

**23 CHESTNUT GROVE  
AUGHNACLOY  
DUNGANNON  
CO. TYRONE  
BT69 6AD**



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

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**"MOST ATTRACTIVE IN AUGHNACLOY"**

**AN IMMACULATE SEMI-DETACHED PROPERTY WITH ENVIABLE OUTSIDE SPACE**

SITUATED ON A GENEROUS SITE IN THIS ESTABLISHED & POPULAR RESIDENTIAL DEVELOPMENT, WITHIN WALKING DISTANCE OF ALL BUSTLING AUGHNACLOY TOWN AMENITIES & FACILITIES AND ALSO OFFERING GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO MONAGHAN, BALLYGAWLEY, DUNGANNON, OMAGH, ETC. THIS SEMI-DETACHED PROPERTY IS PRESENTED FOR SALE BY ITS CURRENT OWNER OCCUPIERS IN IMMACULATE ORDER THROUGHOUT.

BOASTING 3 DOUBLE BEDROOMS, A SPACIOUS KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, PART OPEN TO A SITTING ROOM WITH AN OPEN FIREPLACE, A HANDY GROUND FLOOR CLOAK W.C. / POWDER ROOM AND A RECENTLY UPDATED FIRST FLOOR SHOWER ROOM, PLUS AMPLE OFF-STREET PARKING, A LEAN-TO FOR STORAGE AND A METICULOUSLY MAINTAINED REAR GARDEN WITH A COVERED DECKED AREA; THIS PROPERTY WOULD MAKE A SUPERB "JUST MOVE-IN" FIRST OR FAMILY HOME...



**OFFERS OVER: £179,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES:

- AN IMMACULATE SEMI-DETACHED PROPERTY.
- SITUATED ON A GENEROUS SITE WITHIN THIS ESTABLISHED RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF ALL BUSTLING AUGHNACLOY AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, MONAGHAN, ARMAGH, OMAGH, ETC.
- 3 DOUBLE BEDROOMS; 1 WITH BUILT-IN CUPBOARD.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- RECENTLY UPDATED FIRST FLOOR SHOWER ROOM.
- OFF-STREET PARKING TO FRONT / SIDE.
- HANDY LEAN-TO FOR STORAGE.
- METICULOUSLY MAINTAINED REAR GARDEN WITH COVERED DECKED AREA.
- P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- 6 PANEL WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- SUITABLE FOR CO-OWNERSHIP; SUBJECT TO STATUS.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- MUST BE VIEWED TO BE FULLY APPRECIATED.







## ACCOMMODATION IN BRIEF...

### ENTRANCE HALL:

OUTSIDE LIGHTS. EXTERNAL DOOR WITH GLASS PANEL. PRE-FINISHED FLOOR. FEATURE WALL PANELLING. RADIATOR COVER INCLUDED. CARPET TO STAIRS TO FIRST FLOOR.





**SITTING ROOM:**

OPEN FIREPLACE WITH FEATURE STONE BREAST. PRE-FINISHED FLOOR. SOME WALL PANELLING. RECESSED LIGHTING. PART OPEN TO / FROM KITCHEN / DINING AREA.



**KITCHEN / DINING AREA:**

PART OPEN TO / FROM SITTING ROOM. FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. COOKER WITH SPLASH BACK & X-FAN OVER. SPACE FOR DISHWASHER. SPACE FOR FRIDGE FREEZER. TILED FLOOR TO KITCHEN. WOODEN EXTERNAL DOOR WITH GLASS PANEL FROM KITCHEN TO LEAN-TO. PRE-FINISHED FLOOR TO DINING AREA. FEATURE STONE WALL. SLIDING PATIO DOOR TO REAR GARDEN / DECKED AREA.







