

“LEDLIE VILLA”
60 DUNGANNON ROAD
COALISLAND
CO. TYRONE
BT71 4HT



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

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CHARACTER & CHARM IN ABUNDANCE WITH THIS SUPERB PERIOD PROPERTY

A SPACIOUS & VERSATILE PERIOD RESIDENCE SITUATED ON A PRIME ELEVATED SITE IN COALISLAND

TOM HENRY & COMPANY ARE DELIGHTED TO PRESENT TO THE MARKET THIS PROMINENT DETACHED 5 BEDROOM, PLUS HOME OFFICE, 2 RECEPTION ROOM RESIDENCE SITUATED ON AN ENVIABLE, ELEVATED SITE EXTENDING TO CIRCA. 0.35 ACRES WITHIN WALKING DISTANCE OF ALL BUSTLING COALISLAND TOWN AMENITIES & FACILITIES.

THIS BEAUTIFUL PROPERTY IS BOTH ELEGANT & TIMELESS WITH A CHARMING RED BRICK EXTERIOR & MANY ORIGINAL INTERNAL FEATURES INCLUDING PORTHOLE WINDOW, BAY WINDOWS, COVING, ORNAMENTATION, ETC. AND OFFERS COMFORTABLE & VERSATILE ACCOMMODATION THAT HAS BEEN WELL MAINTAINED BY ITS CURRENT OWNERS, YET PRESENTS A UNIQUE OPPORTUNITY FOR A FORTUNATE PURCHASER TO FURTHER ENHANCE ITS POTENTIAL AND CREATE A TRUE DREAM HOME.

MAY ALSO HAVE COMMERCIAL OR RE-DEVELOPMENT POTENTIAL (SUBJECT TO NECESSARY CONSENTS).

IF YOU ARE A FAN OF PERIOD HOMES OR SIMPLY SEEKING A SPACIOUS, VERSATILE & CONVENIENT TOWN RESIDENCE, DON'T MISS OUT ON THIS ONCE IN A GENERATION OPPORTUNITY!



GUIDE PRICE: £294,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A DETACHED PERIOD RESIDENCE.
- OFFERING SPACIOUS & VERSATILE ACCOMMODATION.
- SITUATED ON A PROMINENT ELEVATED SITE ON THE EDGE OF COALISLAND.
- SITE EXTENDING TO CIRCA. 0.35 ACRES.
- WELL-MAINTAINED THROUGHOUT YET WITH FURTHER POTENTIAL.
- MANY ORIGINAL INTERNAL FEATURES.
- WITHIN STROLLING DISTANCE OF ALL COALISLAND TOWN AMENITIES.
- ONLY MINUTES BY CAR TO DUNGANNON & THE M1 INTERSECTION.
- 5 BEDROOMS PLUS A HOME OFFICE / STUDY.
- 2 RECEPTION ROOMS.
- GENEROUS KITCHEN / DINING AREA.
- SEPARATE UTILITY AREA.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- MAJORITY P.V.C. DOUBLE GLAZED WINDOWS.
- DETACHED GARAGE & FURTHER WORKSHOP / STORE.
- MAY HAVE COMMERCIAL OR RE-DEVELOPMENT POTENTIAL SUBJECT TO REQUIRED CONSENTS.
- A ONCE IN A GENERATION OPPORTUNITY; DON'T MISS IT!



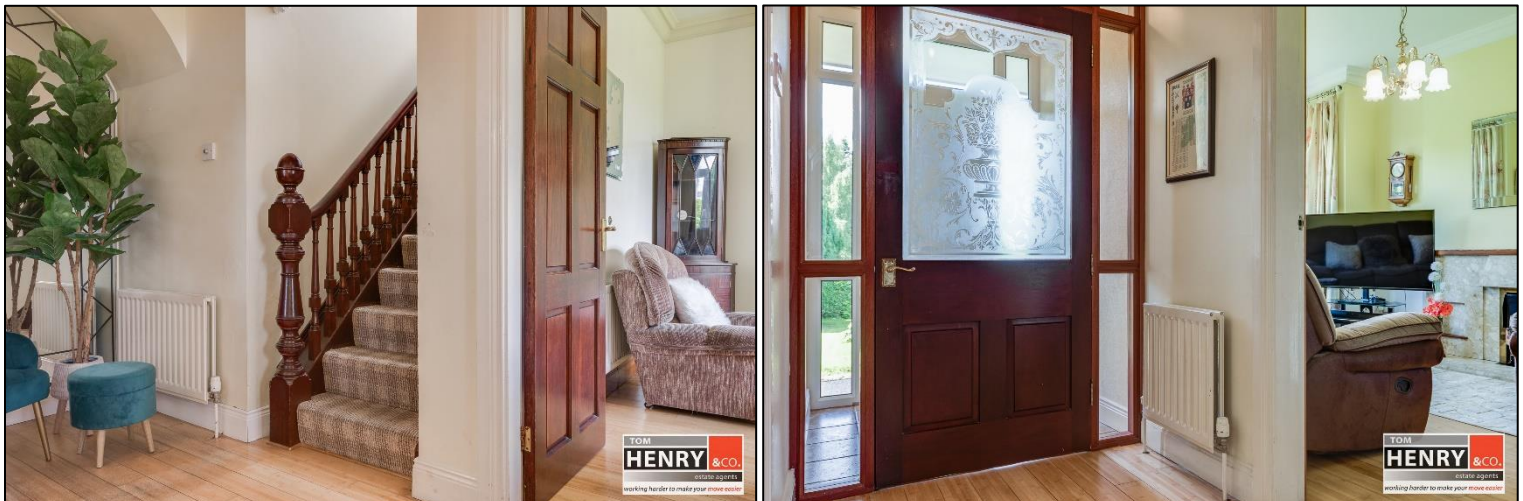
ACCOMMODATION IN BRIEF...

