

**“MOLESWORTH HOUSE”**  
**30 MOLESWORTH ROAD**  
**COOKSTOWN**  
**CO. TYRONE**  
**BT80 8NR**



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

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F: (028) 8772 6460  
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## **THE PERFECT COMBINATION OF LOCATION, SITUATION & ACCOMMODATION**

**A SUPERB OPPORTUNITY TO ACQUIRE A PERIOD DETACHED RESIDENCE SITUATED ON AN ENVIABLE SITE IN THIS HIGHLY SOUGHT-AFTER & MOST CONVENIENT LOCATION.**

SITUATED ON A GENEROUS CORNER SITE EXTENDING TO CIRCA. 0.4 ACRES ON THE HIGHLY SOUGHT-AFTER & MOST CONVENIENT “MOLESWORTH ROAD”, THIS DETACHED RESIDENCE OFFERS WELL-PRESENTED & CHARMING ACCOMMODATION INCLUDING 4 DOUBLE BEDROOMS AND 4 RECEPTION AREAS.

SET ON GENEROUS & TRULY IMMACULATELY MAINTAINED GARDENS, THIS PROPERTY IS WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, SHOPS, RESTAURANTS & ALL BUSTLING COOKSTOWN TOWN CENTRE AMENITIES & FACILITIES.

A WONDERFUL FAMILY HOME THAT MAY ALSO HAVE COMMERCIAL POTENTIAL OR BE SUITABLE TO RUN A HOME BUSINESS SUBJECT TO REQUIRED CONSENTS.

**SURE TO APPEAL TO A WIDE RANGE OF PROSPECTIVE PURCHASERS... EARLY VIEWING IS RECOMMENDED!**



**GUIDE PRICE: £299,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES:

- A CHARMING RED BRICK DETACHED RESIDENCE.
- SITUATED ON AN ENVIABLE SITE EXTENDING TO CIRCA. 0.4 ACRES.
- MOST CONVENIENT & POPULAR LOCATION.
- WITHIN WALKING DISTANCE OF ALL BUSTLING COOKSTOWN AMENITIES.
- 4 DOUBLE BEDROOMS.
- 4 RECEPTION AREAS; SITTING ROOM / FORMAL DINING ROOM / A GENEROUS CONSERVATORY / FAMILY AREA.
- KITCHEN WITH SPACE FOR INFORMAL DINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR SHOWER ROOM.
- HOME OFFICE / GAMES ROOM WITH SEPARATE ACCESS; GREAT FOR TEENAGERS OR MAY HAVE POTENTIAL AS CONSULTING ROOMS (SUBJECT TO REQUIRED CONSENTS).
- FIRST FLOOR SHOWER ROOM.
- MAJORITY DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- ALARM SYSTEM.
- AMPLE OFF STREET PARKING FOR MULTIPLE VEHICLES.
- DETACHED GARAGE.
- IMMACULATELY MAINTAINED & MATURE GARDENS TO FRONT, SIDE & REAR.
- AMPLE OFF-STREET PARKING FOR MULTIPLE VEHICLES.
- A WONDERFUL FAMILY HOME OR MAY HAVE COMMERCIAL POTENTIAL SUBJECT TO PLANNING PERMISSION.