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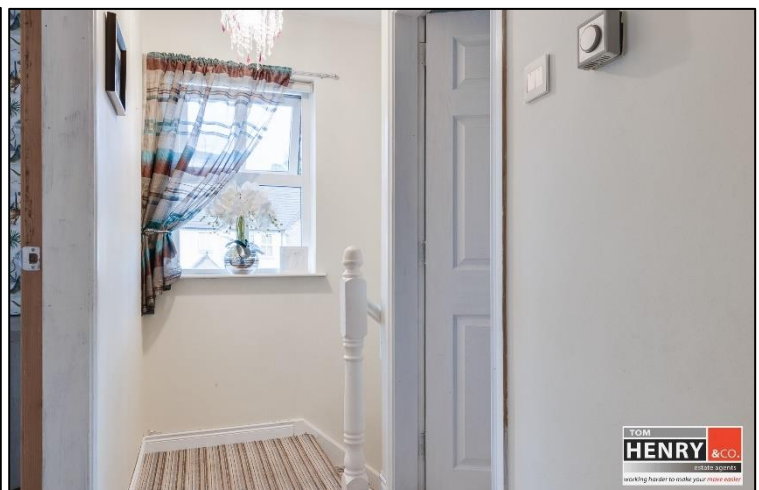
CLOAK W.C. / POWDER ROOM:  
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.

## FIRST FLOOR:

STAIRS & LANDING:  
CARPET. ACCESS TO ATTIC; FLOORED FOR STORAGE WITH ELECTRIC LIGHT. HOTPRESS: SHELVED WITH IMM. HEATER.



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BEDROOM 1:  
TO FRONT. CARPET. BUILT-IN CUPBOARD.



BEDROOM 2:  
TO REAR. CARPET. WARDROBE INCLUDED IN SALE.







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BEDROOM 3:  
TO REAR. CARPET.



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#### SHOWER ROOM:

ELECTRIC SHOWER. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TOILET. HEATED TOWEL RAIL. UTILITY AREA WITH SPACE FOR A.W.M. & TUMBLE DRYER. TILED WALLS. TILED FLOOR. X-FAN.



#### OUTSIDE:

GARDEN TO FRONT & SIDE LAID TO LAWN. GRAVELLED DRIVE TO FRONT TO LEAN-TO.

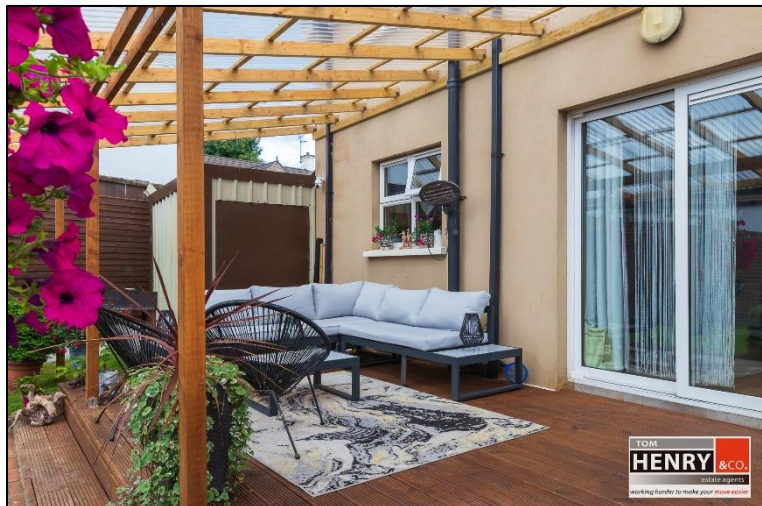
LEAN-TO:  
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

METICULOUSLY MAINTAINED REAR GARDEN WITH COVERED DECKED AREA. GARDEN LAID TO LAWN. GARDEN SHED INCLUDED IN SALE.

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



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GARAGE  
6.4m x 4.8m

W.C.

