

**183 CEDAR RIDGE
KILLYMAN ROAD
DUNGANNON
CO. TYRONE
BT71 6UD**



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

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“COMFORTABLE & CONVENIENT IN CEDAR RIDGE”

A READY TO OCCUPY CHALET BUNGALOW WITH A GREAT REAR GARDEN & TOWN CONVENIENCE

PRESENTED FOR SALE IN “READY-TO-OCCUPY” CONDITION THROUGHOUT, THIS SEMI-DETACHED CHALET BUNGALOW TYPE PROPERTY IS SITUATED ON A PLEASANT SITE WITH OFF-STREET PARKING & A GENEROUS, PRIVATE REAR GARDEN, IN THIS EVER POPULAR & MOST COVENIENT RESIDENTIAL DEVELOPMENT.

LOCATED WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS, LOCAL SHOPS & THE PICTURESQUE DUNGANNON PARK & ALSO BENEFITTING FROM GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY OFFERS SPACIOUS, WELL-PRESENTED & VERSATILE ACCOMMODATION INCLUDING 3 BEDROOMS AND A RECENTLY UPDATED KITCHEN.

“SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE”



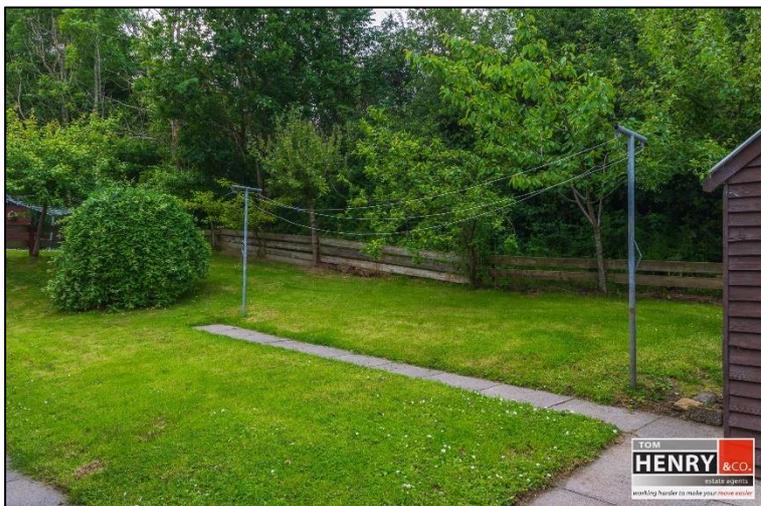
GUIDE PRICE: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SEMI-DETACHED CHALET BUNGALOW.
- SITUATED ON A PLEASANT, ELEVATED SITE WITH A GREAT REAR GARDEN.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- 3 GENEROUS BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- RECENTLY UPDATED KITCHEN WITH AMPLE SPACE FOR DINING.
- GROUND FLOOR BATHROOM WITH 4 PIECE SUITE.
- FIRST FLOOR SHOWER ROOM.
- WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- OFF-STREET PARKING TO FRONT / SIDE.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL AS A FIRST-HOME, TO THOSE WISHING TO DOWNSIZE WITH TOWN CONVENIENCE & FAMILIES ALIKE.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:

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



SITTING ROOM:

OPEN FIREPLACE WITH WOODEN MANTLE OVER CAST IRON INSET & GRANITE HEARTH. PRE-FINISHED FLOOR.





KITCHEN / DINING AREA:

RECENTLY UPDATED FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. SPACE FOR WASHING MACHINE. TILED BETWEEN UNITS. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLASS TOP PANEL.





BEDROOM 3 / STUDY:
TO FRONT. PRE-FINISHED FLOOR.



