

**2 RICHMOND MANOR
BALLYGAWLEY
DUNGANNON
CO. TYRONE
BT70 2ES**



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

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BEAUTIFUL IN BALLYGAWLEY

AN EXCEPTIONALLY WELL-PRESENTED SEMI-DETACHED HOME

SITUATED ON AN ATTRACTIVE FRONT ROW SITE WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT, NO. 2 RICHMOND MANOR IS PRESENTED TO THE MARKET IN READY-TO-OCCUPY CONDITION THROUGHOUT. BENEFITTING FROM GOOD ACCESS TO THE A4 & A5 FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE & WITHIN WALKING DISTANCE OF THE TRANSLINK "PARK & RIDE", THIS PROPERTY IS THE DEFINITION OF COMMUTER CONVENIENCE. ENJOYING AN EDGE OF TOWN LOCATION ONLY A STROLL TO ALL BUSTLING BALLYGAWLEYS LOCAL SHOPS, TAKEAWAYS & SCHOOLS; THIS PROPERTY BOASTS 3 BEDROOMS, MASTER ENSUITE, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A BEAUTIFUL KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING & A SEPARATE UTILITY ROOM, A HANDY GROUND FLOOR CLOAK W.C. PLUS A FIRST FLOOR BATHROOM WITH A 4 PIECE SUITE; ALL ON A GENEROUS SITE WITH AN ENCLOSED REAR GARDEN & OFF STREET PARKING.

"THE PERFECT PROPERTY FOR FIRST-TIME BUYERS & FAMILIES ALIKE"



OFFERS OVER: £184,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- AN IMMACULATE SEMI-DETACHED PROPERTY.
- CONVENTIONAL BLOCK CONSTRUCTION.
- SITUATED ON A FANTASTIC FRONT ROW SITE.
- VIEWS TO OPEN COUNTRYSIDE.
- WITHIN STROLLING DISTANCE OF ALL BUSTLING BALLYGAWLEY AMENITIES.
- SUPERB ACCESS TO THE A4 & A5 FOR COMMUTING.
- WITHIN WALKING DISTANCE TO THE TRANSLINK “PARK & RIDE”
- 3 BEDROOMS; MASTER ENSUITE.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE (HEATS WATER & RAIDS).
- BEAUTIFUL KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- WHITE SKIRTINGS & ARCHITRAVES.
- WHITE MEXICANO INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OFF-STREET PARKING.
- ATTIC STORAGE WITH FOLD DOWN LADDER.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. U.P.V.C EXTERNAL DOOR WITH GLAZED PANELS. TILED FLOOR. CARPET TO STAIRS.

CLOAK CUPBOARD:

ELECTRIC LIGHT. SHELVED & HANGING SPACE.



SITTING ROOM:
GLASS FRONTED STOVE WITH H.O.B.B (HEATS WATER & RADIATORS). PLEASANT VIEWS TO OPEN COUNTRYSIDE. PRE-FINISHED FLOOR.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S SINK & DRAINER WITH MIXER TAP FITTING. HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED UNDER OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED BETWEEN UNITS. FEATURE WINDOW WITH GLAZED DOOR TO REAR GARDEN. TILED FLOOR.