COVERED PORCH:
TILED STEP. OUTSIDE LIGHT.

VESTIBULE:
P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS & TOP PANEL.
TILED FLOOR.



ENTRANCE HALL:
TIMBER DOOR WITH GLAZED PANEL & SIDE PANELS. WOODEN FLOOR. COVING TO CEILING.



SITTING ROOM:
BAY WINDOW. OPEN FIREPLACE WITH MARBLE MANTLE & HEARTH. DADO RAIL. WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING.



DRAWING ROOM:
BAY WINDOW. WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING.





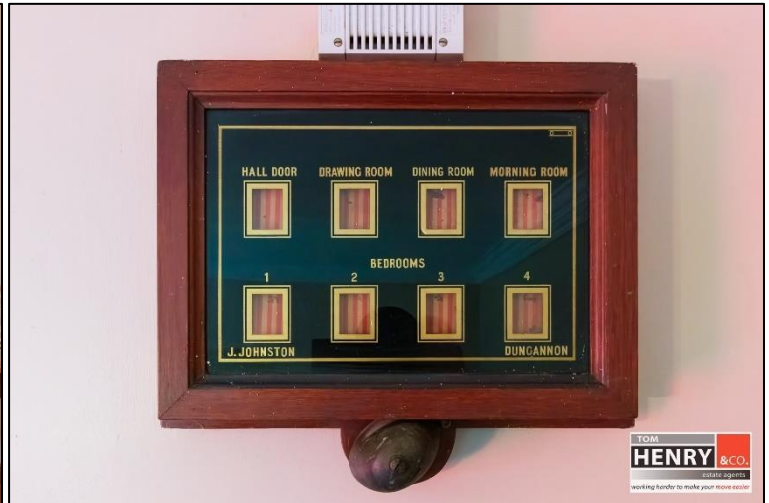
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KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. BREAKFAST BAR WITH SPACE FOR CASUAL DINING. INTEGRATED HOB & OVEN WITH X-FAN OVER. SPACE FOR DISHWASHER. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. ARCH TO / FROM KITCHEN TO DINING AREA. COVING & CENTRE PIECE TO CEILING.

