

**4 ANNAGHBEG CLOSE
DONAGHMORE
DUNGANNON
CO. TYRONE
BT70 1AW**



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

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“DECEPTIVE & DELIGHTFUL IN DONAGHMORE”

A WELL-MAINTAINED PROPERTY PROVIDING DECEPTIVELY SPACIOUS ACCOMMODATION ON A MOST PLEASANT SITE WITHIN WALKING DISTANCE OF ALL PICTURESQUE & POPULAR DONAGHMORE VILLAGE AMENITIES.

TOM HENRY & COMPANY ARE PLEASED TO WELCOME TO THE MARKET THIS 3 BEDROOM, SEMI-DETACHED PROPERTY, LOCATED JUST OFF THE HIGHLY SOUGHT-AFTER AGHAREANY ROAD.

THIS DECEPTIVELY SPACIOUS HOME ENJOYS A CONVENIENT LOCATION WITHIN WALKING DISTANCE OF ALL PICTURESQUE DONAGHMORE VILLAGE AMENITIES & FACILITIES, INCLUDING LOCAL SHOPS, EATERIES & SCHOOLS, AND ALSO BENEFITS FROM GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.

BOASTING 3 BEDROOMS (2 WITH BUILT-IN STORAGE), A SITTING ROOM WITH AN OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING & A FAMILY BATHROOM; PLUS OFF STREET PARKING TO ITS FRONT & MATURE GARDENS TO ITS REAR, THIS PROPERTY WOULD BE PERFECT AS A FIRST OR FAMILY HOME, AS A DISCERNING BUY-TO-LET OR MAY ALSO APPEAL TO THOSE WISHING TO DOWN-SIZE WITH THE CONVENIENCE OF VILLAGE LIVING!

THIS PROPERTY WILL ATTRACT SIGNIFICANT INTEREST; VIEW EARLY TO AVOID DISAPPOINTMENT!



OFFERS OVER: £164,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- OWNER OCCUPIED & PRESENTED FOR SALE IN IMMACULATE ORDER.
- LOCATED IN A PLEASANT, QUIET & ESTABLISHED RESIDENTIAL CUL-DE-SAC.
- ONLY A STROLL TO ALL POPULAR DONAGHMORE VILLAGE AMENITIES.
- GOOD ACCESS TO THE ROADS NETWORK FOR TRAVEL TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.
- 3 BEDROOMS; 2 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- HOCKEY STICKS TO ARCHITRAVES.
- OAK MEXICANO INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- LOFT LADDER TO ATTIC; PART FLOORED FOR STORAGE.
- CONCRETE DRIVE TO FRONT WITH OFF STREET PARKING.
- GENEROUS GARDEN TO REAR LAID TO LAWN WITH FLOWER & SHRUB BEDS.
- UTILITY STORE & GARDEN STORE; CURRENTLY USED AS A GAMES ROOM.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- SURE TO ALSO APPEAL AS A DISCERNING BUY-TO-LET.



ACCOMMODATION IN BRIEF:

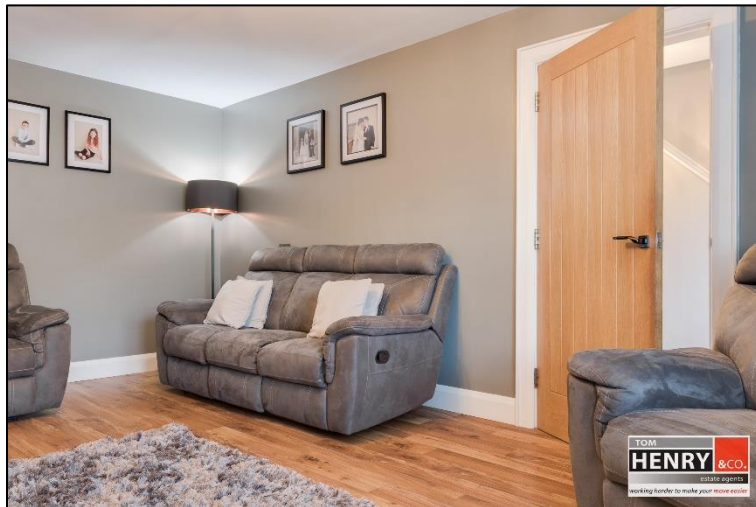
COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
PART GLAZED, PART PANELLED EXTERNAL DOOR. TILED FLOOR. UNDERSTAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



