

**36 KILLYMERRON PARK  
KILLYMAN ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6DN**



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

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## **TOWN CONVENIENCE IN KILLYMERRON PARK**

**AN AFFORDABLE 3 BEDROOM MID-TERRACE PROPERTY THAT IS SURE TO APPEAL TO THE DISCERNING FIRST-TIME BUYER SEEKING A HOME ON WHICH TO PUT THEIR OWN STAMP OR WOULD MAKE A GREAT BUY-TO-LET.**

LOCATED IN THIS POPULAR, ESTABLISHED & MOST CONVENIENT RESIDENTIAL DEVELOPMENT, WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES & FACILITIES INCLUDING RENOWNED SCHOOLS, LOCAL SHOPS & MAJOR EMPLOYERS, THIS MID-TERRACE PROPERTY BOASTS COMFORTABLE ACCOMMODATION INCLUDING 3 BEDROOMS, A SITTING ROOM WITH AN OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR DINING & A GENEROUS REAR GARDEN.

WITH FANTASTIC POTENTIAL TO ADD FURTHER VALUE / YOUR OWN TASTE, THIS PROPERTY IS SURE TO ATTRACT SIGNIFICANT INTEREST FROM A WIDE RANGE OF POTENTIAL PURCHASERS.

**“WE RECOMMEND EARLY VIEWING TO AVOID MISSING OUT”**



**GUIDE PRICE: £119,950**

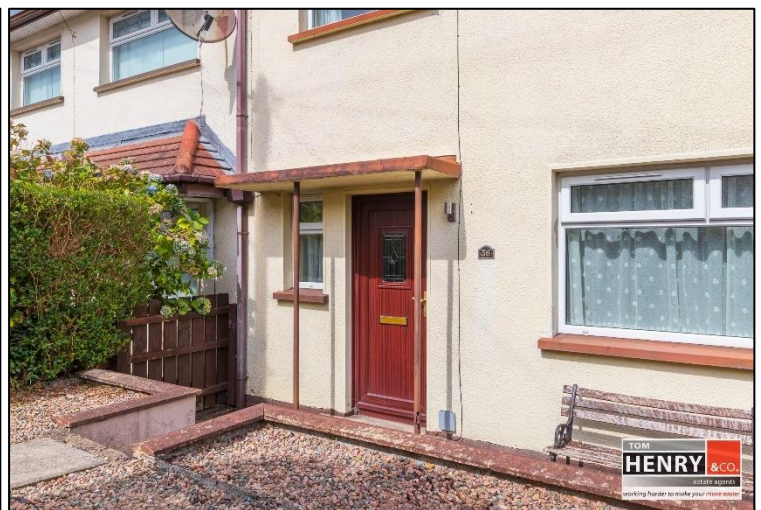
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES:

- AN AFFORDABLE & MOST CONVENIENT MID-TERRACE PROPERTY.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- PRESENTED FOR SALE TO A COMFORTABLE STANDARD THROUGHOUT YET WITH THE POTENTIAL TO ADD VALUE / YOUR OWN TASTE.
- 3 BEDROOMS; 2 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- BATHROOM WITH 3 PIECE SUITE INCLUDING OVER BATH SHOWER.
- 6 PANEL INTERNAL DOORS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- LIGHT FITTINGS INCLUDED IN SALE.
- U.P.V.C DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- GENEROUS GARDEN TO REAR WITH GARDEN SHED & STORE.
- SURE TO APPEAL AS A FIRST HOME ON WHICH TO PUT YOUR OWN TASTE.
- WILL ALSO APPEAL AS A BUY-TO-LET.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.





ACCOMMODATION IN BRIEF...

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:  
U.P.V.C EXTERNAL DOOR LEADED GLASS PANEL. CARPET TO FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:  
OPEN FIREPLACE. CARPET TO FLOOR. COVING & CENTRE PIECE TO CEILING.





**KITCHEN / DINING AREA:**

GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. DRESSER UNIT WITH LEADED GLASS DISPLAY UNITS. DISPLAY SHELVING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. CORNER OVEN WITH HOB. PLUMBED FOR A.W.M. SOME WALL TILING. VINYL FLOOR. U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANEL.