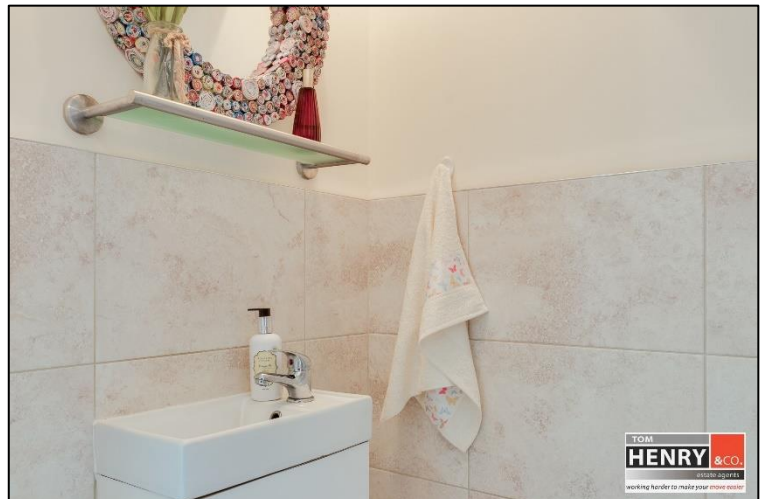
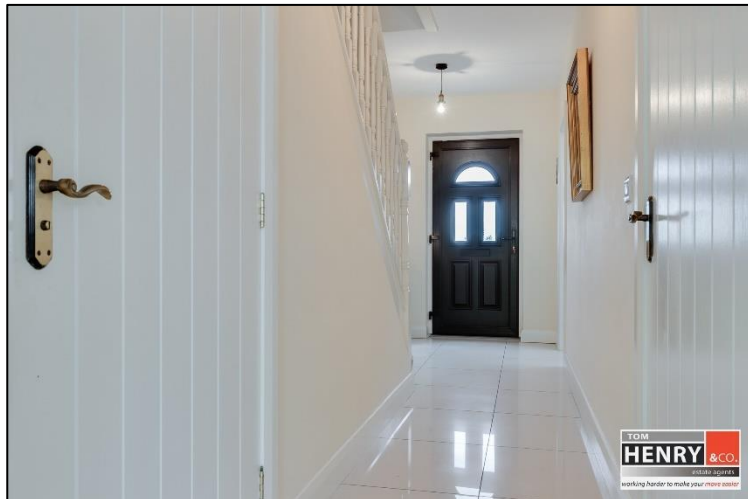
UTILITY ROOM:

S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBER FOR A.W.M. SPACE TUMBLE DRYER. TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANELS.



POWDER ROOM:

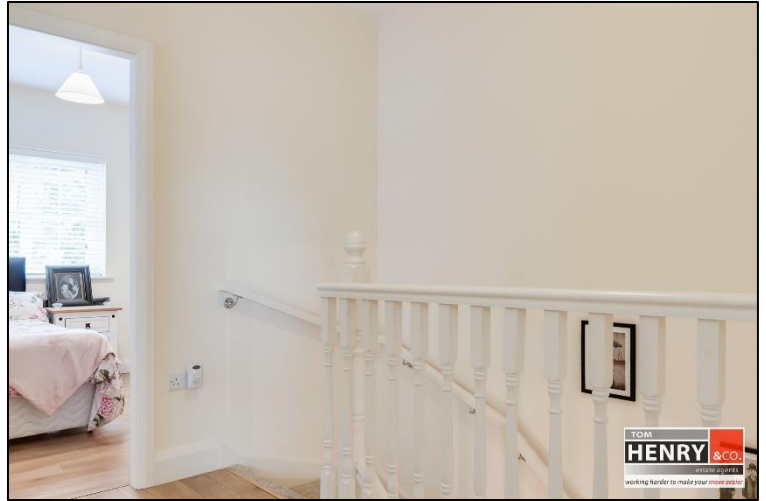
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. SOME WALL TILING. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

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



BEDROOM 1:

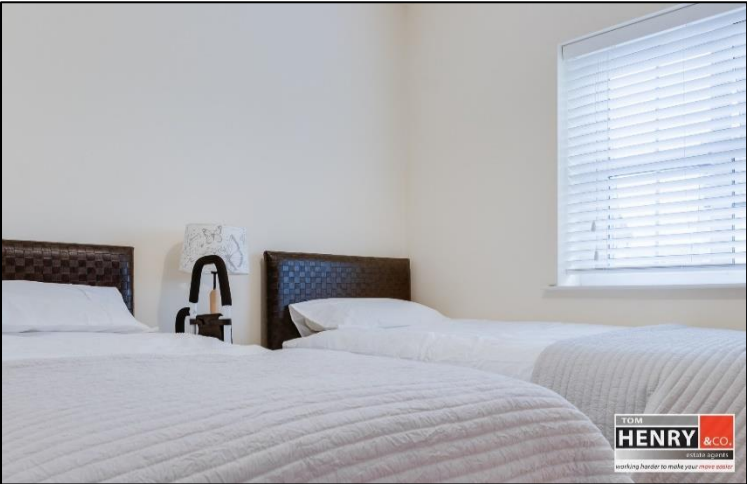
TO FRONT. PRE-FINISHED FLOOR.



ENSUITE:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. TILED SHOWER. PART TILED WALLS. TILED FLOOR.



BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING.
TOILET. BATH. FULLY TILED ELECTRIC SHOWER. HEATED TOWEL RAIL.
PART TILED WALLS. TILED FLOOR.





