

**1 OLD MOY ROAD
DUNGANNON
CO. TYRONE
BT71 6PS**



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

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“OPULENT ON THE OLD MOY ROAD”

AN IMMACULATELY PRESENTED, VERSATILE RESIDENCE IN A MOST SOUGHT-AFTER SITUATION.

CONSTRUCTED CIRCA. 2003 & RECENTLY REDECORATED TO A HIGH STANDARD THROUGHOUT BY ITS CURRENT OWNERS, THIS MOST ATTRACTIVE DETACHED RESIDENCE IS IDEALLY SITUATED ON A PLEASANT SITE JUST OFF THE HIGHLY SOUGHT-AFTER OLD MOY ROAD; A QUIET SEMI-RURAL AREA CLOSE TO BEAUTIFUL OPEN COUNTRYSIDE YET ONLY MOMENTS FROM JUNCTION 15 OF THE M1 INTERSECTION FOR COMMUTING & CIRCA. 5 MINUTES FROM DUNGANNON TOWN & THE PICTURESQUE VILLAGE OF MOY.

THE APPROACH VIA A PILLARED & REMOTE GATED ENTRANCE HINTS TOWARDS THE IMPRESSIVE ACCOMMODATION BEYOND; WITH UP TO 4 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS (MASTER ENSUITE), AN “ENTERTAINMENT-SIZE” OPEN PLAN KITCHEN / DINING AREA WITH ISLAND UNIT, A MOST TASTEFULLY PRESENTED SITTING ROOM AND A LUXURY BATHROOM... ALL PRESENTED TO “SHOW HOME” CONDITION. EXTERNALLY THE PROPERTY BOASTS LANDSCAPED GARDENS BOUNDED BY MATURE HEDGING & OAK TREES, A SWEEPING DRIVEWAY, LAWNED AREAS, A MOST USEFUL ATTACHED GARAGE AND A GENEROUS PATIO AREA; PERFECT FOR BBQS!

1 OLD MOY ROAD; A WONDERFUL, MOVE-IN READY LUXURY FAMILY HOME IN THE “RIGHT” LOCATION



GUIDE PRICE: £319,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

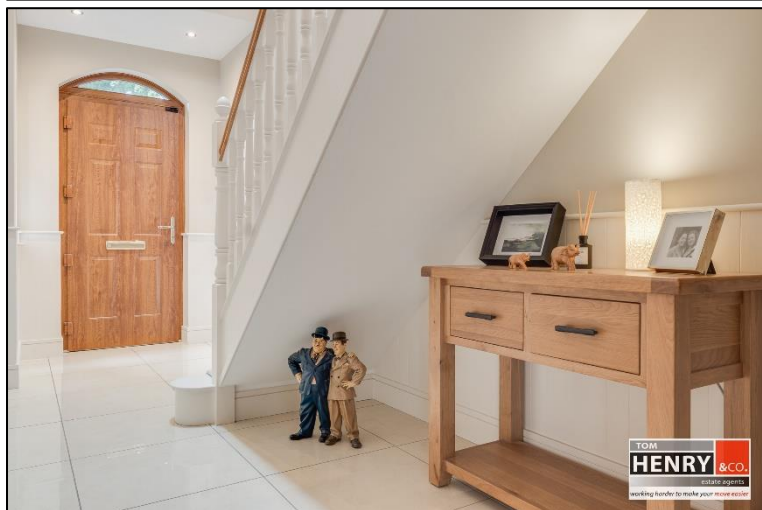
- AN IMMACULATELY PRESENTED DETACHED RESIDENCE EXTENDING TO APPROX. 1700 SQ FT.
- CONSTRUCTED C. 2003 & OWNER OCCUPIED SINCE NEW.
- CONTINUOUSLY MAINTAINED TO THE HIGHEST OF STANDARDS BY THE OWNERS INCLUDING RECENT REDECORATION.
- SEMI-RURAL LOCATION WITH COMMUTER CONVENIENCE.
- WITHIN STROLLING DISTANCE OF BEAUTIFUL COUNTRYSIDE.
- ONLY MOMENTS TO JUNCTION 15 OF THE M1 INTERSECTION.
- MINUTES BY CAR TO DUNGANNON TOWN & PICTURESQUE MOY VILLAGE.
- UP TO 4 BEDROOMS; MASTER BEDROOM ENSUITE.
- AIR CONDITIONING TO MASTER BEDROOM.
- LIVING ROOM WITH MODERN ELECTRIC FIRE & MEDIA / STORAGE UNIT.
- GORGEOUS RECENTLY FITTED KITCHEN WITH INTEGRATED APPLIANCES & QUOOKER TAP.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- LUXURY BATHROOM TO FIRST FLOOR WITH 4 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OAK INTERNAL DOORS.
- U.P.V.C. WINDOWS & EXTERNAL DOORS.
- BLINDS INCLUDED IN SALE WHERE APPLICABLE.
- LIGHT FIXTURES INCLUDED IN SALE.
- MONITORED ALARM SYSTEM.
- PILLARED & REMOTE GATED ENTRANCE.
- ATTACHED GARAGE.
- ELECTRIC VEHICLE CHARGING POINT.
- GARDENS LAID TO LAWNS WITH MATURE BOUNDARY HEDGING, OAK TREES, PATIO AREA & SHRUB BEDS.
- AN IMPRESSIVE HOME THAT MAY ONLY BE FULLY APPRECIATED ON VIEWING.