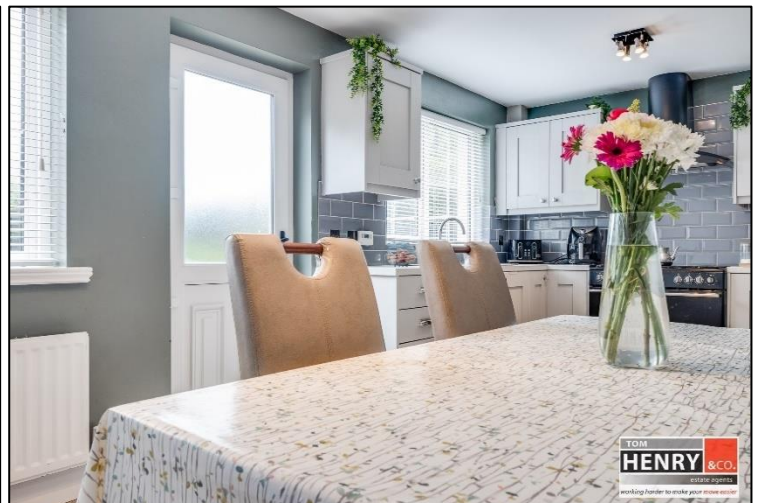
SITTING ROOM:
OPEN FIREPLACE WITH STONE MANTLE & SURROUND OVER HORSE SHOE WITH GRANITE HEARTH. RADIATOR COVER. PRE-FINISHED FLOOR.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR 5 RING GAS HOB WITH ELECTRIC OVEN (CAN BE NEGOTIATED SEPARATELY) WITH X-FAN OVER. INTEGRATED DISHWASHER. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. INTEGRATED FRIDGE. TILED BETWEEN UNITS. TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANEL.





CLOAK W.C. / POWDER ROOM:

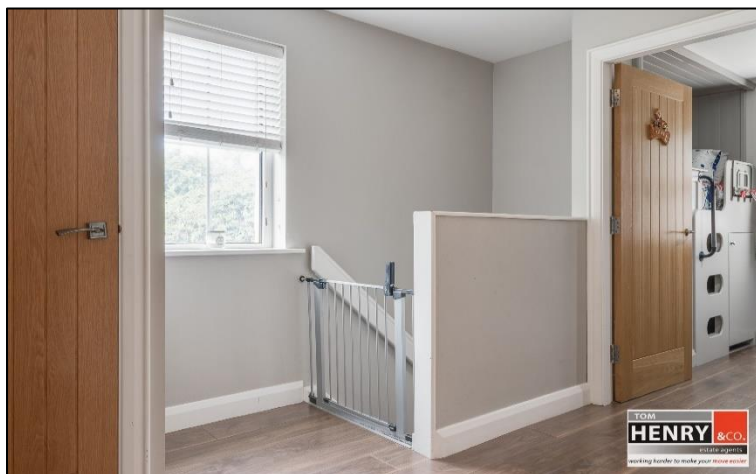
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. HEATED TOWEL RAIL. TIMBER WALL PANELLING. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING. HOTPRESS.



BEDROOM 1:

TO REAR. HIS & HERS BUILT-IN WARDROBES. PRE-FINISHED FLOOR.



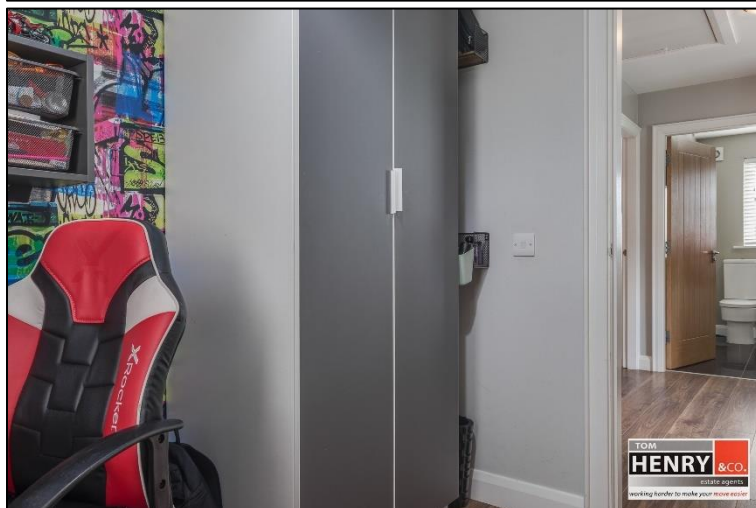


BEDROOM 2:
TO FRONT. HIS & HERS BUILT-IN WARDROBES. PRE-FINISHED FLOOR.