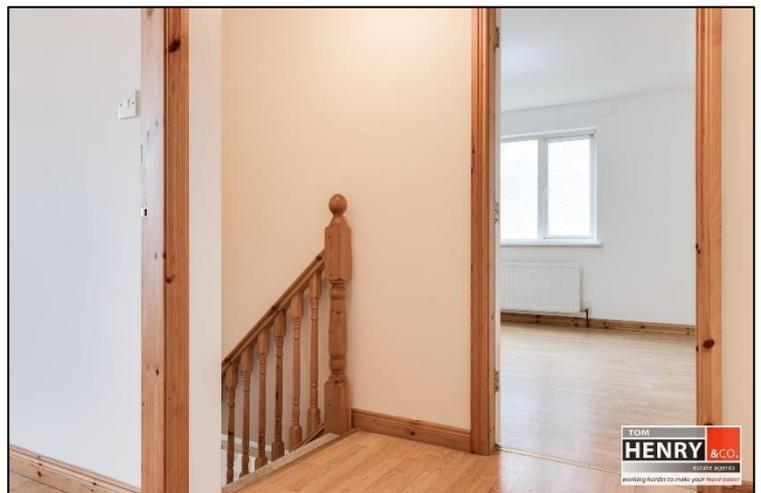
BATHROOM:
BATH. ELECTRIC SHOWER. WASH HAND BASIN. TOILET. TILED WALLS. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING.

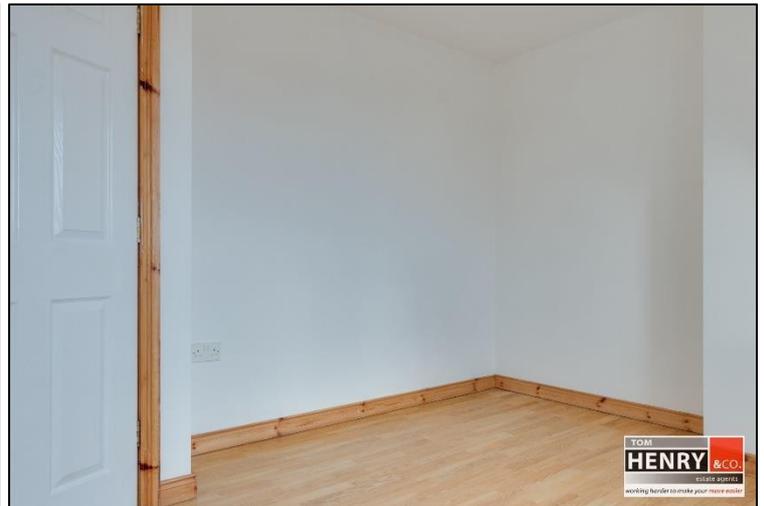
HOTPRESS:
SHELVED.



BEDROOM 1:
TO SIDE. PRE-FINISHED FLOOR.



BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.





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SHOWER ROOM:
TILED SHOWER. WASH HAND BASIN. TOILET. WALL TILING. TILED FLOOR. X-FAN.



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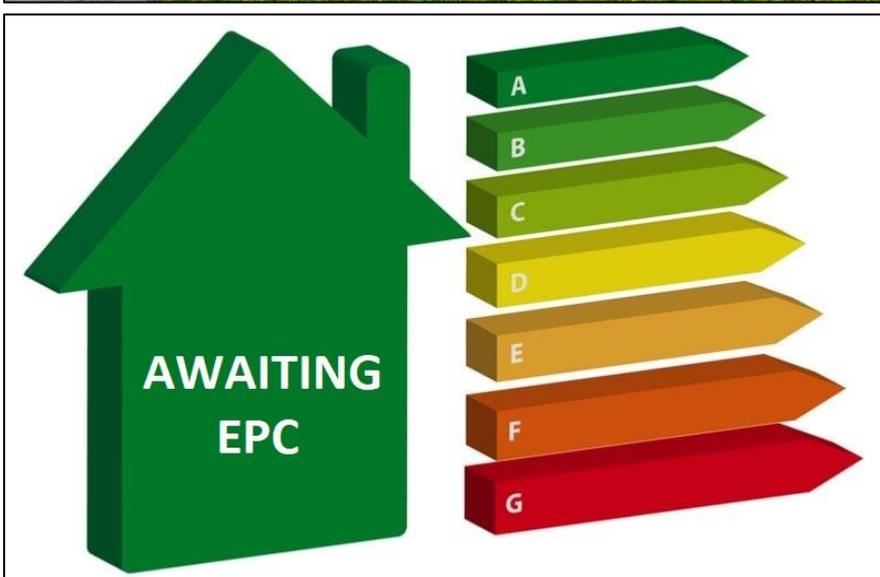
OUTSIDE:

TARMAC PARKING TO FRONT & SIDE. GARDEN TO FRONT & SIDE LAID TO LAWNS WITH TREES / SHRUBS.

