

**3 COBBLERS MANOR
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6XS**



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

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“CLASS IN COBBLERS MANOR”

AN IMMACULATE SEMI-DETACHED PROPERTY IN COMMUTER CONVENIENT & EVER POPULAR KILLYMAN

CONSTRUCTED CIRCA. 2021 AND OWNER OCCUPIED SINCE NEW, THIS SPACIOUS & VERSATILE 3 BEDROOM SEMI-DETACHED PROPERTY IS PRESENTED FOR SALE IN ABSOLUTELY IMMACULATE ORDER THROUGHOUT.

SITUATED ON A GOOD SITE IN THIS QUIET RESIDENTIAL CUL-DE-SAC WITHIN POPULAR KILLYMAN VILLAGE AND ONLY MINUTES BY CAR TO DUNGANNON TOWN, MOY VILLAGE AND JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & TO THOSE WISHING TO DOWN-SIZE ALIKE.

AN AS “GOOD AS NEW” HOME... JUST MOVE IN!



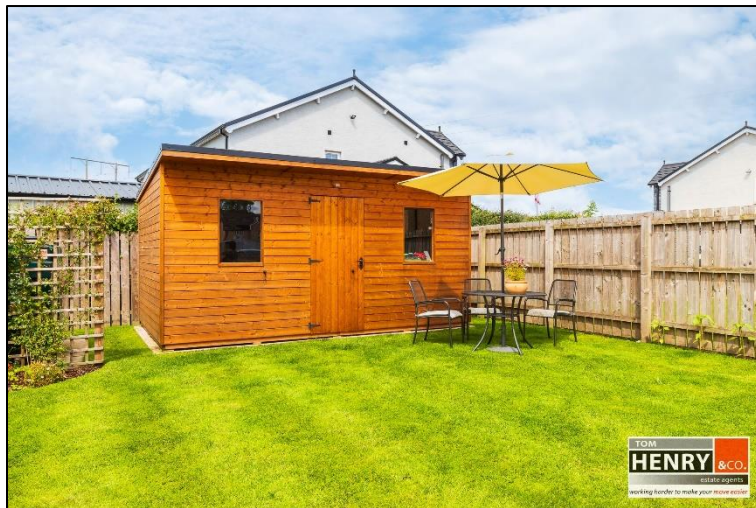
GUIDE PRICE: £184,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

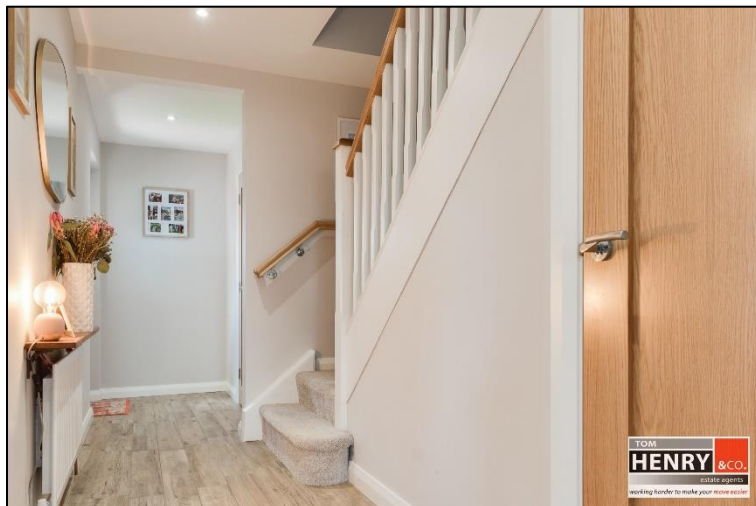
- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2021.
- PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.
- SITUATED ON A GOOD SITE IN THIS QUIET RESIDENTIAL CUL-DE-SAC.
- WITHIN STROLLING DISTANCE OF VILLAGE SCHOOLS.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN & MOY VILLAGE.
- GOOD ACCESS TO JUNCTION 14 OF THE M1 INTERSECTION.
- 3 BEDROOMS; MASTER ENSUITE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- OAK FINISH INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- WINDOW COVERINGS INCLUDED IN SALE.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- OFF STREET PARKING TO FRONT / SIDE.
- GARDEN SHED WITH ELECTRIC & POWER POINTS.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.
- VIEW EARLY TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

