

**136 ANNAGHER ROAD
COALISLAND
DUNGANNON
CO. TYRONE
BT71 4NE**

**TOM
HENRY &CO.**
estate agents

working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

A DETACHED PROPERTY WITH A GARAGE IN A MOST CONVENIENT LOCATION

MOST CONVENIENTLY SITUATED JUST OFF THE ANNAGHER ROAD IN COALISLAND, THIS DETACHED PROPERTY IS IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE LOCAL SERVICE STATION & SHOP, FAST FOOD TAKEAWAY, SPORTS COMPLEX, OFF LICENSE & MANY OTHER TOWN AMENITIES AND IS ALSO CONVENIENT BY CAR TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.

WITH VERSATILE ACCOMMODATION EXTENDING TO UP TO 4 BEDROOMS IF REQUIRED, 1 OR 2 RECEPTION ROOMS (DEPENDING ON INDIVIDUAL REQUIREMENTS), A KITCHEN WITH SPACE FOR DINING, A GROUND FLOOR BATHROOM WITH A 3 PIECE SUITE, A FIRST FLOOR SHOWER ROOM AND A USEFUL GARAGE / STORE.

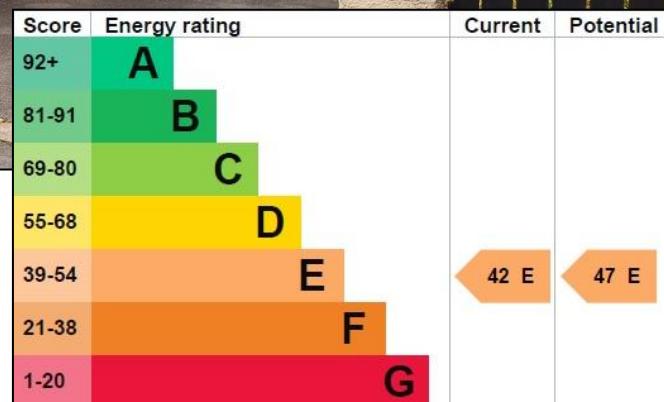
THIS PROPERTY WOULD BE IDEAL AS AN AFFORDABLE FIRST HOME, AS A SUPERB INVESTMENT OPPORTUNITY, AS A FAMILY HOME OR FOR SOMEONE REQUIRING OUTSIDE SPACE TO WORK FROM HOME...



GUIDE PRICE: £129,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com



PROPERTY FEATURES...

