

**2 KINGARVE COURT
LURGABOY LANE
DUNGANNON
CO. TYRONE
BT71 6XQ**

TOM

HENRY

&CO.

estate agents

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

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“LOVELY ON LURGABOY LANE”

A SPACIOUS & VERSATILE 4 BEDROOM PROPERTY IN A MOST SOUGHT-AFTER & CONVENIENT LOCATION

ENJOYING A QUIET CUL-DE-SAC SITUATION WITHIN THIS SOUGHT-AFTER & ESTABLISHED RESIDENTIAL DEVELOPMENT, THIS ATTRACTIVE RED BRICK SEMI-DETACHED CHALET BUNGALOW IS LOCATED JUST OFF THE PRESTIGIOUS LURGABOY LANE, CONVENIENT TO MANY TOWN AMENITIES & FACILITIES; SOME WITHIN WALKING DISTANCE (RENOWNED SCHOOLS, THE LOCAL CINEMA, SHOPS, COSTA COFFEE, LEISURE CENTRE, ETC) AND IS ONLY A SHORT DRIVE TO THE MAIN ROADS NETWORK; HANDY FOR COMMUTING!

PROVIDING SPACIOUS & VERSATILE ACCOMMODATION AT A SENSIBLE PRICE POINT, WITH THE POTENTIAL FOR THE FORTUNATE PURCHASER TO EXERT THEIR OWN TASTE / ADD FURTHER VALUE, THIS PROPERTY WOULD BE PERFECT FOR FIRST-TIME BUYERS, AS A FAMILY HOME OR IS SURE TO APPEAL TO THOSE REQUIRING SLEEPING & WASHING FACILITIES ON ONE LEVEL.

“WILL ATTRACT SIGNIFICANT INTEREST – **VIEW EARLY TO AVOID DISAPPOINTMENT”**



GUIDE PRICE: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SPACIOUS & VERSATILE SEMI-DETACHED CHALET BUNGALOW.
- SITUATED IN THIS POPULAR, ESTABLISHED & QUIET CUL-DE-SAC.
- JUST OFF THE HIGHLY DESIRABLE LURGABOY LANE.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, RENOWNED SCHOOLS, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 4 BEDROOMS; ALL WITH BUILT-IN STORAGE.
- DUAL ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN PART OPEN TO DINING AREA.
- DINING ROOM WITH FRENCH DOORS TO REAR PATIO.
- SEPARATE UTILITY STORE.
- BATHROOM TO GROUND FLOOR.
- SHOWER ROOM TO FIRST FLOOR.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- MAJORITY DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- TARMAC DRIVEWAY / OFF-STREET PARKING TO FRONT / SIDE.
- GENEROUS REAR GARDEN.
- WOULD MAKE A GREAT FIRST OR FAMILY HOME ON WHICH TO EXERT YOUR OWN TASTE.
- SURE TO ALSO APPEAL TO THOSE REQUIRING SLEEPING & WASHING FACILITIES ON ONE LEVEL.
- PROPERTY WITHIN THIS DEVELOPMENT ALWAYS ATTRACTS GOOD INTEREST; EARLY VIEWING IS HIGHLY RECOMMENDED.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:
MAHOGANY EXTERNAL DOOR WITH GLAZED TOP PANEL & SIDE PANELS. WOODEN FLOOR. STAIRS WITH CARPET TO FIRST FLOOR. CLOAK CUPBOARD.



SITTING ROOM:

DUAL ASPECT. OPEN FIREPLACE WITH TILED INSET & HEARTH. WOODEN FLOOR. PART GLAZED DOUBLE DOORS TO KITCHEN.



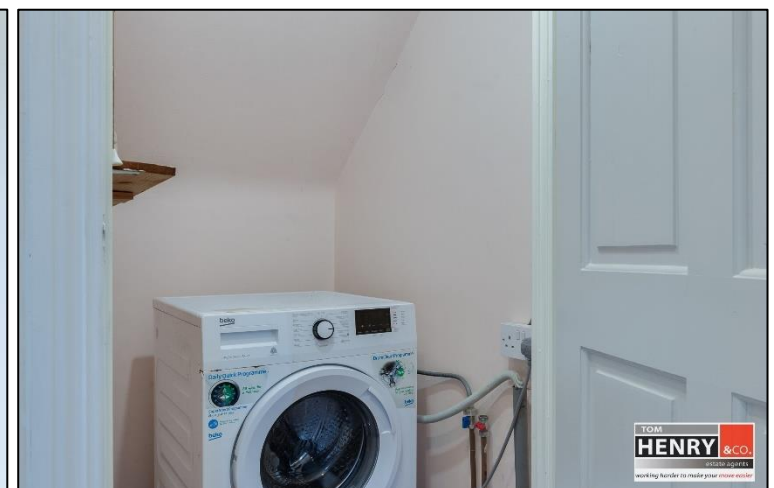
KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. LEADED GLASS DISPLAY UNITS. DISPLAY SHELVING. SPICE DRAWERS. WINE RACK. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED UNDER OVEN. FRIDGE FREEZER. SPACE FOR DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. WOODEN EXTERNAL DOOR WITH GLAZED TOP PANELS. PART OPEN TO DINING AREA. MAHOGANY GLAZED FRENCH DOORS TO REAR PATIO.





UTILITY CUPBOARD:
PLUMBED FOR A.W.M.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR, BUILT-IN WARDROBE.



BEDROOM 4:
TO REAR. BUILT-IN WARDROBE.



BATHROOM:
WASH HAND BASIN. CORNER BATH. TOILET. PART TILED WALLS. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
CARPET. HOTPRESS: SHELVED.



BEDROOM 1:
TO FRONT. PRE-FINISHED FLOOR. WALK-IN WARDROBE.

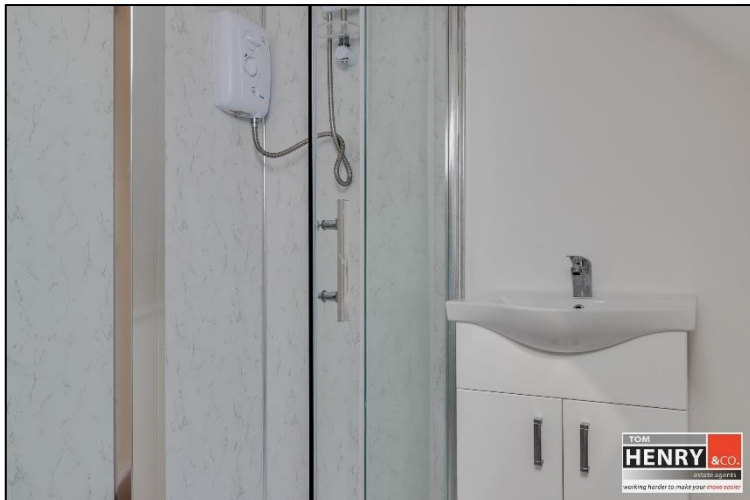




BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR. BUILT-IN WARDROBE.



SHOWER ROOM:
ELECTRIC SHOWER. SINK IN VANITY UNIT WITH MIXER TAP FITTING. TOILET.



OUTSIDE:

TARMAC DRIVEWAY / OFF STREET PARKING TO FRONT / SIDE. GARDEN TO FRONT LAID TO LAWN.

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





FLOORPLANS FOR I.D. PURPOSES ONLY.



**2 Kingarve Court
Dungannon, BT71 6XQ**

(Floorplan for illustrative purposes only)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

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.

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- > Competitive sales & rental rates.
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