ATTIC:
ACCESSED VIA A FOLD DOWN LADDER.

OUTSIDE:

ENCLOSED FRONT GARDEN LAID TO LAWN. SIDE PATIO AREA. TARMAC OFF STREET PARKING TO REAR. ENCLOSED GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.



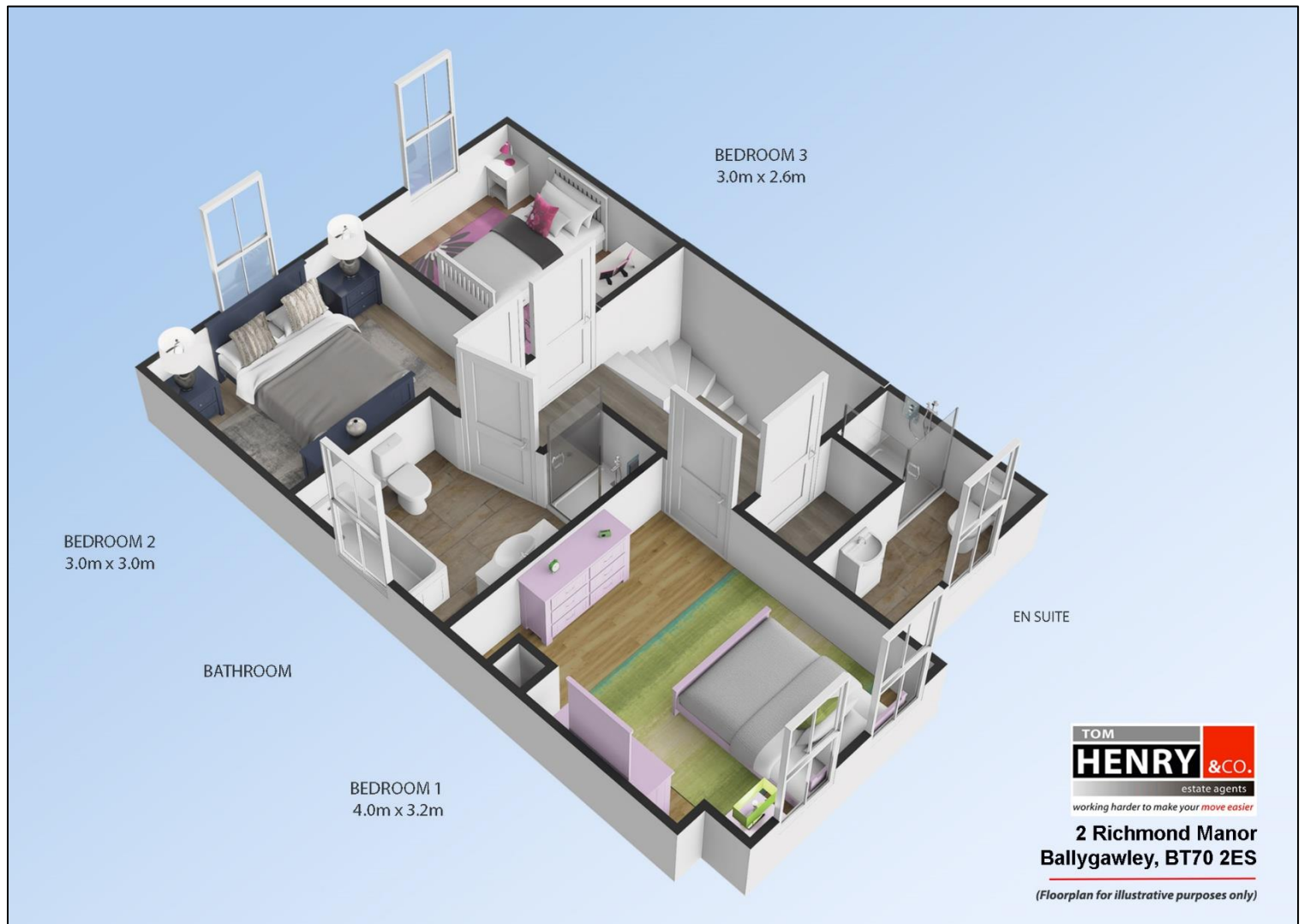




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estate agents
working harder to make your move easier

FLOORPLANS FOR I.D. PURPOSES ONLY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	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.

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