

**1 BREWERY COURT
DONAGHMORE
DUNGANNON
CO. TYRONE
BT70 3PN**



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

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A SPACIOUS VILLAGE PROPERTY WITH SERIOUS FURTHER POTENTIAL

PROVIDING UP TO 4 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS, THIS EXTENDED SEMI-DETACHED PROPERTY IS MOST CONVENIENTLY LOCATED WITHIN STROLLING DISTANCE OF ALL PICTURESQUE & POPULAR DONAGHMORE VILLAGE AMENITIES & FACILITIES, INCLUDING RENOWNED SCHOOLS, LOCAL SHOPS & FANTASTIC EATERIES, AND WITH CONVENIENT ACCESS TO THE MAIN ROADS NETWORKS FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD, THIS SPACIOUS PROPERTY IS SURE TO APPEAL TO THOSE SEEKING TO EMBRACE VILLAGE LIVING WITH COMMUTER CONVENIENCE IF REQUIRED.

BOASTING SUPREMELY VERSATILE ACCOMMODATION INCLUDING A SITTING ROOM WITH AN OPEN FIREPLACE, A KITCHEN WITH SPACE FOR DINING / ENTERTAINING, A SECOND RECEPTION ROOM OR A 4TH BEDROOM, PLUS A SHOWER ROOM TO ITS GROUND FLOOR, AND 3 FURTHER BEDROOMS AND A BATHROOM TO ITS FIRST FLOOR, THIS DECEPTIVE PROPERTY IS SURE TO ATTRACT INTEREST FROM FIRST-TIME BUYERS, FAMILIES & DISCERNING INVESTORS ALIKE.

EXTERNALLY THIS PROPERTY OFFERS PATIO / SEATING AREAS TO ITS FRONT, PLEASANT VIEWS OF THE TORRENT RIVER TO ITS SIDE & OFF-STREET PARKING WITH A SEPARATELY ACCESSED STORE WITH TOILET TO ITS REAR...

“A GREAT OPPORTUNITY TO ACQUIRE A VERSATILE VILLAGE PROPERTY WITH POTENTIAL TO ADD FURTHER VALUE / YOUR OWN STAMP”



OFFERS OVER: £179,950

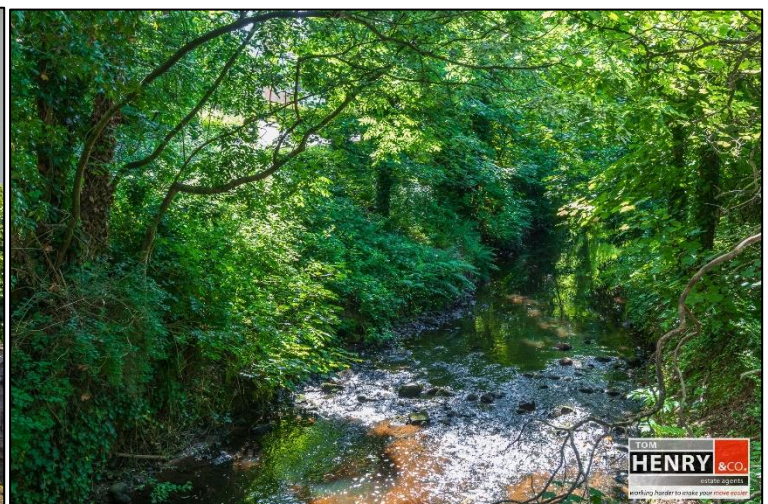
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN EXTENDED SEMI-DETACHED VILLAGE PROPERTY.
- MOST PICTURESQUE SITUATION EDGING THE TORRENT RIVER.
- OFFERING SPACIOUS & VERSATILE ACCOMMODATION.
- ONLY A STROLL TO SHOPS, SCHOOLS, FANTASTIC EATERIES, ETC.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN, CASTLECAULFIELD, ETC.
- UP TO 4 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM.
- BEDROOM 4 / RECEPTION ROOM 2; MAY HAVE POTENTIAL FOR CONSULTING ROOMS / TO RUN A BUSINESS FROM HOME (SUBJECT TO REQUIRED CONSENTS).
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- OFF-STREET PARKING FOR TWO VEHICLES TO REAR.
- SEPARATELY ACCESSED STORE WITH TOILET (MAY HAVE POTENTIAL FOR A RANGE OF USES SUBJECT TO NECESSARY CONSENTS).
- WOULD MAKE A GREAT FIRST HOME ON WHICH TO PUT YOUR OWN STAMP.
- SURE TO ALSO APPEAL TO FAMILIES REQUIRING SPACE & VERSATILITY OR TO THOSE SEEKING SLEEPING & WASHING FACILITIES ON ONE LEVEL WITH VILLAGE CONVENIENCE.