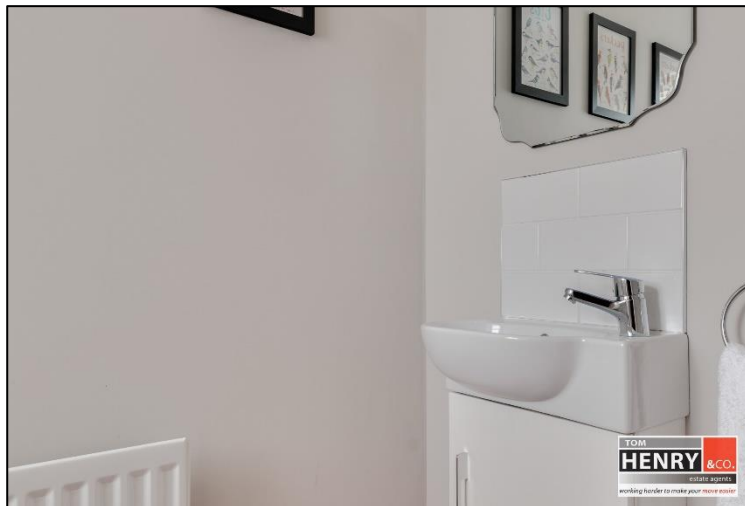
OUTSIDE LIGHT. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL. DOWN LIGHTING TO CEILING. PRE-FINISHED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



POWDER ROOM:
WASH BASIN IN VANITY UNIT WITH MIXER TAP FITTING & TILED SPLASH BACK. TILED FLOOR.

CLOAK STORE:
UNDER STAIR WITH SHELVED & HANGING SPACE. ELECTRIC LIGHT.
TILED FLOOR.

SITTING ROOM:
GLASS FRONTED STOVE WITH SLATE HEARTH & TIMBER MANTLE. PRE-FINISHED FLOOR.



KITCHEN / DINING AREA:
FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED OVEN. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING.



UTILITY ROOM:

FITTED UNITS TO COMPLIMENT KITCHEN. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. X-FAN.

BOILER ROOM / BOOT ROOM:

CENTRAL HEATING BOILER.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR. HOTPRESS: SHELVED.



BEDROOM 1:
TO REAR. CARPET TO FLOOR.



ENSUITE:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & TILED SPLASH BACK. POD TYPE SHOWER. TOILET . HEATED TOWEL RAIL.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BATHROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & TILED SPLASH BACK. BATH WITH MIXER TAP SHOWER HEAD FITTING. TOILET. POD TYPE ELECTRIC SHOWER. HEATED TOWEL RAIL. SOME WALL TILING. TILED FLOOR. RECESSED LIGHTING. X-FAN.

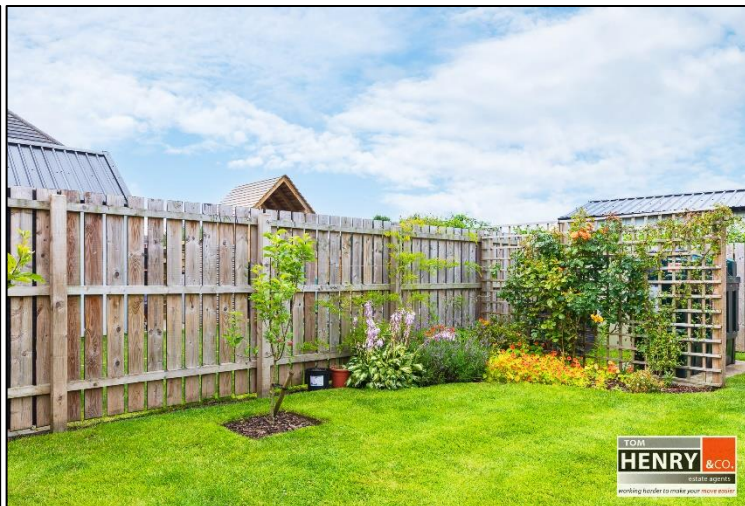


OUTSIDE:

TARMAC DRIVE & PARKING TO FRONT / SIDE. GARDEN TO FRONT LAID TO LAWN. GARDEN TO REAR LAID TO LAWN WITH FLOWER BEDS. PATH / PATIO AREA. OUTSIDE WATER TAP. AREA FOR BINS, OIL TANK, ETC.

