

**76 CEDAR RIDGE
KILLYMAN ROAD
DUNGANNON
CO. TYRONE
BT71 6UB**



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

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

“CLASSY TOWN CONVENIENCE IN CEDAR RIDGE”

ONE OF THE BEST? AN ABSOLUTELY BEAUTIFUL TOWN HOME WITH A GREAT REAR GARDEN

PRESENTED FOR SALE IN WHAT MAY ONLY BE DESCRIBED AS BEAUTIFUL THROUGHOUT, THIS SEMI-DETACHED TOWN PROPERTY IS SITUATED ON A PLEASANT SITE WITH OFF-STREET PARKING & A GENEROUS REAR GARDEN IN THIS EVER POPULAR & MOST CONVENIENT RESIDENTIAL DEVELOPMENT WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS, LOCAL SHOPS, THE PICTURESQUE DUNGANNON PARK & ALSO BENEFITS FROM GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD. BOASTING SPACIOUS 3 BEDROOM ACCOMMODATION INCLUDING A RECENTLY UPDATED KITCHEN & SHOWER ROOM, THE CURRENT OWNERS FABULOUS TASTE MAY ONLY BE FULLY APPRECIATED ON INSPECTION...

“SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE; JUST MOVE IN!”



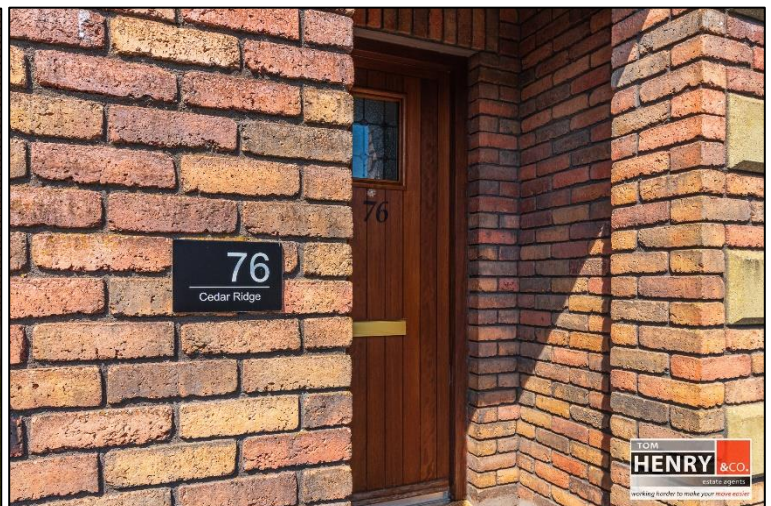
OFFERS OVER: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN ABSOLUTELY IMMACULATE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN “SHOW HOME” ORDER THROUGHOUT.
- SITUATED ON A PLEASANT, ELEVATED SITE WITH A GREAT REAR GARDEN.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- 3 DOUBLE BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- SITTING ROOM PART OPEN TO KITCHEN / DINING AREA.
- BEAUTIFUL RECENTLY UPDATED KITCHEN WITH INTEGRATED APPLIANCES INCLUDED.
- AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM / CLOAK W.C. / POWDER ROOM.
- GORGEOUS RECENTLY UPDATED SHOWER ROOM WITH HIS & HERS VANITY.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OFF-STREET PARKING TO FRONT / SIDE.
- SUITABLE FOR CO-OWNERSHIP; SUBJECT TO STATUS.
- SURE TO APPEAL AS A FIRST-HOME, TO THOSE WISHING TO DOWNSIZE WITH TOWN CONVENIENCE & FAMILIES ALIKE.
- THIS PROPERTY WILL ATTRACT SIGNIFICANT INTEREST; VIEW EARLY!



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:

WOODEN EXTERNAL DOOR WITH LEADED GLASS TOP PANEL. PRE-FINISHED FLOOR. UNDER STAIR STORAGE. STAIRS WITH CARPET TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER GRANITE HEARTH. PRE-FINISHED FLOOR. PART OPEN TO KITCHEN / DINING AREA.





KITCHEN / DINING AREA:

RECENTLY UPDATED FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED BETWEEN UNITS. PRE-FINISHED FLOOR. FRENCH DOORS TO REAR GARDEN FROM DINING AREA.





UTILITY ROOM / POWDER ROOM:
FITTED LOW LEVEL UNIT. S.S. SINK WITH MIXER TAP FITTING. PLUMBED FOR WASHING MACHINE. TOILET. PRE-FINISHED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
FEATURE WINDOW TO STAIRS. CARPET TO FLOOR. HOTPRESS: SHELVED.

