

**52 COASH ROAD  
BALLYNAKILLY  
DUNGANNON  
CO. TYRONE  
BT71 6JE**



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

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## **A BEAUTIFUL BUNGALOW ON A GENEROUS SITE IN POPULAR BALLYNAKILLY**

**ESCAPE TO THE COUNTRY WITH THIS COMFORTABLE BUNGALOW MOST CONVENIENTLY LOCATED  
ONLY MINUTES BY CAR FROM DUNGANNON, COALISLAND & JUNCTION 14.**

THIS DETACHED 3 BEDROOM BUNGALOW HAS BEEN WELL-MAINTAINED OVER THE YEARS BY ITS CURRENT OWNERS & BENEFITS FROM A MOST PLEASANT SITUATION IN THIS SEMI-RURAL HAMLET, YET IS WITHIN EASY DRIVING OF DUNGANNON, COALISLAND AND THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

OFFERING FUNCTIONAL INTERNAL ACCOMMODATION COMPRISING; A SITTING ROOM WITH AN OPEN FIREPLACE, A KITCHEN WITH SPACE FOR CASUAL FAMILY DINING, A SEPARATE UTILITY ROOM, 3 DOUBLE BEDROOMS AND A FAMILY SHOWER ROOM, THIS PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.

EXTERNALLY THIS PROPERTY BOASTS A SPACIOUS SITE WITH TIDY BOUNDARY FENCING, GENEROUS LAWNS & MATURE TREES, INCLUDING FRUIT TREES.

**“A FANTASTIC BLANK CANVAS FOR THE FORTUNATE PURCHASER TO EXERT THEIR OWN STAMP & CREATE A FOREVER HOME”**



**OFFERS OVER: £219,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A DETACHED SEMI-RURAL BUNGALOW.
- SITUATED ON A PLEASANT MATURE SITE CIRCA. 0.25 ACRES.
- QUIET LOCATION WITH EXCELLENT ACCESS TO THE MAIN ROADS NETWORKS.
- ONLY MINUTES BY CAR TO DUNGANNON, COALISLAND & THE M1 INTERSECTION.
- 3 WELL PROPORTIONED BEDROOMS; 1 WITH FITTED FURNITURE.
- KITCHEN WITH SPACE FOR FAMILY DINING.
- SEPARATE UTILITY ROOM.
- DUAL ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- SHOWER ROOM.
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA & SOFFITS.
- GARDENS LAID TO LAWNS & FRUIT TREES.
- PILLARED ENTRANCE WITH CATTLE GRID.
- GRAVELLED DRIVE & FORECOURT PARKING.
- A FANTASTIC “BLANK CANVAS” WITH POTENTIAL TO CREATE A LOVELY HOME.
- SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS & FAMILIES ALIKE.





## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:  
U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL. CARPET TO FLOOR.



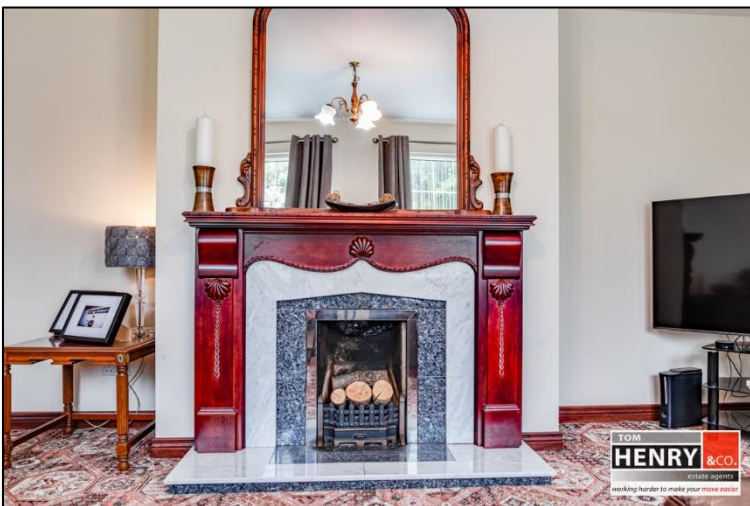


CLOAK CUPBOARD:

SITTING ROOM:  
DUAL ASPECT. OPEN FIREPLACE WITH TIMBER MANTLE OVER MARBLE HEARTH. CARPET TO FLOOR.







