

**47 KILLYMEAL ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6LJ**



*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](mailto:tom@tomhenryandco.com)

## **THE PERFECT COMBINATION OF LOCATION, SITUATION & ACCOMMODATION**

**A ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE A DETACHED RESIDENCE SITUATED ON AN ENVIABLE SITE IN THIS HIGHLY SOUGHT-AFTER & MOST CONVENIENT LOCATION.**

SITUATED ON A GENEROUS, PRIVATE & ELEVATED SITE EXTENDING TO CIRCA. 0.5 ACRES ON THE HIGHLY SOUGHT-AFTER & PRESTIGIOUS "KILLYMEAL ROAD", THIS SUPERIOR DETACHED RESIDENCE OFFERS 4 BEDROOMS, MASTER ENSUITE, 3 RECEPTION ROOMS AND PRESENTS A TRULY "ONCE IN A LIFETIME" OPPORTUNITY.

PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT, YET WITH FURTHER POTENTIAL FOR THE FORTUNATE PURCHASER TO ADD BOTH VALUE & THEIR OWN TASTE, THIS PROPERTY IS MOST CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LEISURE FACILITIES & ALL DUNGANNON TOWN CENTRE AMENITIES, WHILST ALSO BEING CLOSE TO OPEN COUNTRYSIDE FOR RELAXING STROLLS.

**PROPERTY ON KILLYMEAL ROAD RARELY COMES TO THE MARKET & SIGNIFICANT INTEREST IS ANTICIPATED... AN OPPORTUNITY TO CREATE A DREAM HOME IN THE RIGHT LOCATION!**



**GUIDE PRICE: ON APPLICATION**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# PROPERTY FEATURES...

- A SUPERIOR DETACHED RESIDENCE.
- PRESENTED FOR SALE IN IMMACULATE ORDER, YET WITH POTENTIAL TO ADD FURTHER VALUE / YOUR OWN TASTE.
- SITUATED ON A PRIME ELEVATED & PRIVATE SITE ON THE HIGHLY SOUGHT-AFTER KILLYMEAL ROAD.
- SITE EXTENDING TO C. 0.5 ACRES.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS & ALL DUNGANNON TOWN AMENITIES & FACILITIES.
- ONLY A STROLL TO BEAUTIFUL OPEN COUNTRYSIDE.
- ACCESSED VIA A PILLARED & GATED TREE LINED AVENUE.
- 4 BEDROOMS; MASTER ENSUITE.
- 3 RECEPTION ROOMS; 2 WITH OPEN FIREPLACES.
- KITCHEN WITH SPACE FOR CASUAL FAMILY DINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- MAJORITY P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- ATTACHED GARAGE.
- BEAUTIFUL GARDENS LAID TO LAWNS WITH MATURE HEDGING, SHRUBS & TREES.
- AN OPPORTUNITY TO ACQUIRE AN ENVIABLE RESIDENCE WITH THE POTENTIAL TO CREATE A DREAM HOME.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.





### ACCOMMODATION IN BRIEF...

COVERED PORCH:  
TILED STEP. OUTSIDE LIGHT.

ENTRANCE HALL:  
COMPOSITE EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS. COVING TO CEILING. WOOD BLOCK FLOOR. CARPET TO STAIRS TO FIRST FLOOR.





**DRAWING ROOM:**

OPEN FIREPLACE WITH TILED SURROUND & HEARTH. COVING TO CEILING. WALL & CENTRE LIGHT POINTS. WOOD BLOCK FLOOR. GLAZED DOOR TO SUNROOM.



**SUNROOM:**

GLAZED DOOR FROM DRAWING ROOM. CARPET TO FLOOR. FEATURE EXPOSED BRICKWORK. RECESSED LIGHTING. P.V.C. DOOR WITH GLAZED PANELS TO SIDE / REAR GARDEN.





DINING ROOM / SITTING ROOM / SNUG:

BAY WINDOW WITH PLEASANT VIEWS OVER FRONT GARDENS. OPEN FIREPLACE WITH STONE MANTLE & SURROUND. COVING TO CEILING. WALL & CENTRE LIGHT POINT. WOOD BLOCK FLOOR.



KITCHEN / CASUAL DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. TILED BETWEEN UNITS. INTEGRATED GAS HOB WITH X-FAN OVER. INTEGRATED EYE LEVEL OVEN. SPACE FOR FRIDGE FREEZER. SPACE FOR MICROWAVE. PLUMBED FOR DISHWASHER. OIL FIRED BURNER. S.S. SINK & DRAINER WITH MIXER TAP FITTING. LINO TO FLOOR.





**UTILITY ROOM:**

FITTED HIGH & LOW LEVEL UNITS. TILED BETWEEN UNITS. S.S. SINK & DOUBLE DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. P.V.C. DOOR WITH LEADED GLASS PANEL TO ENCLOSED YARD.

**CLOAK W.C. / POWDER ROOM:**

WASH BASIN WITH TILED SPLASH BACK. TOILET. LINO TO FLOOR. UNDER STAIR STORAGE.

**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET TO FLOOR. FEATURE WINDOW ON TURN OF STAIRS WITH VIEWS OF IMMEDIATE & DISTANT LANDSCAPE.

**LINEN CUPBOARD:**

SHELVED & HANGING SPACE.

**BEDROOM 1:**

TO FRONT. BAY WINDOW. COVING TO CEILING. CARPET TO FLOOR.



**BEDROOM 2:**

TO FRONT. COVING TO CEILING. CARPET TO FLOOR.