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ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT. TILED STEP.



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ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANEL & SIDE PANELS. TILED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.

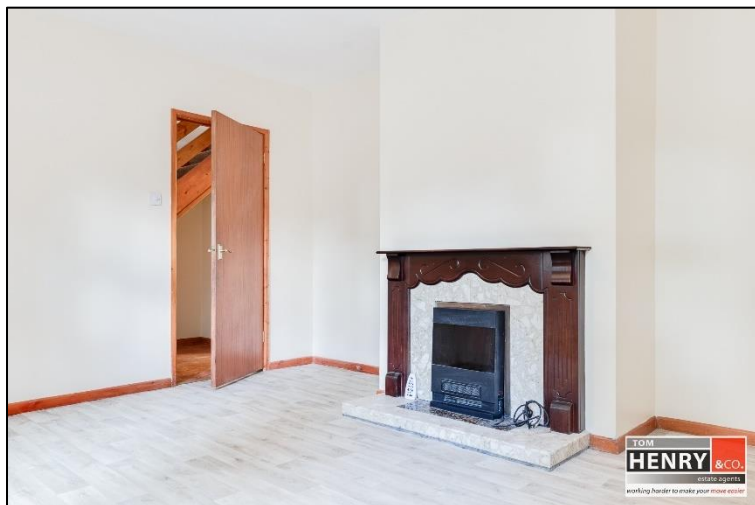


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SITTING ROOM:
OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND. LINO TO FLOOR.



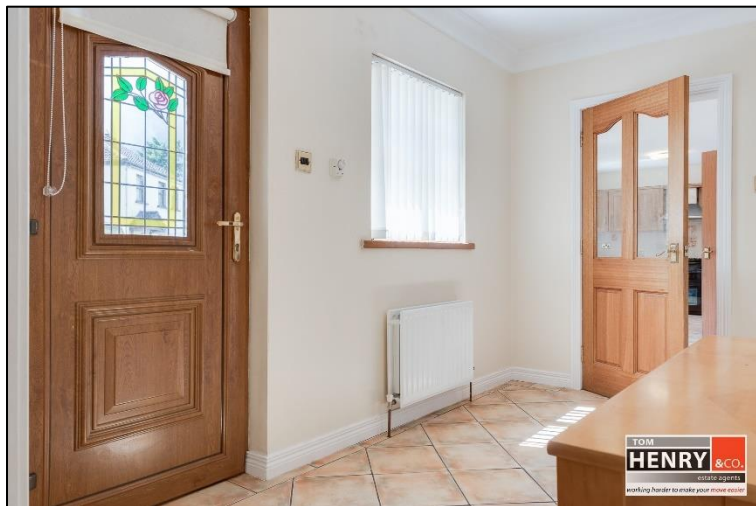
KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE. TILED BETWEEN UNITS. TILED FLOOR. PART GLAZED DOOR TO REAR LOBBY.





REAR LOBBY:
TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL.



BEDROOM 4 / FAMILY ROOM / HOME OFFICE:
MAY HAVE POTENTIAL AS CONSULTING ROOMS / FOR A HOME BUSINESS / ETC (SUBJECT TO NECESSARY CONSENTS). COVING & CENTRE PIECE TO CEILING. WOODEN FLOOR.



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SHOWER ROOM:

WASH HAND BASIN. TOILET. ELECTRIC SHOWER. SHAVER SOCKET. SOME WALL TILING.



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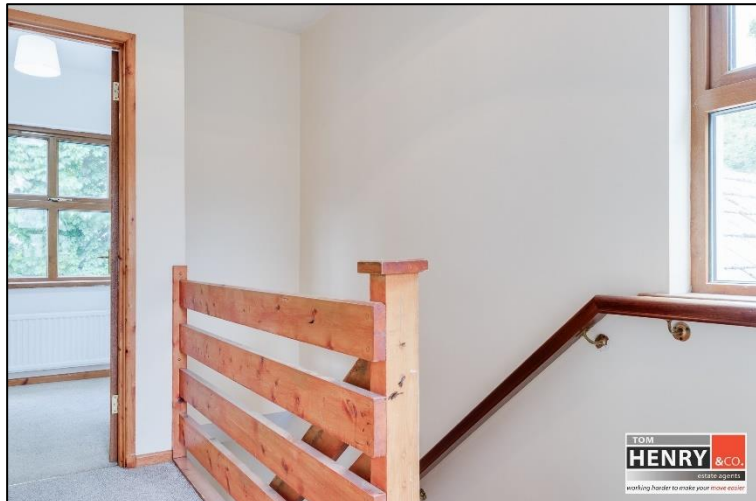


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FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR. ACCESS TO ROOF SPACE WITH ELECTRIC LIGHT. HOTPRESS: SHELVED WITH ELECTRIC LIGHT.