BEDROOM 3:
TO FRONT. FEATURE FITTED RAISED BED. PRE-FINISHED FLOOR.



BATHROOM:
BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. PART TILED WALLS TO SHOWER. TILED FLOOR. RADIATOR COVER. X-FAN.



OUTSIDE:

CONCRETE OFF-STREET PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWN.



GARDEN TO REAR LAID TO LAWN WITH FLOWER & SHRUB BEDS. PATIO AREA. OUTSIDE WATER TAP.

GARDEN STORE: ELECTRIC LIGHT & POWERPOINTS. FRONT & REAR DOOR. CURRENTLY USED AS A GAMES ROOM.

BOILER HOUSE:

UTILITY STORE: ELECTRIC LIGHT & POWERPOINTS. SPACE FOR FRIDGE FREEZER.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

TOM

HENRY & CO.

estate agents

est. 1979

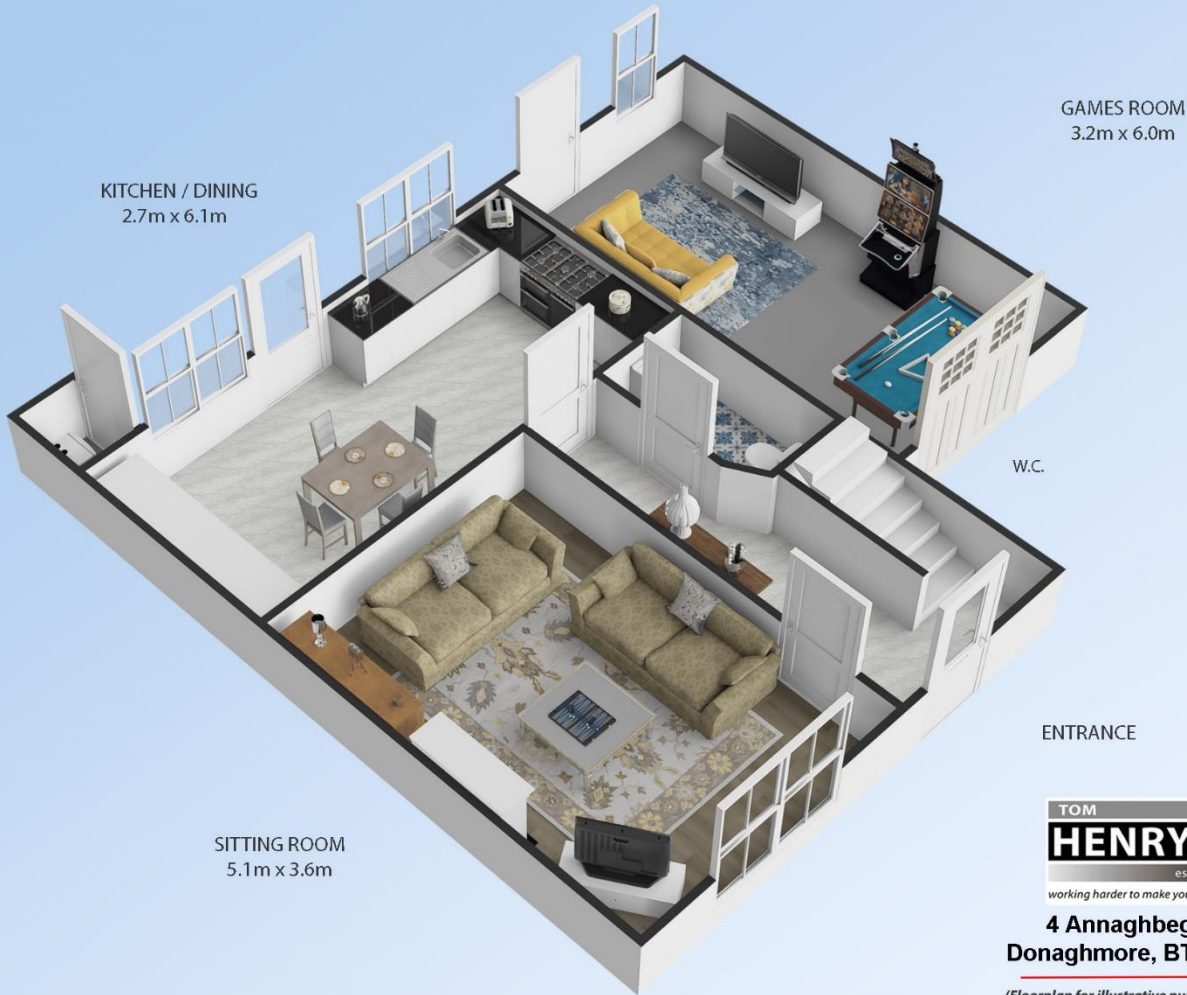
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- > Competitive sales & rental rates.
- > RICS member firm.
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- > Over **100 years** local combined experience.