BEDROOM 3:  
TO SIDE. CURRENTLY USED AS MASTER. CARPET TO FLOOR.



ENSUITE:  
WASH HAND BASIN WITH MIRROR OVER. TILED SHOWER. TOILET. WOODEN FLOOR. X-FAN.





**BEDROOM 4:**

TO REAR. COVING TO CEILING. CARPET TO FLOOR.



**BATHROOM:**

WASH BASIN WITH MIRROR OVER. SHAVER SOCKET. TILED SHOWER. BATH WITH MIXER TAP & SHOWER HEAD FITTINGS. TOILET. HEATED TOWEL RAIL. CARPET TO FLOOR. X-FAN.

**HOTPRESS:**

SHELVED.

**OUTSIDE:**

PILLARED & GATED ENTRANCE TO SWEEPING TREE LINED TARMAC DRIVEWAY TO GENEROUS FORECOURT PARKING TO FRONT & SIDE.

GENEROUS SITE EXTENDING TO CIRCA. 0.5 ACRES WITH MATURE HEDGING, TREES & MATURING SHRUB / FLOWER BEDS.

**GARAGE:** UP & OVER DOOR. ELECTRIC LIGHT & POWER POINTS. TIMBER DOOR TO SIDE.

ENCLOSED COURTYARD / CONCRETE AREA: PARTLY COVERED. SPACE FOR BINS / LAUNDRY.

GARDENS TO SIDE LAID TO LAWNS WITH FRUIT TREES. CONCRETE PATIO AREA. OUTSIDE WATER TAP. GARDEN TO REAR LAID TO LAWNS.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	41 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?



Want to know what your property is worth?

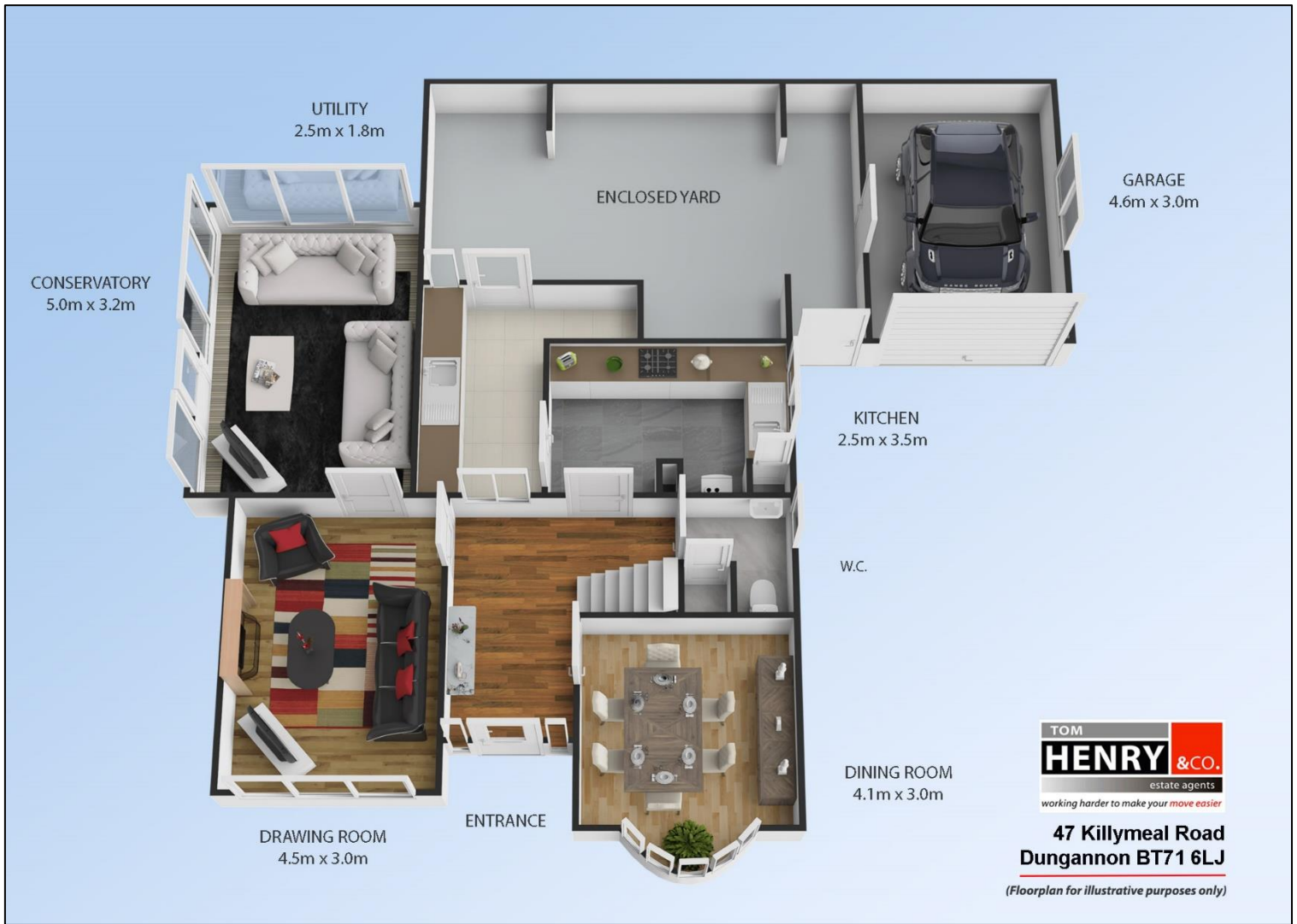
- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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

FLOORPLANS FOR I.D. PURPOSES ONLY.







**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.**