



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

47 Bush Road

Dungannon

BT71 6QE

Bedroom	4
Reception	2
Bathroom	3



Secluded and generous plot with views over countryside and towards Mourne mountains

Offers in the region of : £420,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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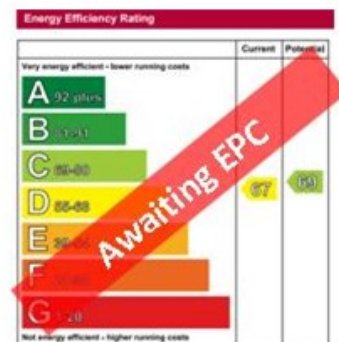
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We are delighted to present 47 Bush Road, Dungannon to the sales market! Nestled on a secluded and generous plot, extending to approximately 0.46 acres this stunning detached bungalow offers breathtaking views across the rolling countryside towards the Mourne Mountains. Upon entering the property you are met with a spacious hallway following into two reception rooms, both with open fires and multiple windows providing wonderful natural light. The kitchen has a great range of integrated appliances with granite worktops and an abundance of storage units. There are four double bedrooms (master with en-suite and walk in wardrobe) and a family bathroom comprising of a four piece suite with shower and bath separate. The garages provide excellent storage and both include lighting and power points. To the front parking for multiple cars is via the large tarmac driveway, with the property being wrapped around with stunning gardens and trees and concrete enclosed patio areas perfect for hosting. This home has all that any family could possibly require and more - early viewing highly recommended.



- Stunning countryside views
- Two reception rooms both with dual aspect windows to maximise natural lighting
- Solid beech wood kitchen with granite worktops
- Four double bedrooms (master en suite and walk in wardrobe)
- Four piece bathroom suite to include moulded bath and separate shower
- Solid wooden internal doors
- uPVC framed double glazed windows
- Double garage and carport
- Extensive driveway laid in tarmac with parking for multiple cars
- Large gardens to front and rear



ENTRANCE HALL

Solid wood door with glazed panels to either side and above. Tiled flooring. Wood door with glazed panel and glazed panels surrounding.

HALLWAY

1.68m x 1.32m (5' 6" x 4' 4")

Solid wood flooring. Single panel radiator. Access to walk-in hotpress and storage closet with lighting. Dado rail.

LIVING ROOM

3.86m x 5.99m (12' 8" x 19' 8")

Bright and spacious dual aspect reception room with feature corner window. Open fireplace with wood surround and marble back panel and hearth. Recessed shelving. Coving and ceiling rose. UPVC door with glazed panel giving access to balcony.

SECOND RECEPTION ROOM

3.97m x 4.97m (13' 0" x 16' 4")

Dual aspect reception room with feature corner window giving views towards the Mourne Mountains. Open fireplace with wood surround, cast iron back panel and granite hearth. Double panel radiator. TV point.

KITCHEN DINER

4.27m x 5.43m (14' 0" x 17' 10") (MAX)

Extensive range of high and low level kitchen cabinets with solid Beech doors including saucepan drawers and microwave cupboard. Granite worktops and upstands. Underfitted one and half bowl sink with mixer tap. Range of appliances include double oven, four ring electric hob with stainless steel extractor canopy above, integrated fridge and dishwasher. Tiled flooring. Double panel radiator. Feature glazed panels. UPVC door with glazed panel giving access to rear.

MASTER BEDROOM

3.30m x 6.52m (10' 10" x 21' 5") (MAX)

Large double bedroom with walk-in wardrobe and ensuite. Single panel radiator.

WALK IN WARDROBE

2.69m x 1.60m (8' 10" x 5' 3")

Clothes rails and shelving. Double panel radiator. Lighting.

ENSUITE

2.26m x 2.09m (7' 5" x 6' 10")

Fully tiled walls and flooring. Walk-in shower area with mains fed shower. Close coupled WC and wash hand basin with vanity unit below. Single panel radiator. Window providing natural light.

BEDROOM TWO

3.30m x 4.10m (10' 10" x 13' 5")

Front aspect double bedroom. Single panel radiator.



BEDROOM THREE

3.57m x 3.00m (11' 9" x 9' 10")

Front aspect double bedroom. Single panel radiator.

BEDROOM FOUR

3.57m x 3.00m (11' 9" x 9' 10")

Front aspect double bedroom. Single panel radiator.

FAMILY BATHROOM

2.71m x 2.10m (8' 11" x 6' 11")

Four piece bathroom suite comprising of cast iron bath, wash hand basin with pedestal, dual flush WC and separate shower enclosure with mains fed shower. Heated towel rail. Recessed lighting

OUTSIDE

Brick pillared entrance with tarmac driveway leading to front of property. Additional concrete parking area to side with outside tap. Steps leading to enclosed concrete area at rear with gates leading to lawn areas. Additional outside tap. Lawn areas. Range of mature planting and flowerbeds.

OUTSIDE UTILITY ROOM

2.94m x 3.37m (9' 8" x 11' 1")

Range of high and low level cabinets with additional larder style units. Stainless steel sink and drainage unit. Space for washing machine, tumble dryer and fridge freezer. Tiled flooring and partial wall tiling. Access to partially floored attic via loft ladder. Access to WC

WC

2.98m x 0.88m (9' 9" x 2' 11")

Close coupled WC. Tiled flooring. Window.

DOUBLE CAR PORT AND GARAGE

Roller door to either side. Access to double garage.

CARPORT

Double Carport with garage doors to either side.

DOUBLE GARAGE

GARAGE ONE

4.96m x 4.71m (16' 3" x 15' 5") (MAX)

Up and over garage door. Lighting and powers. Window providing natural light. Doorway to garage two.

GARAGE TWO

4.96m x 6.00m (16' 3" x 19' 8") (MAX)

Up and over garage door. Enclosed boiler house with oil fired burner. Lighting and power points. Doorway to garage one



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.