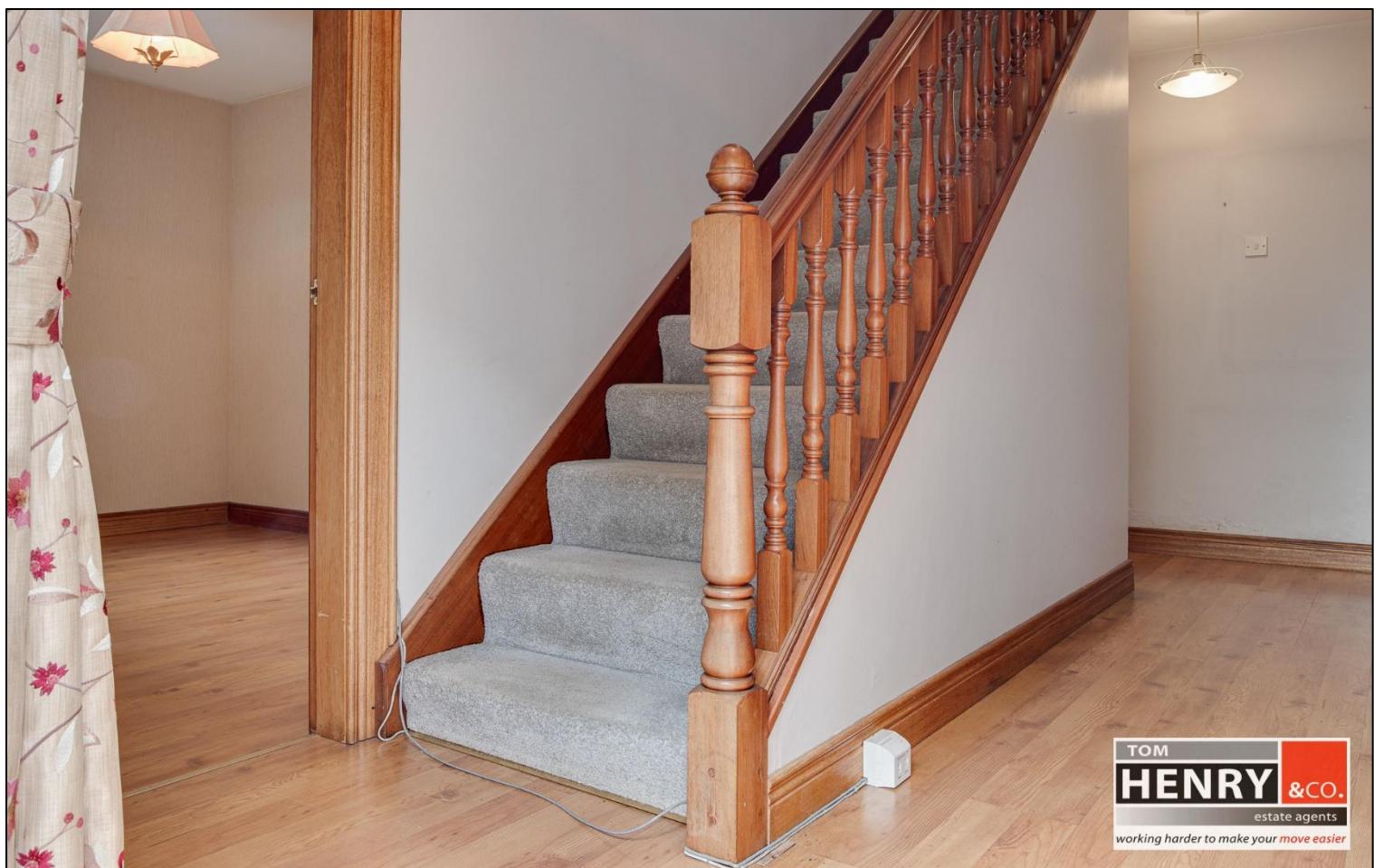
- A DETACHED TOWN PROPERTY.
- MOST CONVENIENT LOCATION WITHIN WALKING DISTANCE OF AMENITIES.
- PRESENTED FOR SALE IN TIDY ORDER THROUGHOUT.
- ONLY A SHORT DRIVE TO DUNGANNON & COOKSTOWN.
- GOOD ACCESS TO THE M1 MOTORWAY FOR COMMUTING.
- UP TO 4 BEDROOMS IF REQUIRED; 3 WITH FITTED FURNITURE.
- SITTING ROOM WITH FLUE LEFT FOR STOVE.
- KITCHEN WITH SPACE FOR FAMILY DINING
- GROUND FLOOR BATHROOM WITH 3 PIECE SUITE.
- FIRST FLOOR SHOWER ROOM.
- U.P.V.C. DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- ALARM SYSTEM.
- PANELLED INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- GARAGE / STORE WITH ELECTRIC ROLL-UP DOOR.
- OFF-STREET PARKING TO FRONT.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL & SIDE PANELS. PRE-FINISHED FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

PART GLAZED DOOR FROM ENTRANCE HALL. FIREPLACE WITH TILED HEARTH & FLUE LEFT FOR STOVE. PRE-FINISHED FLOOR.