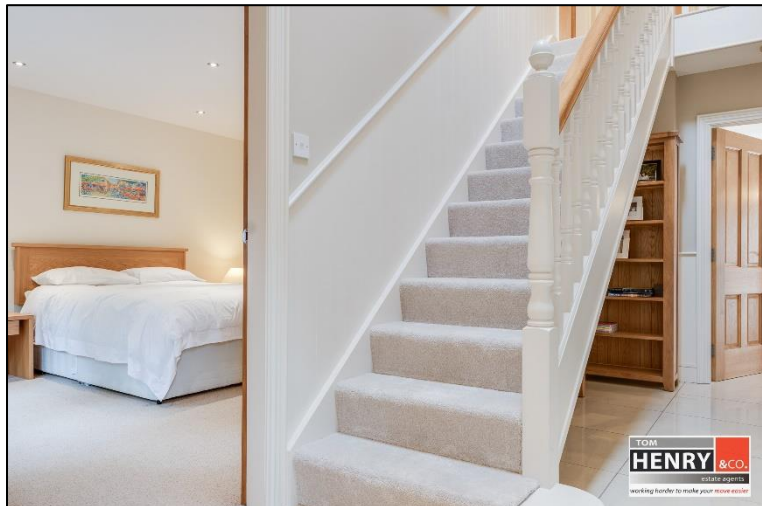


ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

EXTERNAL LIGHTING. P.V.C. EXTERNAL DOOR WITH GLAZED FAN LIGHT OVER. TILED FLOOR. WALL PANELLING. DOWN LIGHTING & CENTRE LIGHT POINT TO CEILING. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET TO MINSTRELS' GALLERY.





SITTING ROOM:

DUAL ASPECT. CARPET TO FLOOR. WALL MOUNTED ELECTRIC FIRE. MEDIA / STORAGE UNIT. COVING TO CEILING. PART OPEN TO KITCHEN / DINING AREA.





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KITCHEN / DINING AREA:

RECENTLY UPDATED FITTED HIGH & LOW LEVEL UNITS WITH GRANITE WORK TOPS. ISLAND UNIT. S.S. SINK WITH MIXER TAP WITH QUOOKER & FILTERED WATER FITTING. INTEGRATED HOB. INTEGRATED EYE LEVEL OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED FLOOR. PATIO DOOR TO REAR GARDEN / PATIO AREA.