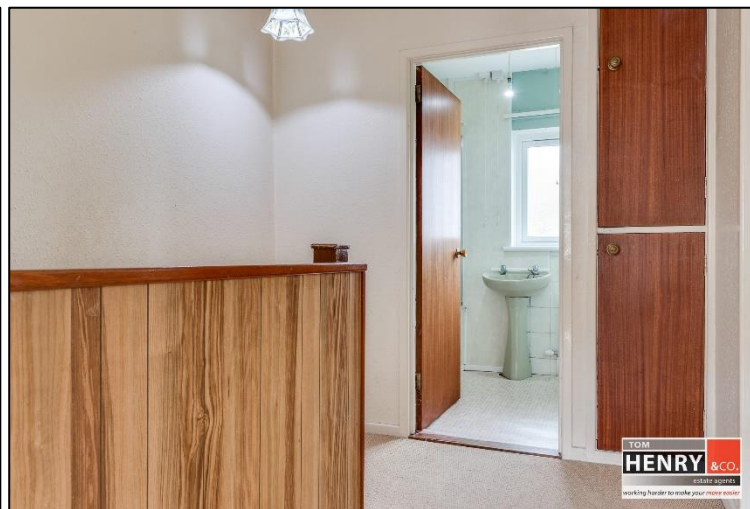
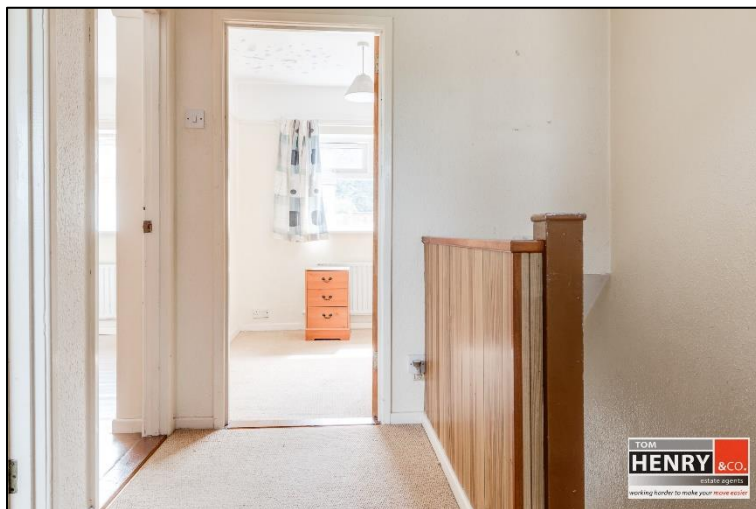






## FIRST FLOOR:

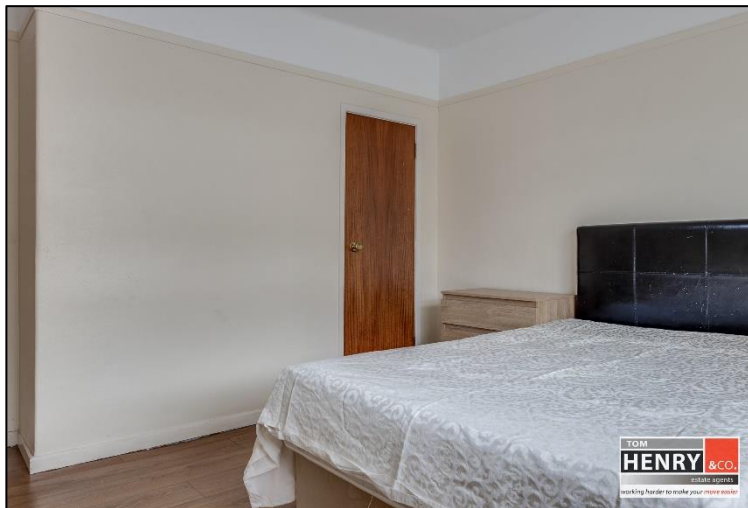
STAIRS & LANDING:  
CARPET. HOTPRESS: SHELVED.



BEDROOM 1:  
TO FRONT. PICTURE RAIL. BUILT-IN CUPBOARD.







### BEDROOM 2:

TO REAR WITH PLEASANT VIEWS TO DISTANT LANDSCAPE. WASH HAND BASIN IN VANITY UNIT. PICTURE RAIL. CARPET TO FLOOR.



### BEDROOM 3:

TO FRONT. PICTURE RAIL. BUILT-IN STORAGE. CARPET TO FLOOR.





#### BATHROOM:

BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN. TOILET. WALL TILING & P.V.C. PANELLING. X-FAN.