GARDEN TO REAR LAID TO LAWN WITH PAVED PATIO AREA. OUTSIDE WATER TAP. GARDEN SHED INCLUDED IN SALE.



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Thinking of selling or renting your home?



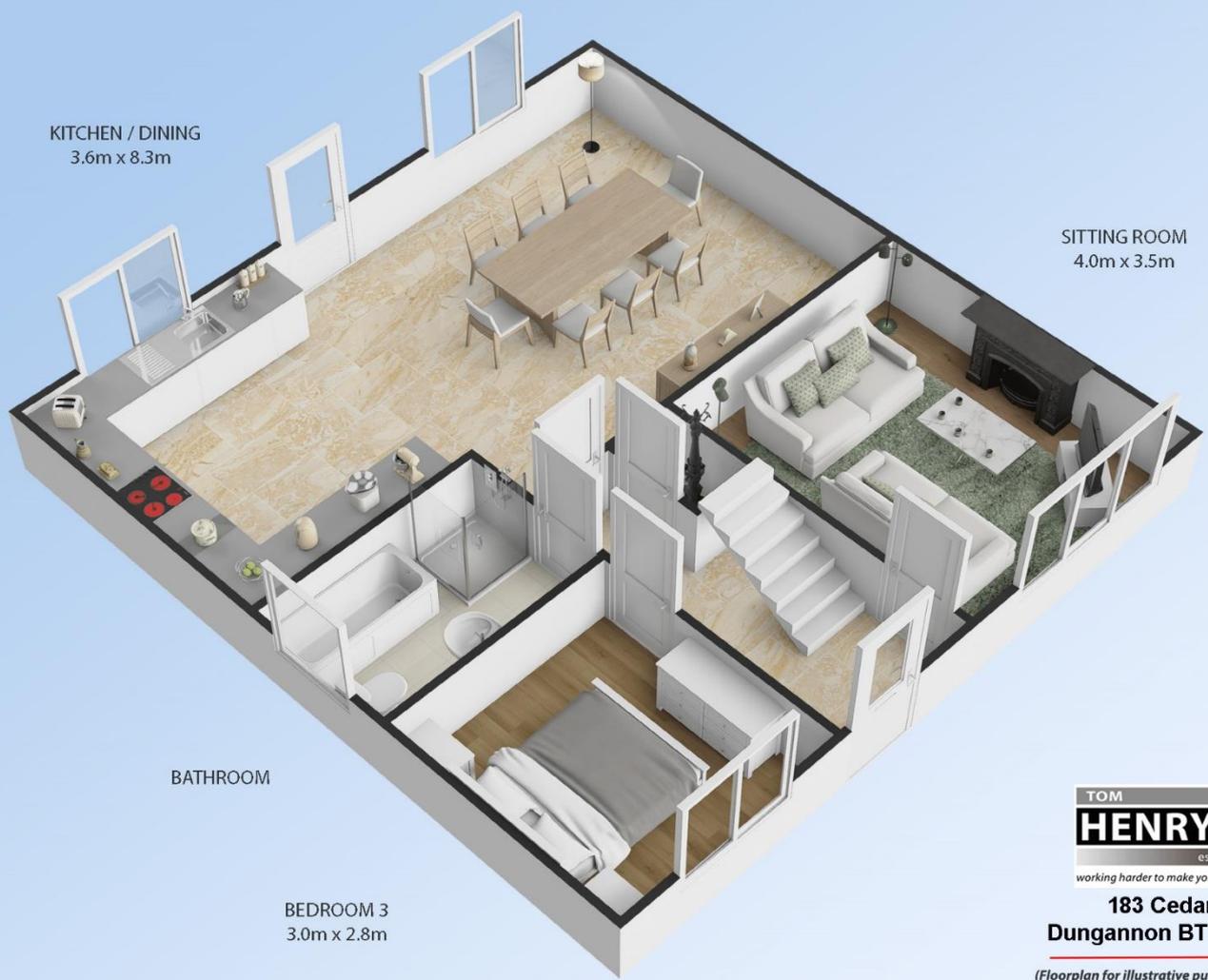
Want to know what your property is worth?

- > **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.

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FLOORPLANS FOR ID PURPOSES ONLY.