BEDROOM 1:

TO FRONT. BUILT-IN WARDROBE WITH SHELVED & HANGING SPACE. CARPET TO FLOOR.



BEDROOM 2:

TO REAR. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE. CARPET TO FLOOR.



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BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



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BATHROOM:
WASH HAND BASIN. TOILET. BATH WITH MIXTER TAP & SHOWER HEAD FITTING. PART P.V.C. PANELLING TO WALLS. PRE-FINISHED FLOOR.



OUTSIDE:

TARMAC AREA OVER-LOOKING THE TORRENT RIVER TO FRONT / SIDE.

TARMAC PARKING AREA TO REAR FOR 2 NO. VEHICLES. OUTSIDE WATER TAP. CONCRETE AREA FOR SEATING, WASHING LINE, ETC.

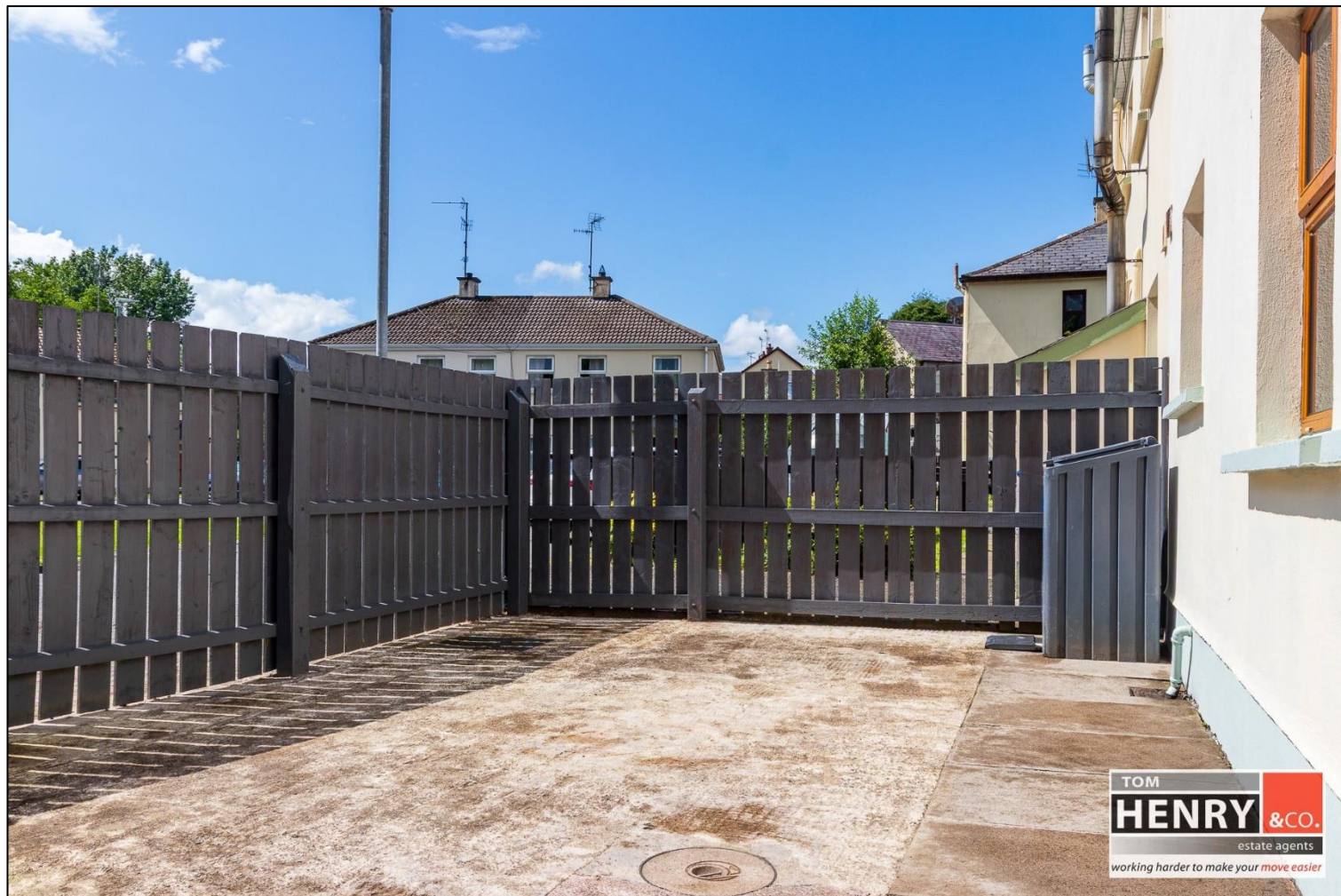
STORE / WORKSHOP:

PLUMBED FOR A.W.M. ELECTRIC LIGHTS & POWER POINTS. RADIATOR. MAY HAVE POTENTIAL FOR A WIDE RANGE OF USES (SUBJECT TO NECESSARY CONSENTS).