#### KITCHEN / FAMILY DINING AREA:

DUAL ASPECT. FITTED HIGH & LOW LEVEL UNITS. TILED SPLASHBACK. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER. SPACE FOR FRIDGE FREEZER. PLUMBED FOR A.W.M. LINO TO FLOOR.



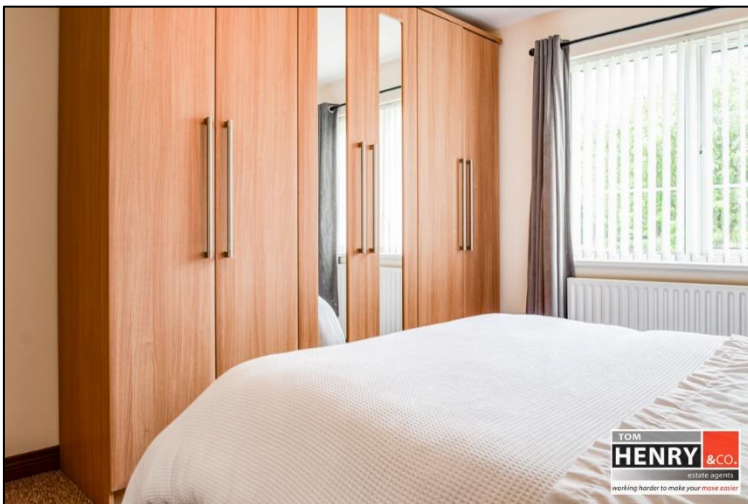




REAR LOBBY:  
U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. LINO TO FLOOR.

UTILITY ROOM:  
LOW LEVEL UNITS. S.S. SINK & DRAINER. LINO TO FLOOR.

BEDROOM 1:  
TO FRONT. CARPET TO FLOOR.



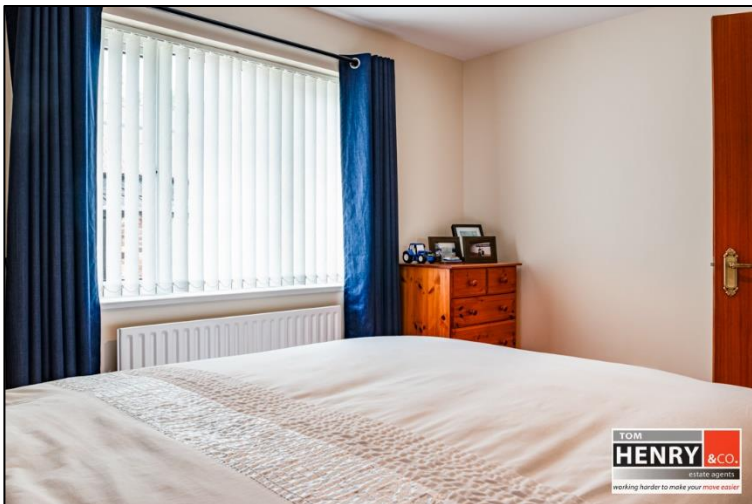
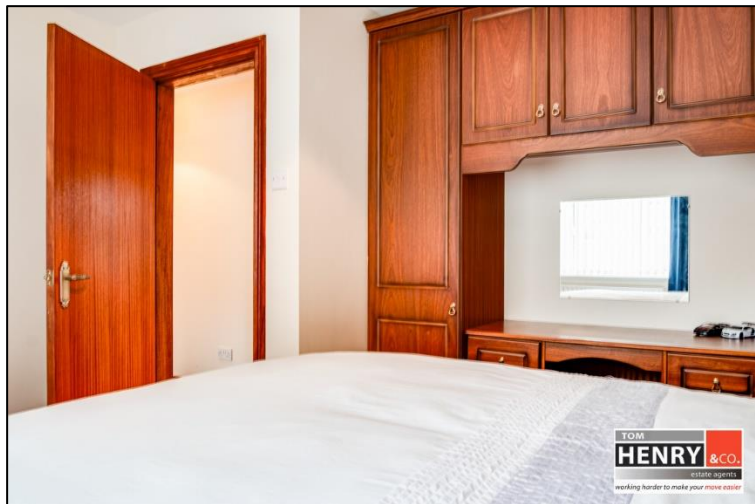