GARDEN SHED: ELECTRIC LIGHT & POWER POINT.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



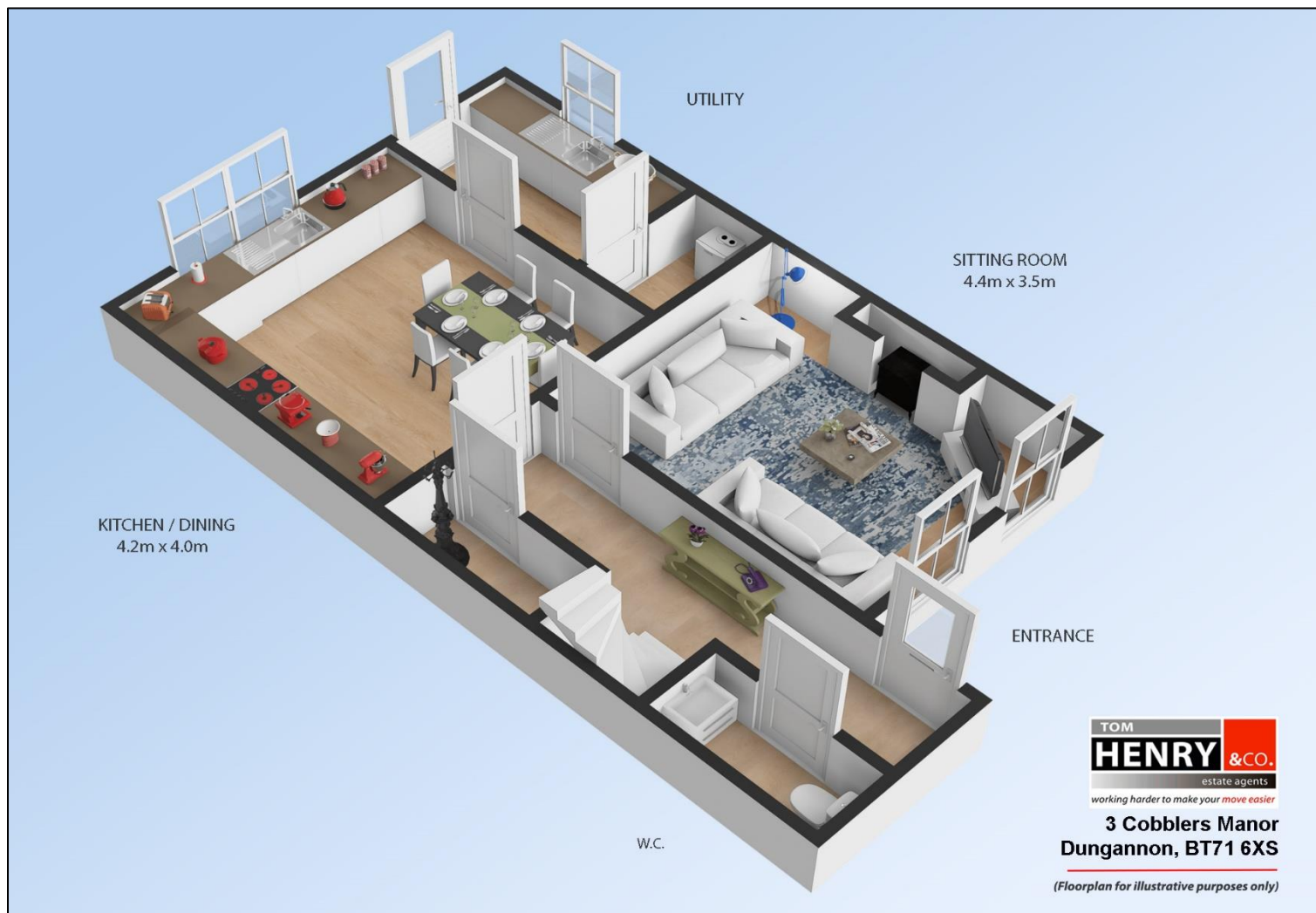
Want to know what your property is worth?