TOILET:

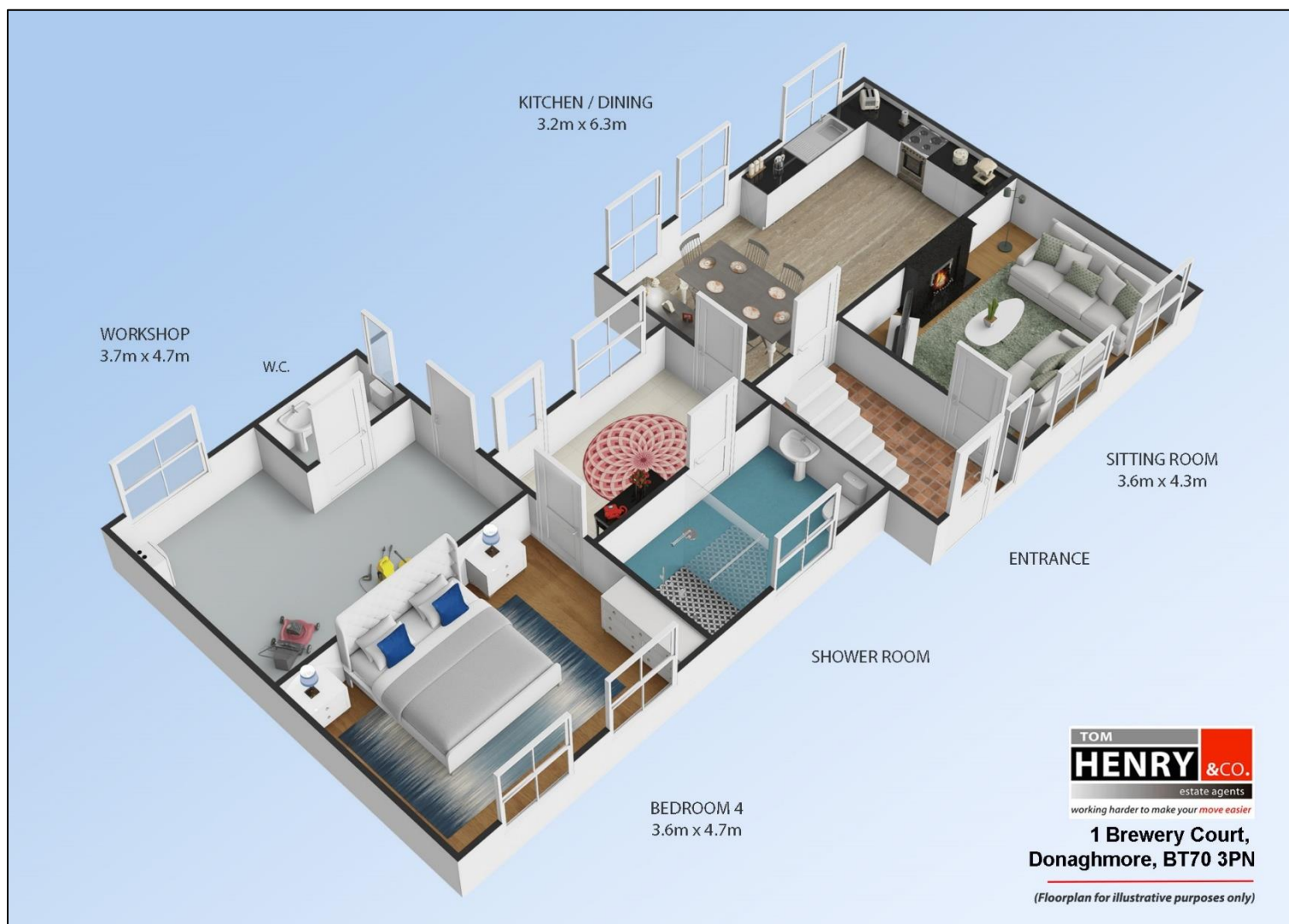
WASH HAND BASIN. W.C.





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FLOORPLANS FOR I.D. PURPOSES ONLY.



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**1 Brewery Court,
Donaghmore, BT70 3PN**

(Floorplan for illustrative purposes only)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
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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.