KITCHEN / DINING  
4.4m x 6.7m

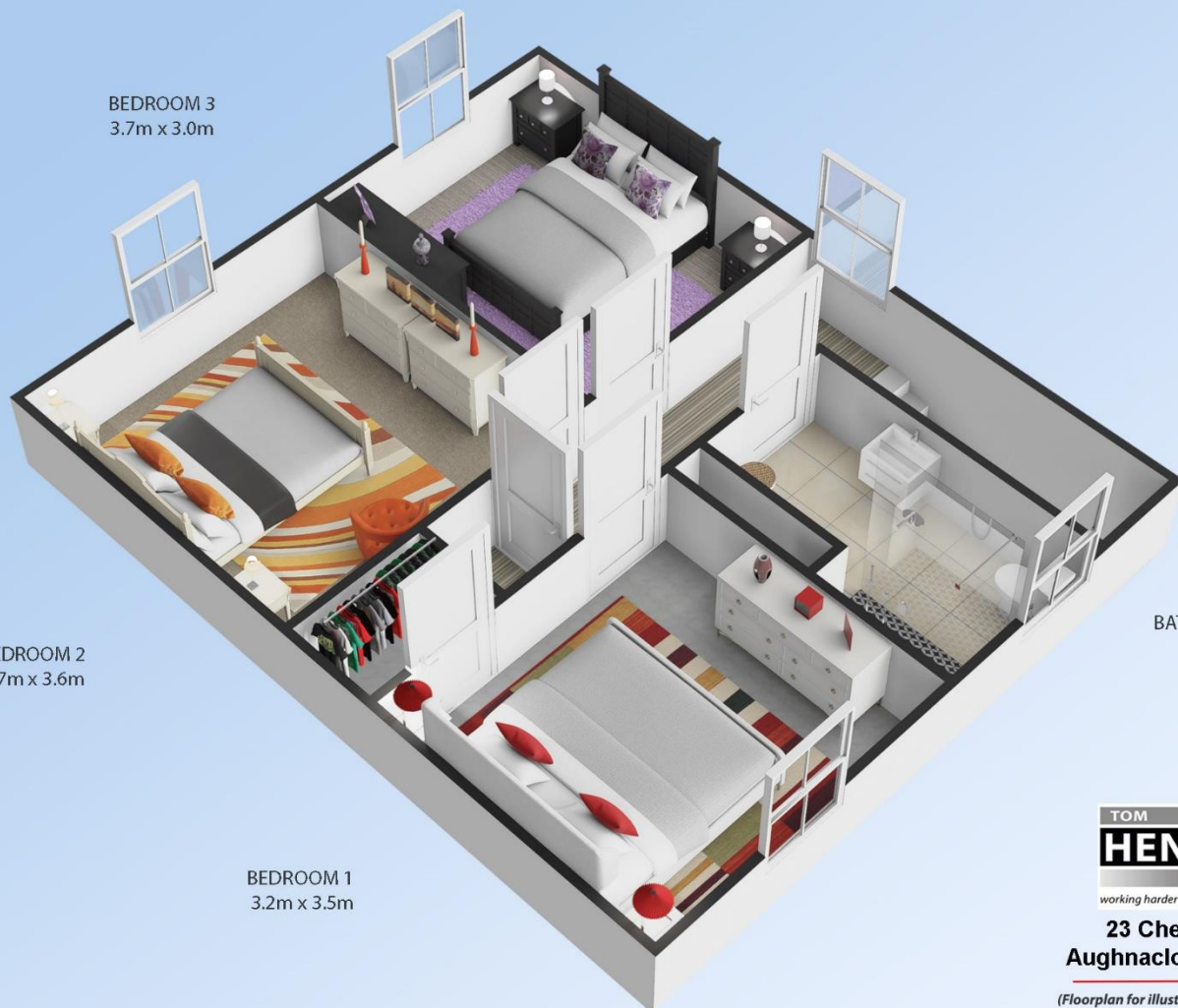
SITTING ROOM  
4.4m x 4.0m

ENTRANCE

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(Floorplan for illustrative purposes only)



BEDROOM 3  
3.7m x 3.0m

BEDROOM 2  
3.7m x 3.6m

BEDROOM 1  
3.2m x 3.5m

BATHROOM

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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.**