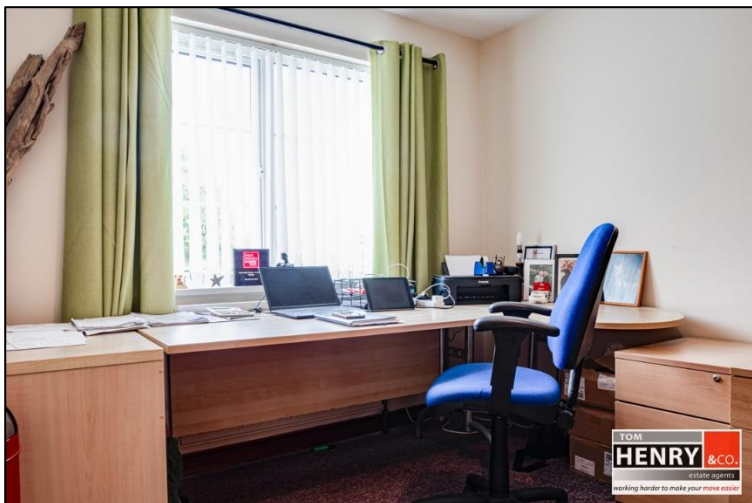
BEDROOM 2:  
TO REAR. CARPET TO FLOOR. FITTED WARDOBES, HAT BOXES & DRESSER UNIT.







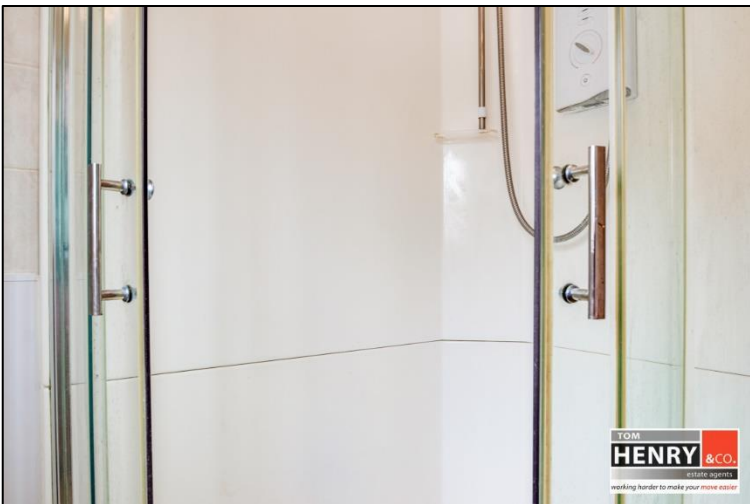
BEDROOM 3:  
TO FRONT. CARPET TO FLOOR.



SHOWER ROOM:  
TOILET. WASH HAND BASIN. POD TYPE SHOWER. FULLY TILED WALLS. LINO TO FLOOR. X-FAN.



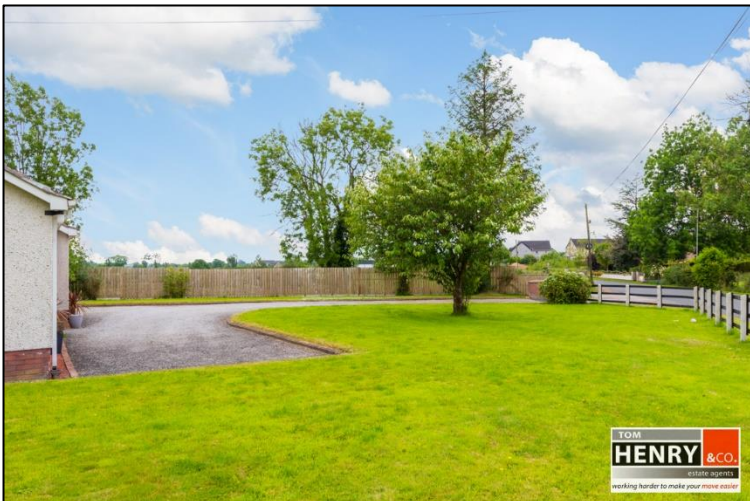




**HOTPRESS:**

**OUTSIDE:**

PILLARED ENTRANCE WITH CATTLE GRID. GRAVELLED DRIVEWAY TO FORECOURT PARKING. GENEROUS WELL-FENCED GARDENS TO FRONT & SIDES LAID TO LAWNS WITH MATURE TREES & FRUIT TREES. CONCRETE YARD TO REAR. ENCLOSED OIL TANK.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	37 F	
1-20	G		

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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.**