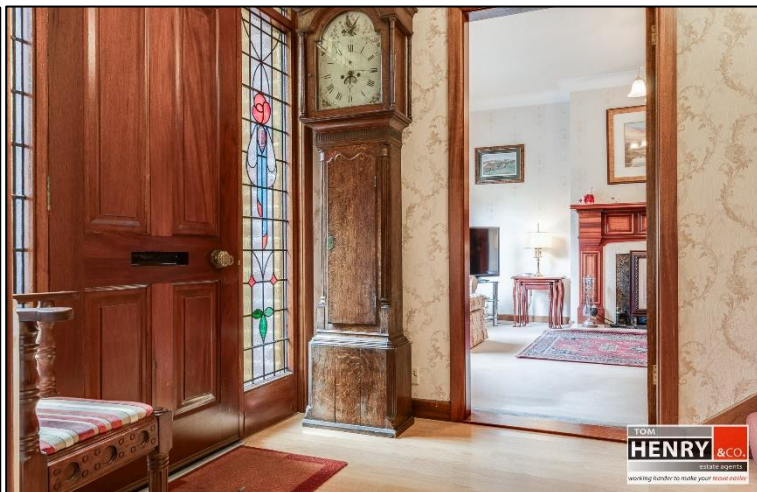
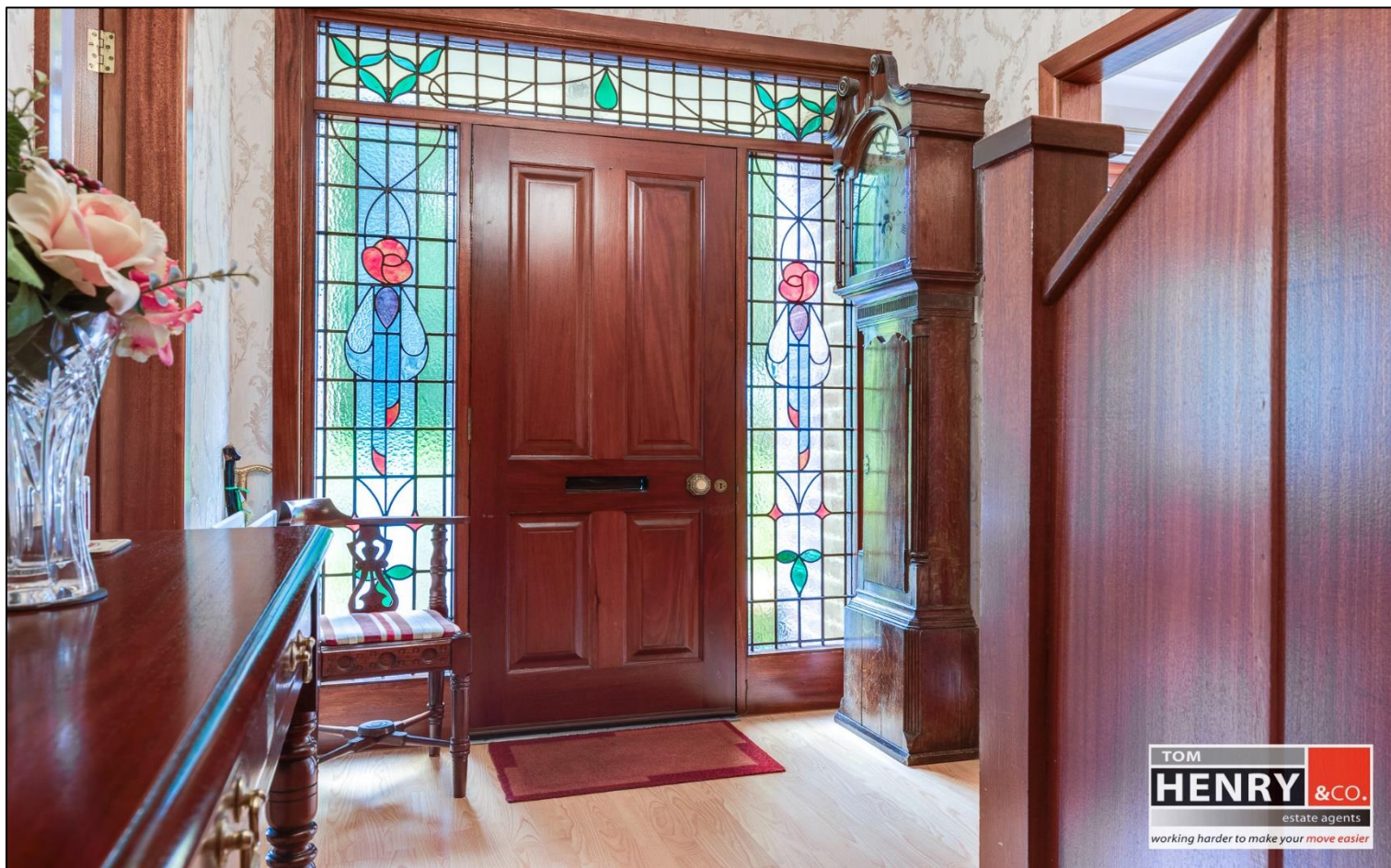
## ACCOMMODATION IN BRIEF...