KITCHEN / FAMILY DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. WINE RACKING. DISPLAY SHELVING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED FRIDGE FREEZER. COOKER WITH X-FAN OVER. SPACE FOR DISHWASHER. PLUMBED FOR A.W.M. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



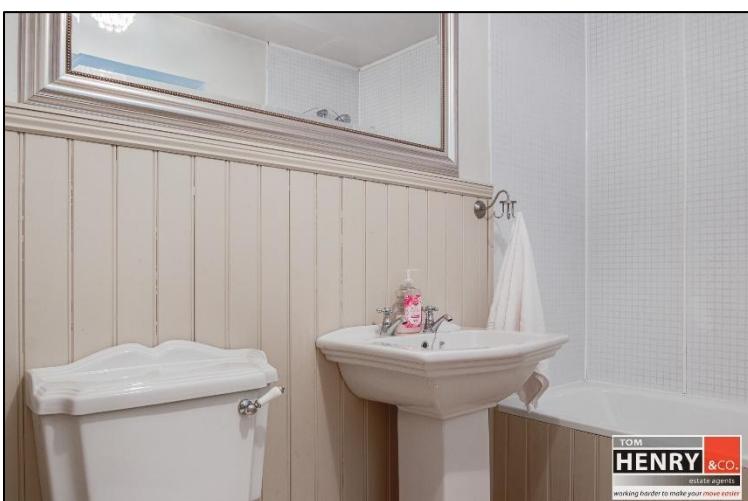
HOME OFFICE / PLAY ROOM / CONSULTING ROOM / BEDROOM 4:

TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:

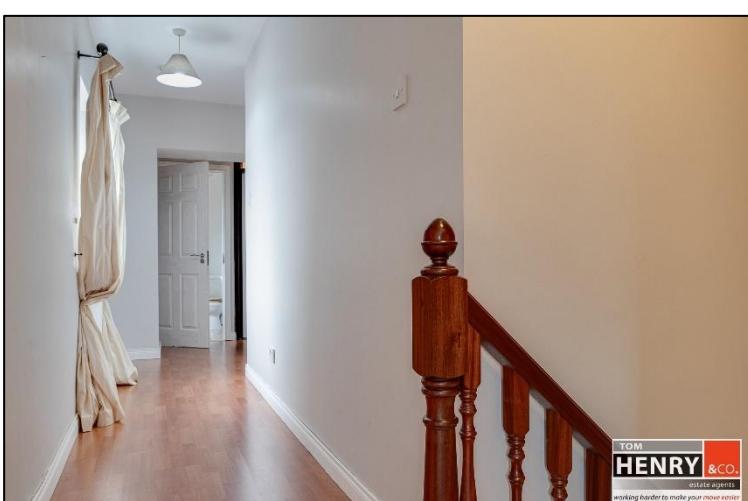
TOILET. BATH WITH SHOWER OVER. WASH HAND BASIN. PART WOODEN PANELLING TO WALLS. TILED FLOOR. HOTPRESS: SHELVED.



FIRST FLOOR:

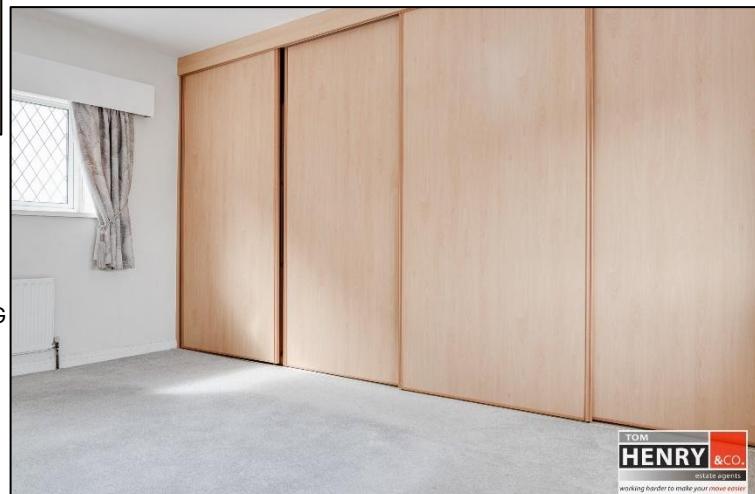
STAIRS & LANDING:

CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING.



BEDROOM 1:

DUAL ASPECT TO FRONT & REAR. FITTED FLOOR TO CEILING
WARDROBES WITH SLIDING DOORS; SHELVING, DRAWERS & HANGING
SPACE. BUILT-IN CUPBOARD. CARPET TO FLOOR.





TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier

BEDROOM 2:

TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS & HATBOXES. BUILT-IN CUPBOARD. PRE-FINISHED FLOOR. ACCESS TO ROOF SPACE WITH PULL-DOWN LADDER.



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier

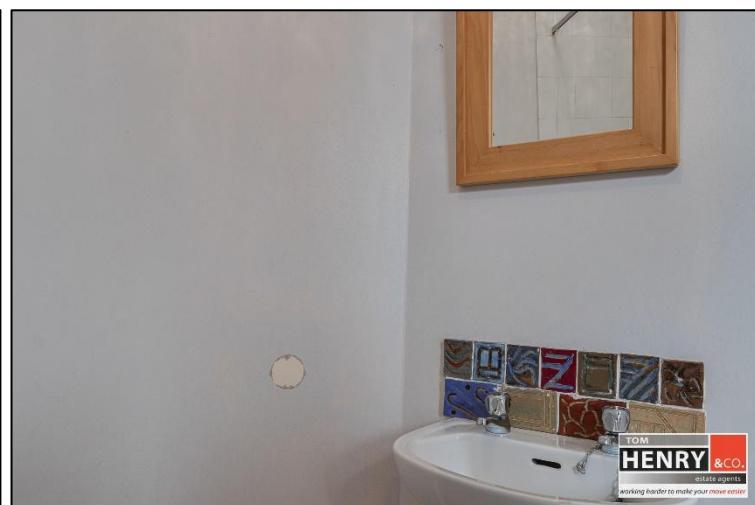
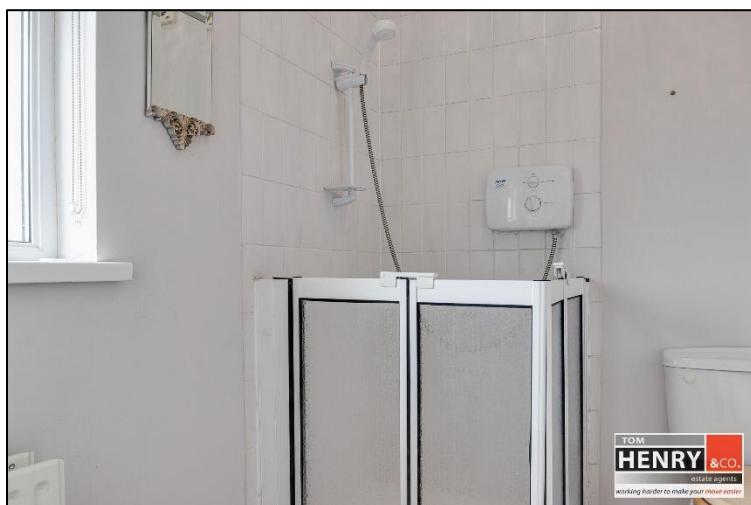
BEDROOM 3:

TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, HATBOXES & DISPLAY SHELVING. PRE-FINISHED FLOOR.



SHOWER ROOM:

TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. TILED FLOOR. X-FAN.



OUTSIDE:

PILLARED & GATED ENTRANCE TO TARMAC PARKING AREA TO FRONT.
GRAVEL SHRUB BED. OUTSIDE WATER TAP.

