

**3 PRINCE ANDREW CRESCENT  
MOYGASHEL  
DUNGANNON  
CO. TYRONE  
BT71 7RR**



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

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## **AFFORDABLE VILLAGE LIVING WITH FURTHER POTENTIAL**

### **A COMFORTABLE VILLAGE PROPERTY ON WHICH TO ADD YOUR OWN TASTE OR FURTHER VALUE**

TOM HENRY & COMPANY ARE PLEASED TO OFFER TO THE MARKET THIS DECEPTIVELY SPACIOUS, VERSATILE & AFFORDABLE 3 BEDROOM, 2 RECEPTION ROOM, SEMI-DETACHED PROPERTY THAT IS SURE TO APPEAL TO FIRST-TIME BUYERS, DOWNSIZERS & INVESTORS ALIKE. BOASTING OFF-STREET PARKING TO A CARPORT, A GENEROUS REAR GARDEN & A USEFUL GENERAL PURPOSE STORE / SHED, THIS PROPERTY IS SITUATED IN THIS QUIET & ESTABLISHED RESIDENTIAL CUL-DE-SAC, WITHIN STROLLING DISTANCE TO ALL MOYGASHEL VILLAGE AMENITIES INCLUDING THE FAMOUS LINEN GREEN RETAIL OUTLET, PICTURESQUE DUNGANNON PARK, LOCAL SHOP & PRIMARY SCHOOL AND IS ONLY A SHORT DRIVE TO DUNGANNON TOWN AND THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.



**GUIDE PRICE: £109,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**



# PROPERTY FEATURES...

- A COMFORTABLE & AFFORDABLE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER YET WITH POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE.
- WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- SITUATED ON A GENEROUS SITE IN THIS ESTABLISHED & QUIET RESIDENTIAL CUL-DE-SAC.
- OFF STREET PARKING, CARPORT & GENERAL PURPOSE STORE.
- 3 BEDROOMS; MASTER WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- OPEN FIREPLACE WITH HIGH OUTPUT BACK BOILER.
- SUNROOM / CONSERVATORY WITH PLEASANT VIEW OF REAR GARDEN.
- GROUND FLOOR SHOWER ROOM.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- REAR GARDEN WITH PATIO & LAWNED AREA.
- WOULD MAKE A FANTASTIC FIRST HOME.
- DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING?
- SURE TO ALSO APPEAL AS A BUY-TO-LET.



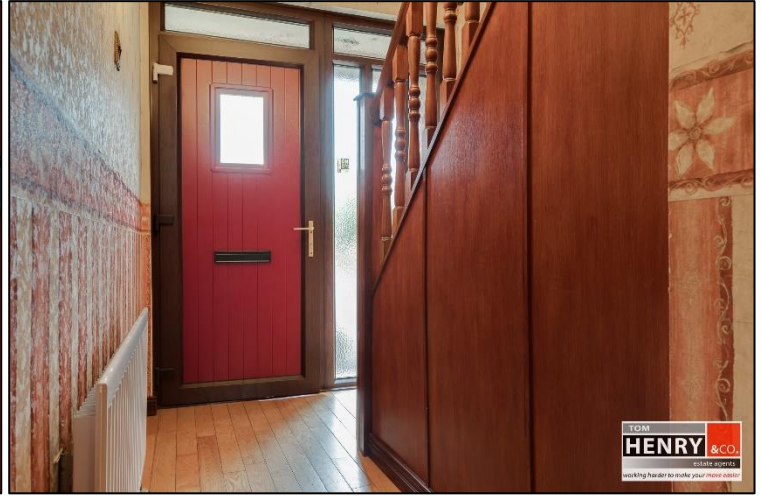
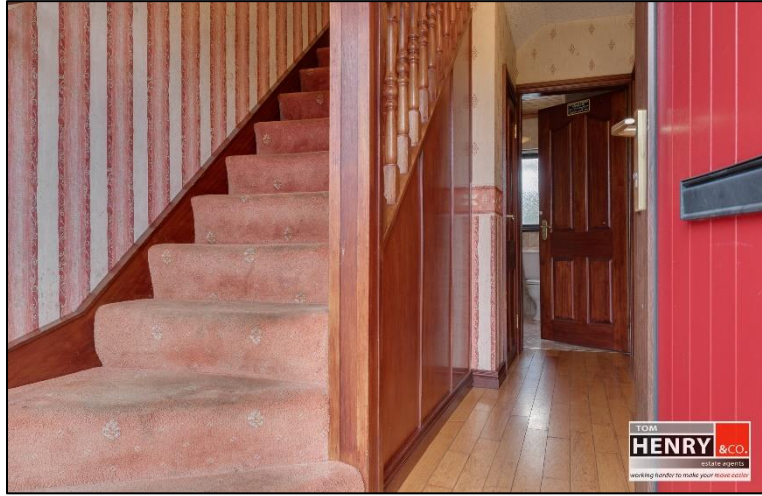


## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
TILED STEP.

ENTRANCE HALL:  
COMPOSITE EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANEL. WOODEN FLOOR. CARPET TO STAIRS TO FIRST FLOOR.

CLOAK CUPBOARD:  
UNDER STAIRS.



SITTING ROOM:  
OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND OVER GRANITE HEARTH WITH H.O.B.B. WOODEN FLOOR. COVING TO CEILING.



KITCHEN:  
FITTED HIGH & LOW LEVEL UNITS. LEADED GLASS DISPLAY UNIT. DISPLAY SHELVING. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH X-FAN OVER. SPACE FOR FRIDGE. TILED BETWEEN UNITS. TILED FLOOR. WOODEN CEILING WITH DOWN LIGHTING. HOTPRESS.







#### SUNROOM:

GLAZED PANELS & ROOF WITH VIEWS TO REAR GARDEN. TILED FLOOR. FRENCH DOORS TO REAR GARDEN / PATIO AREA.



#### UTILITY STORE:

PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER.



SHOWER ROOM:  
WASH HAND BASIN IN VANITY UNIT. SHOWER. TOILET. TILED WALLS. TILED FLOOR. WOODEN CEILING. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:  
CARPET TO FLOOR.



BEDROOM 1:  
TO FRONT. BUILT-IN WARDROBE. FITTED STORAGE TO INCLUDE; BED HEAD, HAT BOXES & DISPLAY SHELVING.







**BEDROOM 2:**  
TO REAR. CARPET TO FLOOR.



**BEDROOM 3:**  
TO REAR. CARPET TO FLOOR.



## **OUTSIDE:**

PILLARED & GATED ENTRANCE TO TARMAC DRIVEWAY / PARKING.

CARPORT WITH CONCRETE FLOOR TO SIDE OF DWELLING.

GARDEN TO FRONT LAID TO LAWN & BEDS.

GARDEN TO REAR LAID TO LAWN & BEDS. PATIO AREA. OUTSIDE WATER TAP.

GENERAL PURPOSE STORE:  
ELECTRIC LIGHT & POWER POINT.

BOILER HOUSE:









CONSERVATORY  
1.8m x 4.4m

KITCHEN  
2.2m x 3.6m

SITTING ROOM  
4.8m x 3.1m

BATHROOM

ENTRANCE



**3 Prince Andrew Crescent  
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*(Floorplan for illustrative purposes only)*

BEDROOM 3  
2.4m x 2.5m

BEDROOM 2  
3.5m x 2.5m

BEDROOM 1  
2.7m x 4.1m



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*(Floorplan for illustrative purposes only)*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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



**Want to know what your property is worth?**

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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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.**