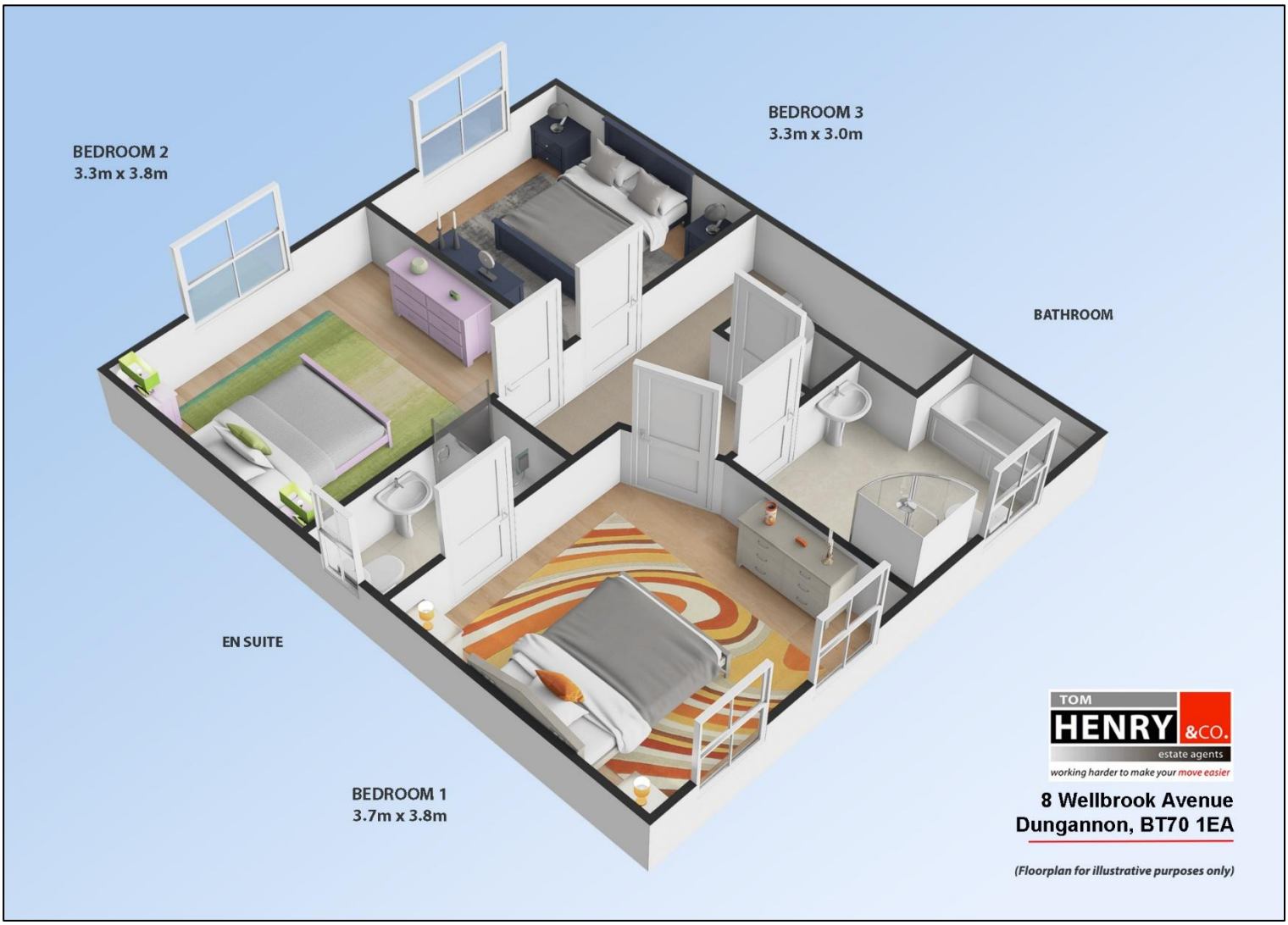


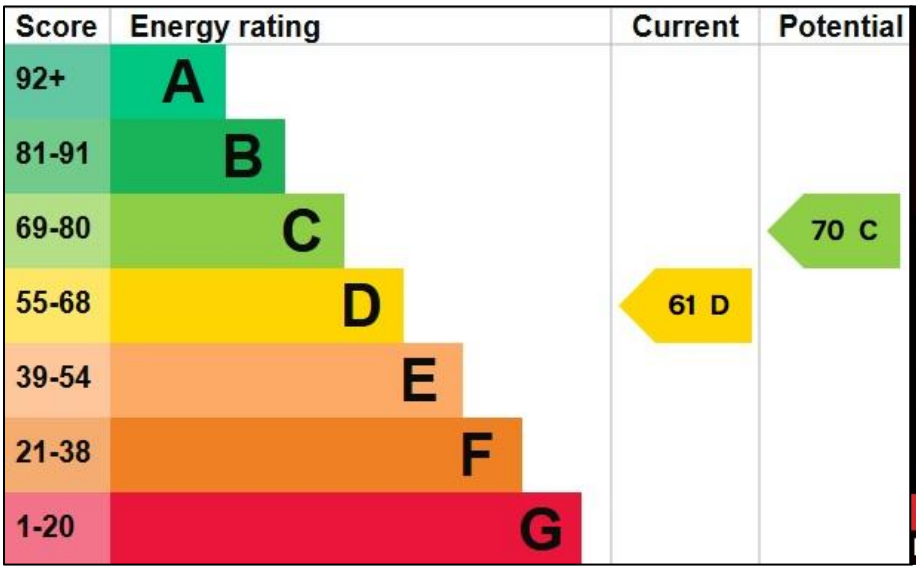
OUTSIDE:

GARDEN LAID TO LAWN. GENEROUS TARMAC DRIVEWAY & PARKING TO FRONT / SIDE. (EV CHARGING POINT NOT INCLUDED). GENEROUS ENCLOSED GARDEN TO REAR LAID TO LAWN WITH PAVIA PATHS & RAISED PATIO AREA. OUTSIDE WATER TAP. GARDEN SHED ON CONCRETE BASE.

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.

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