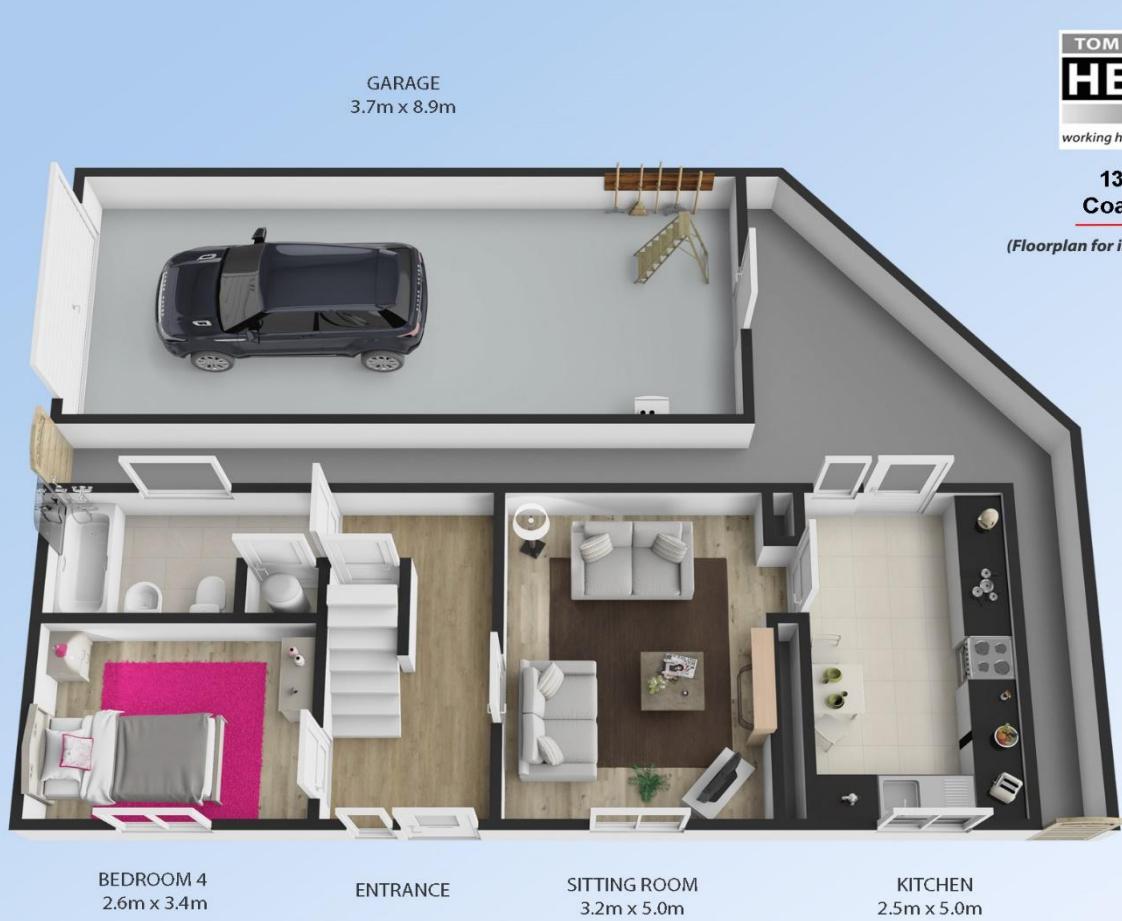
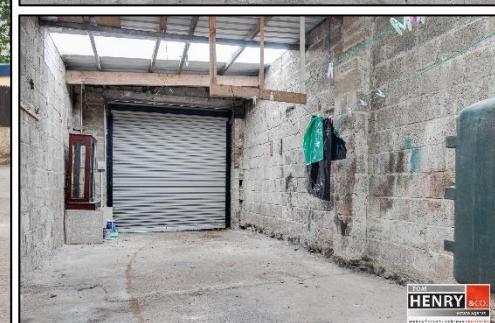
CONCRETE YARD TO REAR. PEDESTRIAN ACCESS TO GARAGE.

GARAGE / STORE:

ELECTRIC ROLL-UP DOOR TO SIDE OF PROPERTY. OIL BURNER. OIL TANK. ELECTRIC LIGHT & POWER POINTS.

FLOORPLANS FOR I.D. PURPOSES ONLY.





136 Annagher Road
Coalisland BT71 4NE

(Floorplan for illustrative purposes only)



Thinking of selling or renting your home?



Want to know what your property is worth?

- > ***Free no obligation pre sale/ pre let valuation.***
- > ***Market leading sales record.***
- > ***Competitive sales & rental rates.***
- > ***RICS member firm.***
- > ***Professional & efficient service.***
- > ***Over 100 years local combined experience.***

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

RICS MEMBER www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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.