

**2 BRACKEN BRAE
NEWMILLS
DUNGANNON
CO. TYRONE
BT71 4DW**



*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

“NOT YOUR AVERAGE SEMI-DETACHED HOME”

BOASTING UP TO 5 BEDROOMS & 3 RECEPTION ROOMS THIS VERSATILE VILLAGE PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS...

SITUATED ON A GENEROUS, PRIME CORNER SITE IN THIS POPULAR, ESTABLISHED & QUIET RESIDENTIAL DEVELOPMENT WITHIN WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOL & VILLAGE SHOP AND ALSO CONVENIENT BY CAR TO DUNGANNON, COALISLAND & COOKSTOWN WHERE ALL AMENITIES & FACILITIES ARE AVAILABLE, THIS EXTENDED SEMI-DETACHED CHALET STYLE PROPERTY BOASTS DECEPTIVELY SPACIOUS

ACCOMMODATION.

WITH UP TO 5 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS, A SITTING ROOM WITH A COSY OPEN FIREPLACE, KITCHEN WITH SPACE FOR CASUAL DINING, PLUS A SEPARATE FORMAL DINING ROOM, AND AN ENVIABLE FAMILY / GAMES ROOM, THIS PROPERTY IS PRESENTED FOR SALE BY ITS CURRENT OWNERS IN “READY TO OCCUPY” CONDITION THROUGHOUT AND IS SURE TO APPEAL AS A FIRST OR FAMILY HOME.

“MUST BE VIEWED TO BE FULLY APPRECIATED”



GUIDE PRICE: £189,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES:

- AN EXTENDED SEMI-DETACHED CHALET BUNGALOW.
- SITUATED ON PRIME CORNER SITE.
- QUIET & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF THE VILLAGE SHOP & LOCAL SCHOOL.
- CONVENIENT BY CAR TO DUNGANNON, COALISLAND & COOKSTOWN.
- UP TO 5 BEDROOMS DEPENDING ON REQUIREMENTS.
- 3 RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR CASUAL DINING.
- SEPARATE FORMAL DINING ROOM.
- ENVIABLE FAMILY ROOM / GAMES ROOM WITH ACCESS TO PATIO AREA.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR W.C.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- AMPLE OFF STREET PARKING.
- GENEROUS GARDENS LAID TO LAWNS & PATIO AREA.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME!



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

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



SITTING ROOM:
OPEN FIREPLACE WITH TIMBER MANTLE OVER MARBLE HEARTH & INSET. WALL & CENTRE LIGHT POINTS. PRE-FINISHED FLOOR.





KITCHEN / CASUAL DINING AREA:

PART GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. LEADED GLASS DISPLAY UNITS. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE FREEZER. PLUMBED FOR DISHWASHER. PLUMBED FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.



DINING ROOM:
PRE-FINISHED FLOOR. GEORGIAN GLAZED DOUBLE DOORS TO FAMILY ROOM / GAMES ROOM.



FAMILY ROOM / GAMES ROOM:
PRE-FINISHED FLOOR. FEATURE WINDOWS WITH GLAZED FRENCH DOORS TO PATIO AREA / REAR GARDEN.





BEDROOM 5 / STUDY:
PRE-FINISHED FLOOR.



SHOWER ROOM:
WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. SHOWER. TILED WALLS. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
CARPET.

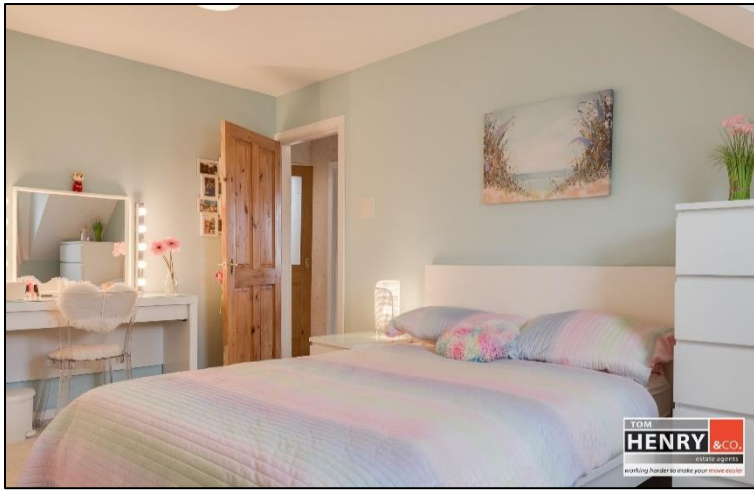


BEDROOM 1:
TO SIDE. CARPET TO FLOOR.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.





BEDROOM 3:
TO SIDE. CARPET TO FLOOR.



BEDROOM 4:
TO REAR. PRE-FINISHED FLOOR.



POWDER ROOM:
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET.



OUTSIDE:

SITUATED ON A SUPERB CORNER SITE.

TARMAC DRIVEWAY / PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWN.

ENCLOSED GARDEN TO REAR LAID TO LAWN WITH GENEROUS PAVED PATIO AREA. OUTSIDE WATER TAP.



FLOORPLANS FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	52 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

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.