### COVERED PORCH:

"HEATHER BROWN" TILED STEP. OUTSIDE LIGHT.

### ENTRANCE HALL:

WOODEN EXTERNAL DOOR WITH FEATURE LEADED GLASS SURROUND. COVING TO CEILING. PRE-FINISHED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET. UNDER STAIR STORAGE.





SITTING ROOM:  
OPEN FIREPLACE WITH MAHOGANY MANTLE & SURROUND OVER MARBLE INSET. COVING TO CEILING. CARPET TO FLOOR. WINDOW WITH FEATURE LEADED GLASS TOP PANELS TO COMPLIMENT FRONT DOOR SURROUND.



DINING ROOM:  
OPEN FIREPLACE. COVING TO CEILING. PRE-FINISHED FLOOR. WINDOW WITH FEATURE LEADED GLASS TOP PANELS TO COMPLIMENT FRONT DOOR SURROUND.







**KITCHEN:**  
 FITTED HIGH & LOW LEVEL OAK UNITS WITH LEADED GLASS DISPLAY UNIT. DISPLAY SHELVING. PLATE RACK. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. INTEGRATED FRIDGE. SPACE FOR DISHWASHER. SPACE FOR MICROWAVE. TILED BETWEEN UNITS. TILED FLOOR. MAHOGANY PART GLAZED PART PANELLED EXTERNAL DOOR. PART DIVIDER & ARCH TO / FROM CASUAL DINING AREA.







CASUAL DINING AREA:

ARCH TO / FROM KITCHEN. WOODEN CEILING. WOODEN FLOOR. ARCH TO / FROM FAMILY AREA.





**FAMILY AREA:**

ARCH TO / FROM CASUAL DINING AREA. OPEN FIREPLACE WITH STONE MANTLE & SURROUND. WOODEN CEILING. WOODEN FLOOR. GLAZED DOUBLE DOORS TO / FROM CONSERVATORY.



**CONSERVATORY:**

GLAZED DOUBLE DOORS TO / FROM FAMILY AREA. VAULTED CEILING. TILED FLOOR. FRENCH DOORS TO FRONT GARDEN. VIEWS TO FRONT & SIDE GARDENS.







#### UTILITY ROOM:

RANGE OF FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. CLOAK STORAGE.