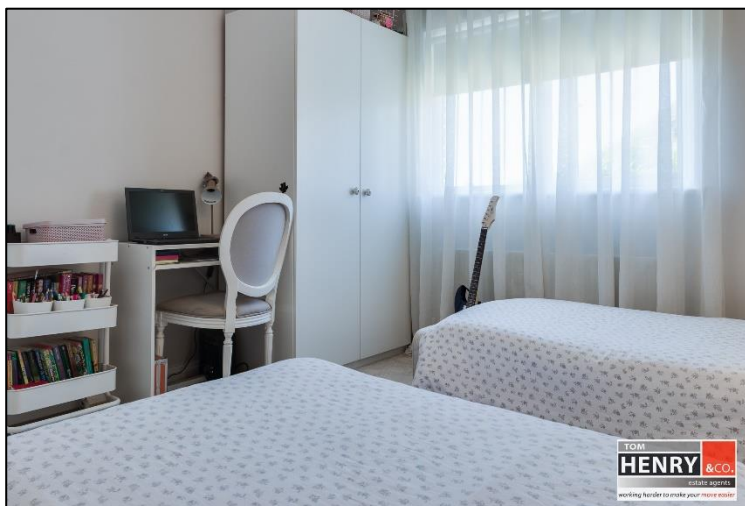


BEDROOM 1:
TO FRONT. FEATURE WALL PANELLING. CARPET TO FLOOR.





BEDROOM 2:
TO REAR. FEATURE WALL PANELLING. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. FEATURE WALL PANELLING. CARPET TO FLOOR.



SHOWER ROOM:

ELECTRIC SHOWER. HIS & HERS WASH HAND BASINS IN VANITY UNIT. TOILET. WALL PANELLING. TILED FLOOR. X-FAN.





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OUTSIDE:

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

GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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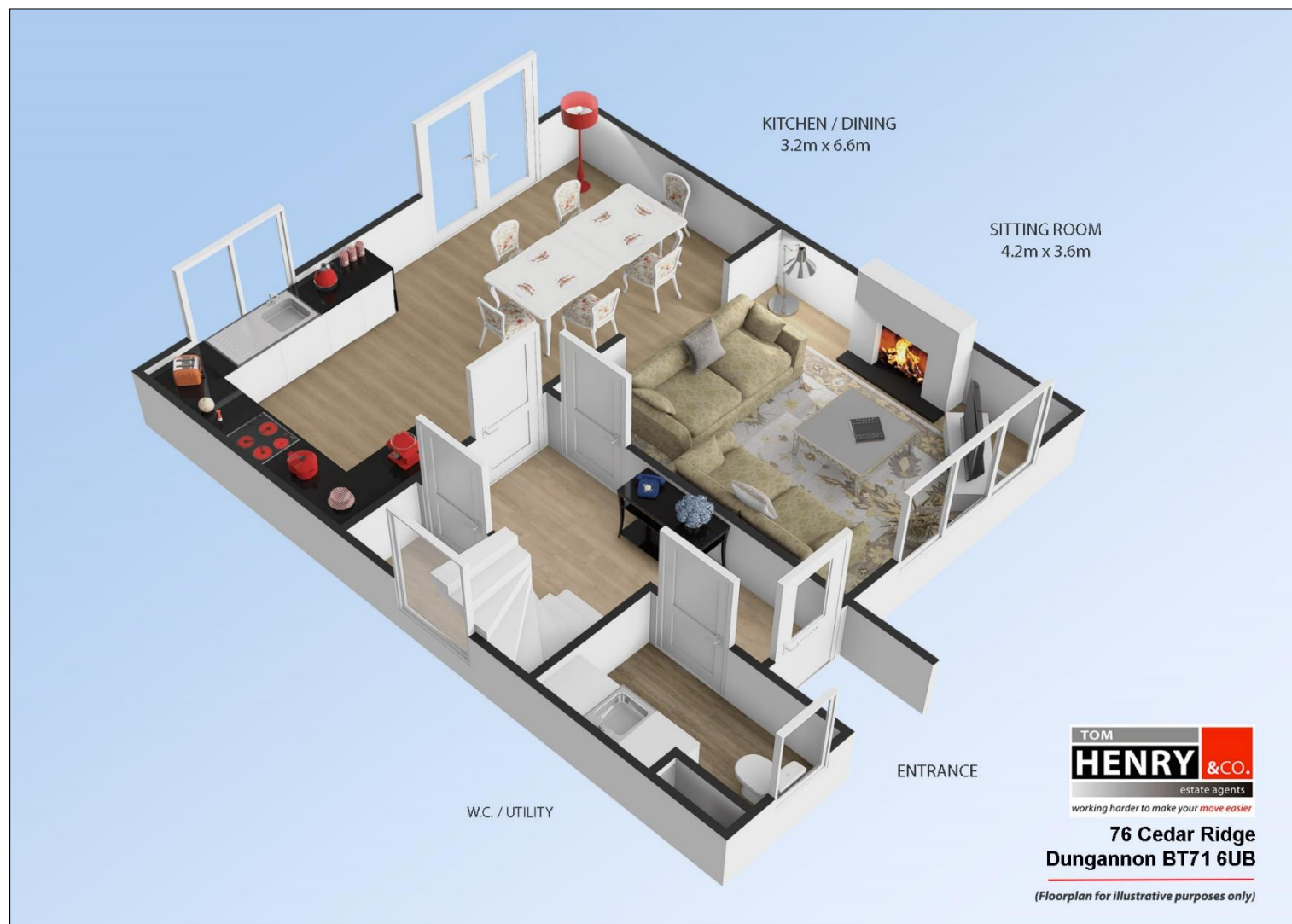
Want to know what your property is worth?

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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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FLOORPLANS FOR ID PURPOSES ONLY.





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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.