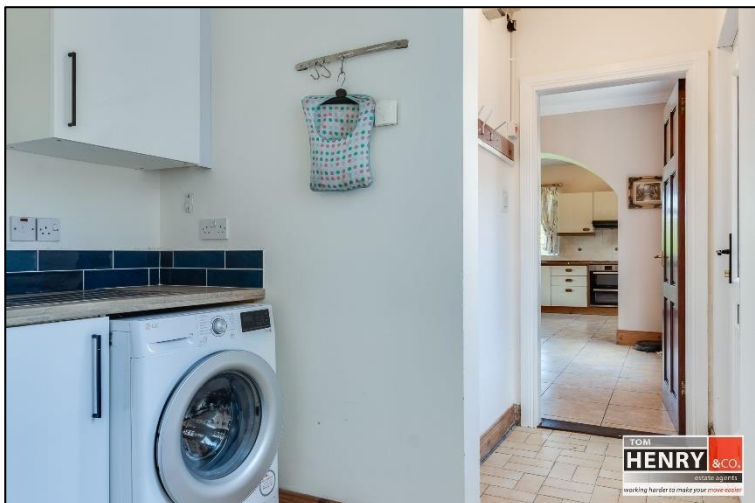


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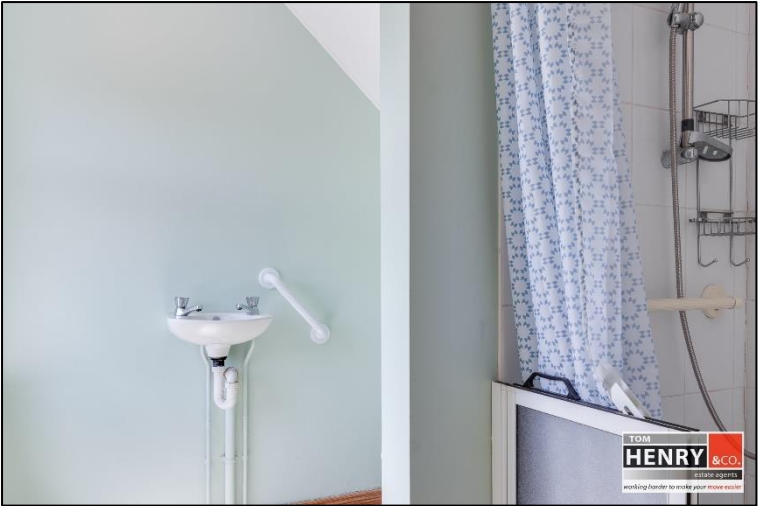


REAR LOBBY / UTILITY AREA:

FITTED HIGH & LOW LEVEL UNIT. S.S. SINK WITH MIXER TAP FITTING & TILED SPLASH BACK. SPACE FOR A.W.M. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



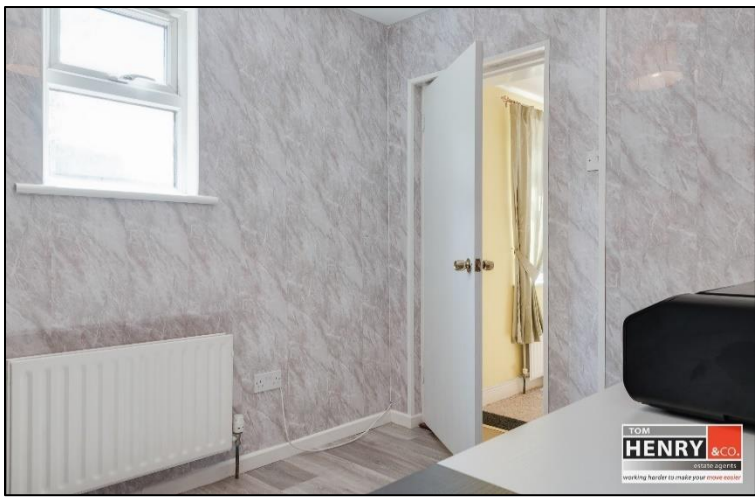
SHOWER ROOM:
WASH HAND BASIN. WETROOM TYPE ELECTRIC SHOWER. TILED
FLOOR. X-FAN.



BEDROOM 5:
DUAL ASPECT TO FRONT & SIDE. FEATURE FIREPLACE. CARPET TO FLOOR.



HOME OFFICE / STUDY:
LINO TO FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

WINDOW TO HALF TURN. COVING & CENTRE PIECE TO CIELING. FEATURE PORTHOLE WINDOW. CARPET TO FLOOR.



BEDROOM 1:

TRIPLE ASPECT TO FRONT, SIDE & REAR. VANITY UNIT WITH WASH HAND BASIN. CARPET TO FLOOR.





BEDROOM 2:
TO REAR. VANITY UNIT WITH WASH HAND BASIN. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. VANITY UNIT WITH WASH HAND BASIN. CARPET TO FLOOR.





BEDROOM 4:
TO FRONT. VANITY UNIT WITH WASH HAND BASIN. CARPET TO FLOOR.



BATHROOM:
CORNER BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN.
TILED WALLS.

TOILET:
TOILET.

HOTPRESS:
SHELVED.

OUTSIDE:

SUPERB MATURE ELEVATED SITE EXTENDING TO CIRCA. 0.35 ACRES
WITH GENEROUS LAWNED AREAS & MATURE SHRUBS, BOUNDED
WITH MATURE HEDGING.

GARDEN LAID TO LAWN TO SIDE & REAR. ENCLOSED YARD / PATIO TO
REAR. OUTSIDE WATER TAP.

WORK SHOP / STORE / FUEL STORE:

GENEROUS TARMAC PARKING AREA TO REAR.

GARAGE:
ROLL-UP DOOR.







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(Floorplan for illustrative purposes only)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	34 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.

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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.