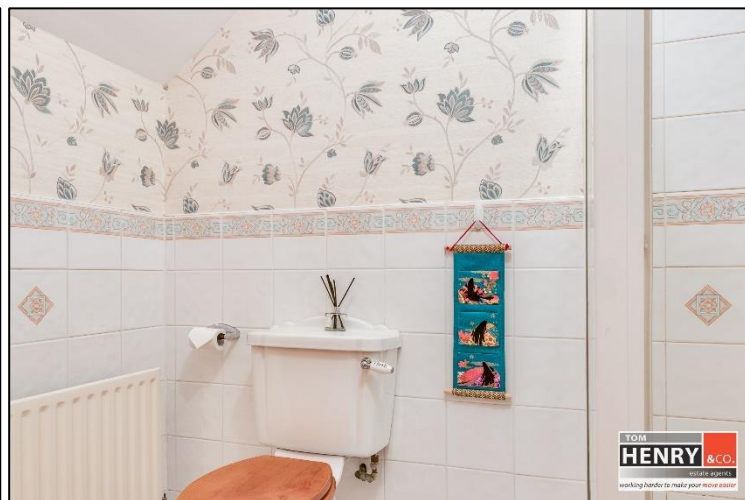
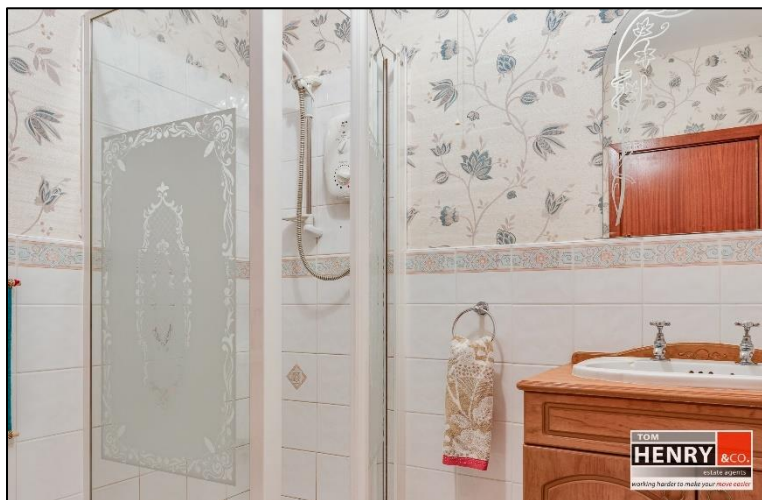
#### POWDER ROOM / CLOAK W.C:

TOILET. TILED WALLS. LINO TO FLOOR. FEATURE PORTHOLE WINDOW. X-FAN.



#### SHOWER ROOM:

WHITE SUITE. TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN IN VANITY UNIT. PART TILED WALLS. TILED FLOOR. X-FAN.



#### FIRST FLOOR:

#### STAIRS & LANDING:

CARPET TO FLOOR. AREA FOR STUDY / CONTEMPLATION WITH FEATURE STAINED GLASS WINDOW TO COMPLIMENT FRONT DOOR SURROUND.



HOTPRESS:  
SHELVED.



BEDROOM 1:  
TO FRONT. PRE-FINISHED FLOOR.







BEDROOM 2:  
TO FRONT. CARPET TO FLOOR.





BEDROOM 3:  
TO REAR. CARPET TO FLOOR.



BEDROOM 4:  
TO REAR. WOODEN CEILING. CARPET TO FLOOR.







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SHOWER ROOM:  
WHITE SUITE. TOILET. WASH HAND BASIN WITH VANITY UNIT. PANELLED THERMOSTATIC SHOWER. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. X-FAN.



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ROOF SPACE:  
ACCESSED VIA LADDER. SPACE FOR STORAGE.

### OUTSIDE:

APPROACHED THROUGH A PILLARED ENTRANCE TO TARMAC DRIVEWAY AND GENEROUS FORECOURT PARKING TO DETACHED GARAGE.

DETACHED GARAGE:  
REMOTE ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. P.V.C. PEDESTRIAN DOOR WITH GLAZED TOP PANEL.

GENEROUS GARDENS SURROUND THE PROPERTY LAID TO BEDS WITH MATURE SHRUBS & GENEROUS LAWNED AREAS.

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

BURNER HOUSE:  
WOODEN DOOR.

WOODEN SHED INCLUDED IN SALE.

GAMES ROOM / POTENTIAL HOME OFFICE OR CONSULTING ROOMS:  
P.V.C. DOOR WITH GLAZED TOP PANEL FROM REAR OF DWELLING. ELECTRIC LIGHT & POWER POINTS. P.V.C. FRENCH DOORS TO FRONT / SIDE GARDEN WITH GLAZED SIDE PANELS.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	41 E	
21-38	F		
1-20	G		