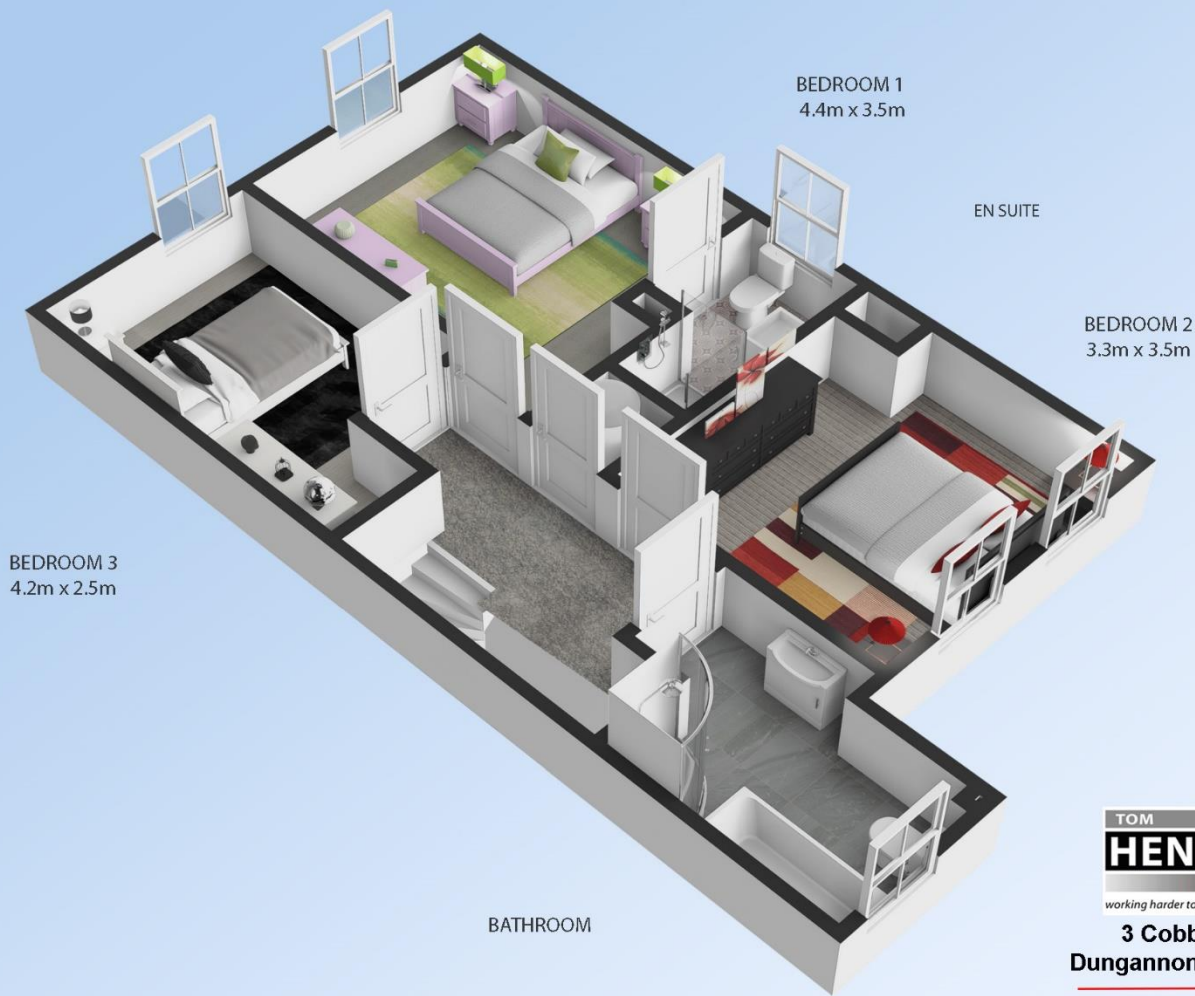
- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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FLOORPLANS FOR I.D. PURPOSES ONLY.





**3 Cobblers Manor
Dungannon, BT71 6XS**

(Floorplan for illustrative purposes only)

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.