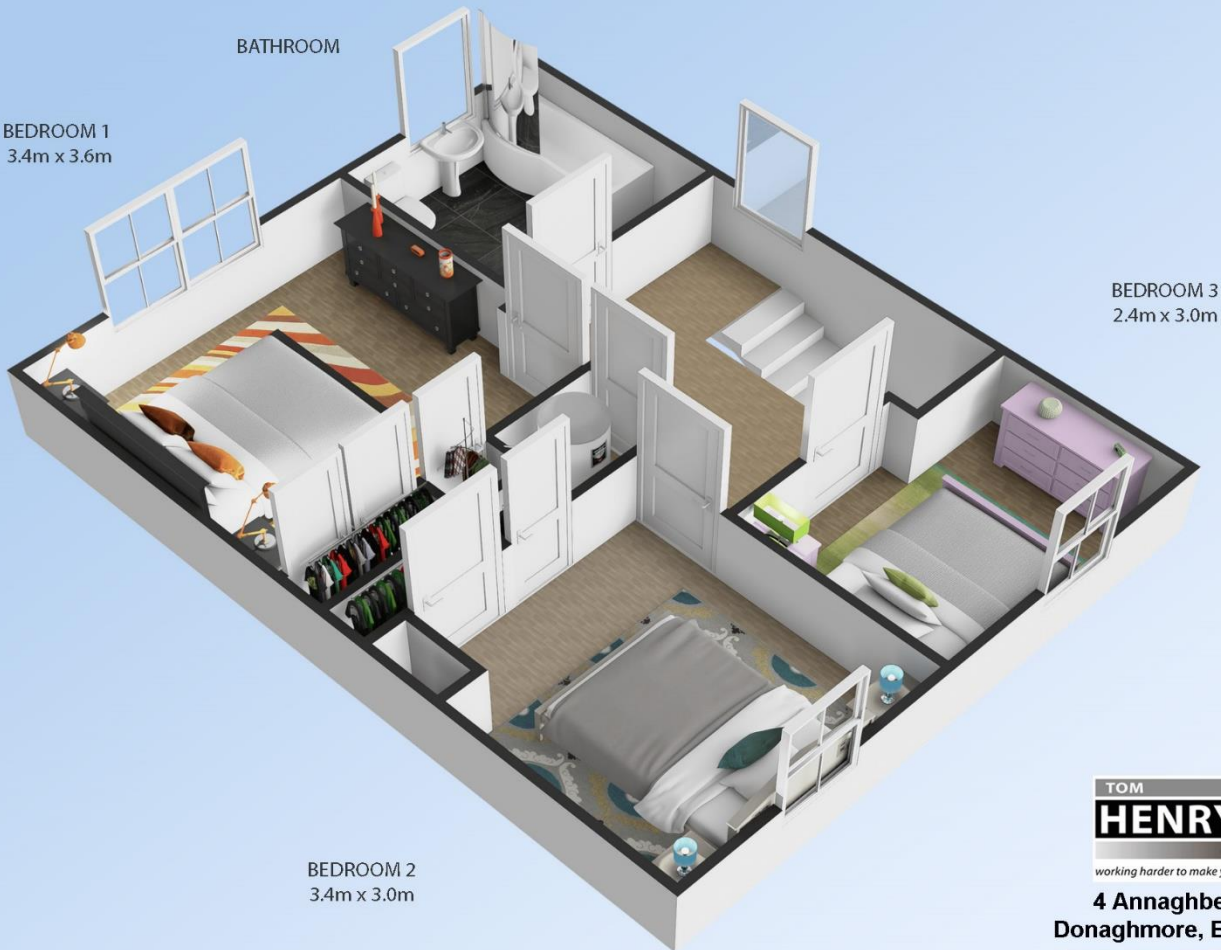
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RICS

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**4 Annaghbeg Close
Donaghmore, BT71 AW**
(Floorplan for illustrative purposes only)



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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.