**OUTSIDE:**

ENCLOSED GRAVELLED GARDEN TO FRONT WITH SHRUBS.

GENEROUS ENCLOSED GARDEN TO REAR LAID TO LAWNS & BEDS. SLABBED PATIO AREA. GARDEN STORE & GARDEN SHED.







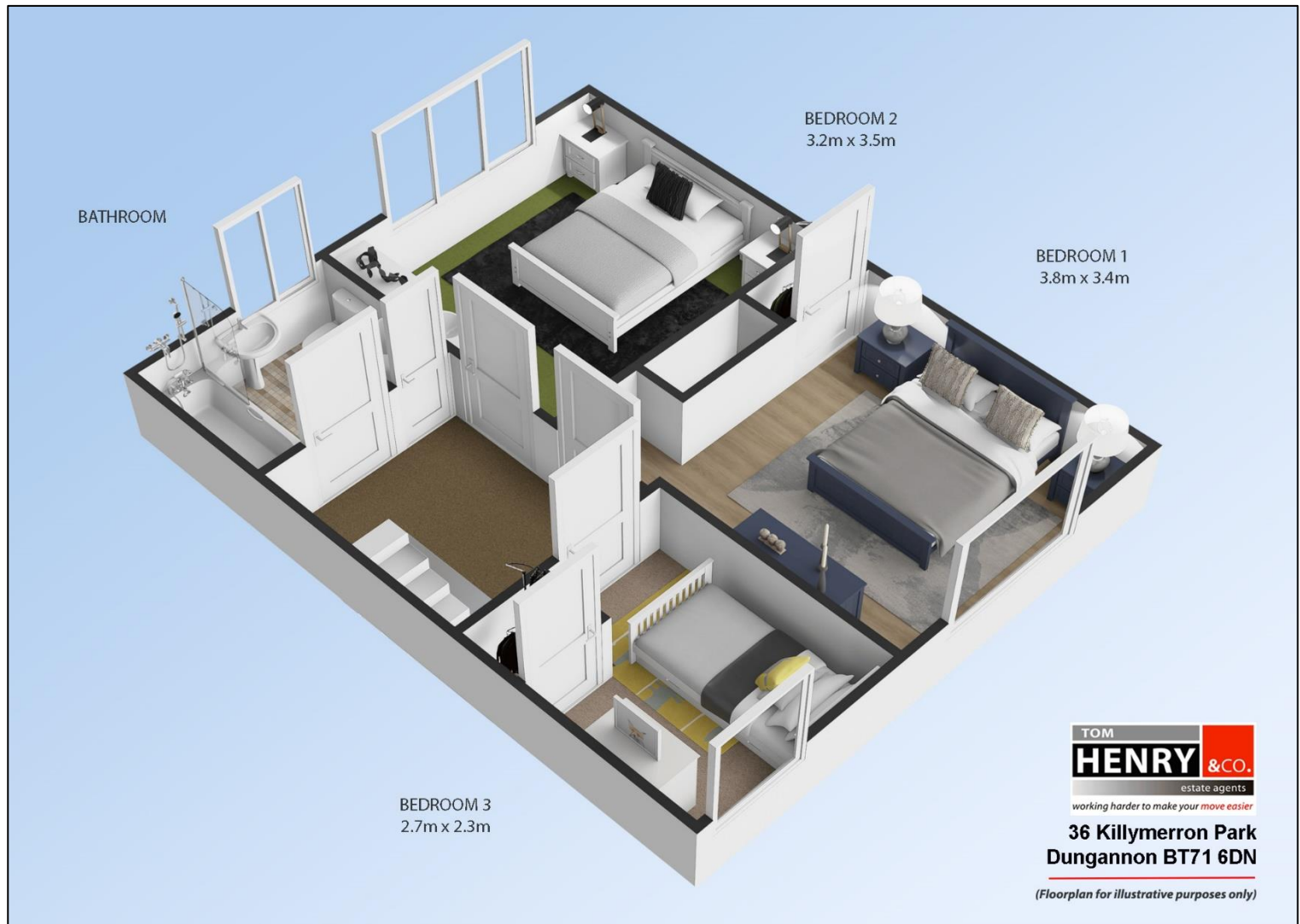
**FLOORPLANS FOR I.D. PURPOSES ONLY.**



**36 Killymerron Park  
Dungannon BT71 6DN**

*(Floorplan for illustrative purposes only)*





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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.**