**Thinking of selling or renting your home?**



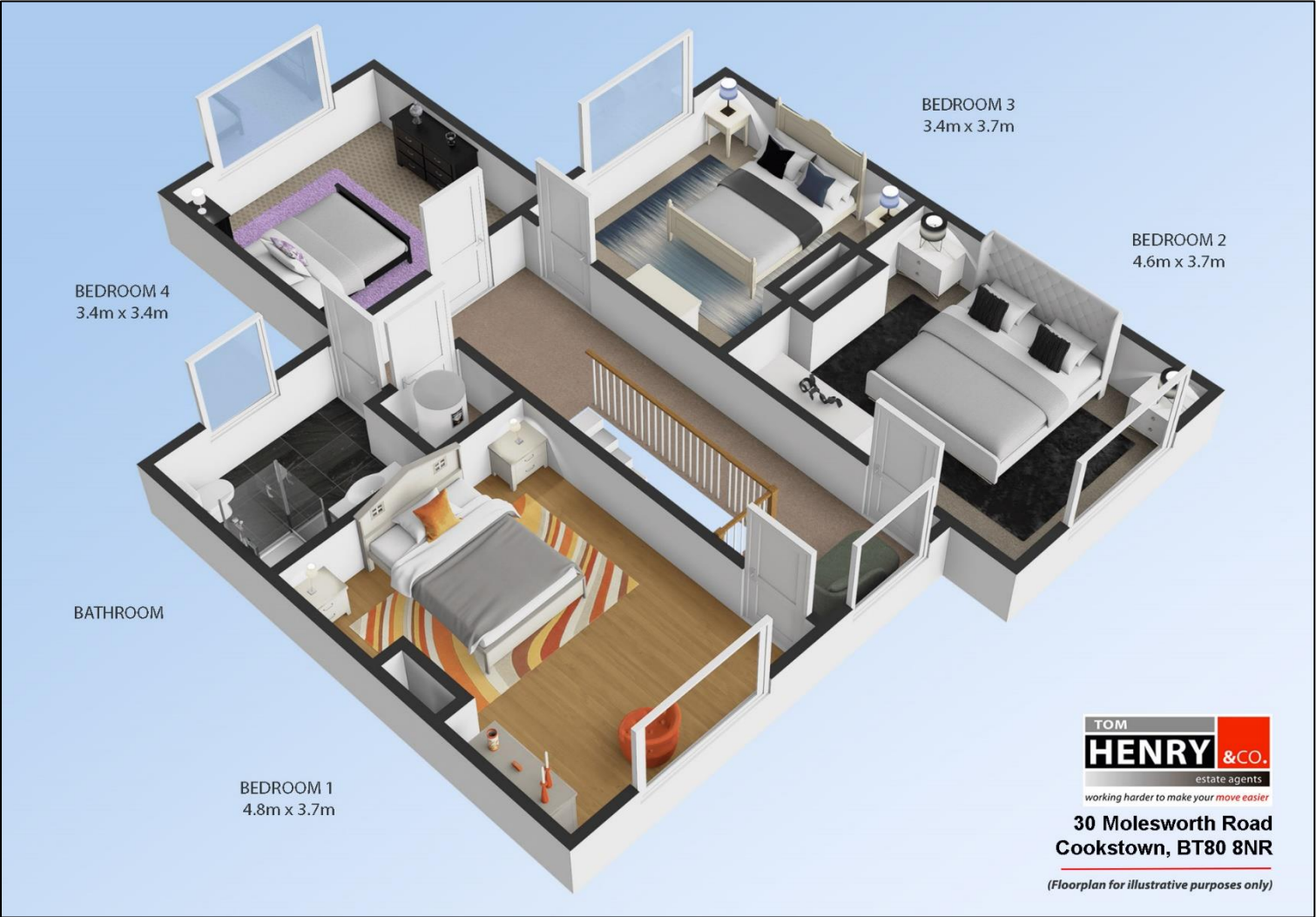
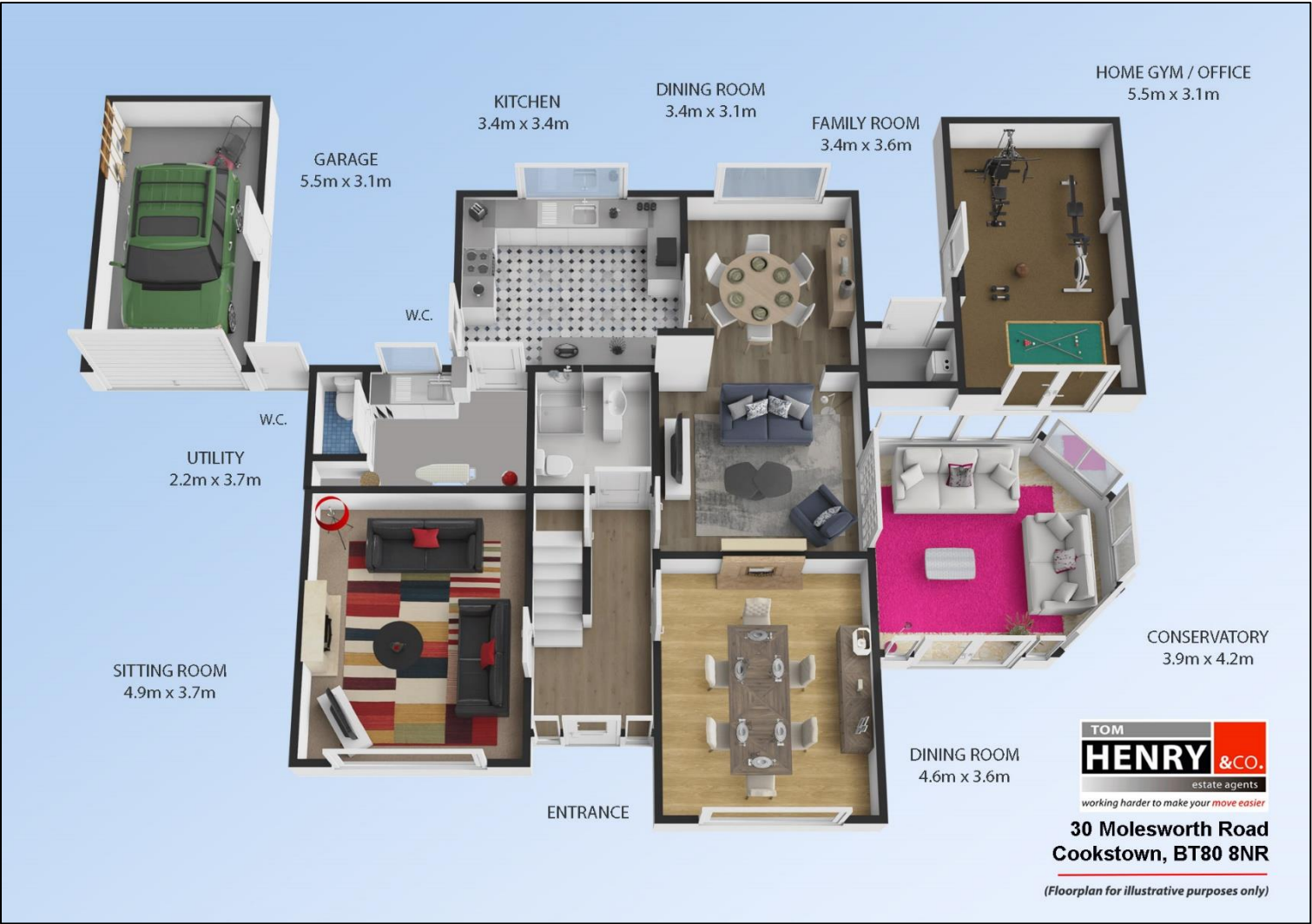
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- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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**RICS** [www.tomhenryandco.com](http://www.tomhenryandco.com) / [www.tomhenryrentals.com](http://www.tomhenryrentals.com) / 028 87726992







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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.**