KITCHEN / DINING
3.6m x 8.3m

SITTING ROOM
4.0m x 3.5m

BATHROOM

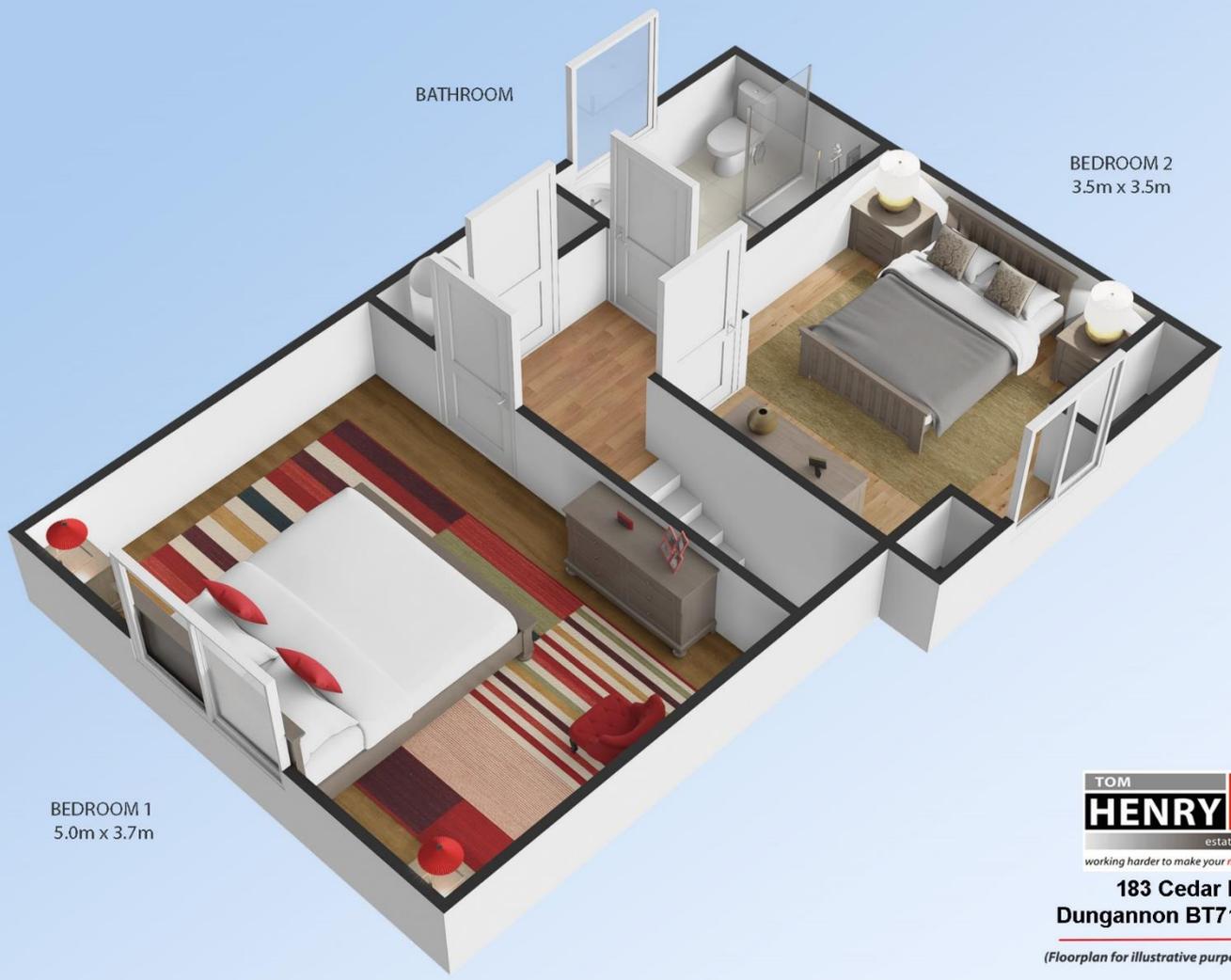
BEDROOM 3
3.0m x 2.8m

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(Floorplan for illustrative purposes only)



BATHROOM

BEDROOM 2
3.5m x 3.5m

BEDROOM 1
5.0m x 3.7m

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N.B.

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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.