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UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK WITH MIXER TAP FITTING. PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. TILED FLOOR. DOWN LIGHTING TO CEILING. P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.

CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. PART TILED WALLS. TILED FLOOR. X-FAN.



BEDROOM 3:
CARPET TO FLOOR. DOWN LIGHTING TO CEILING.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS & LANDING. MINSTRELS GALLERY. WALL PANELLING. HOTPRESS.



MASTER BEDROOM:
CARPET TO FLOOR. FEATURE TONGUE & GROOVE CEILING. AIR CONDITIONING UNIT.

ENSUITE:
WASH HAND BASIN WITH MIXER TAP FITTING. THERMOSTATIC SHOWER. TOILET. TILED WALLS. TILED FLOOR. X-FAN.



BEDROOM 2:
DUAL ASPECT TO FRONT & SIDE. CARPET TO FLOOR.



BEDROOM 4 / HOME OFFICE:
DUAL ASPECT TO FRONT & REAR. CARPET TO FLOOR.



BATHROOM:
WASH HAND BASIN WITH MIXER TAP FITTING. THERMOSTATIC SHOWER. TOILET. BATH WITH MIXER TAP FITTING WITH VELUX OVER (LOOK AT THE STARS WHILE YOU SOAK). HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. DOWN LIGHTING TO CEILING.



OUTSIDE:

SITUATED ON A BEAUTIFUL MATURING SITE EXTENDING TO APPROX. 0.2 ACRES.

PILLARED & REMOTE GATED ENTRANCE TO SWEEPING TARMAC DRIVEWAY.

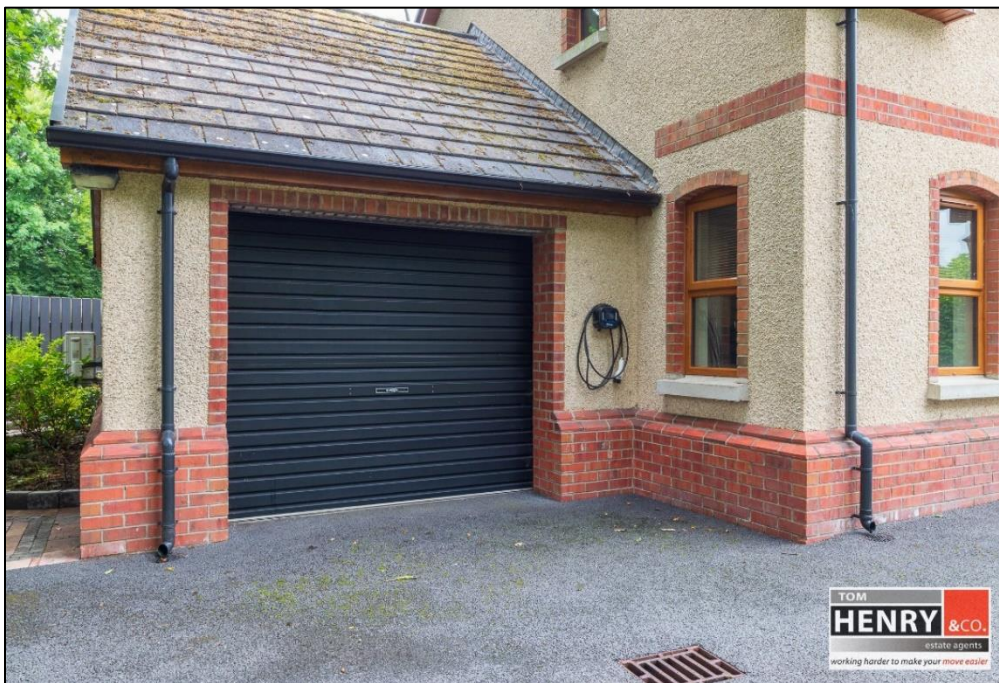
ATTACHED GARAGE:

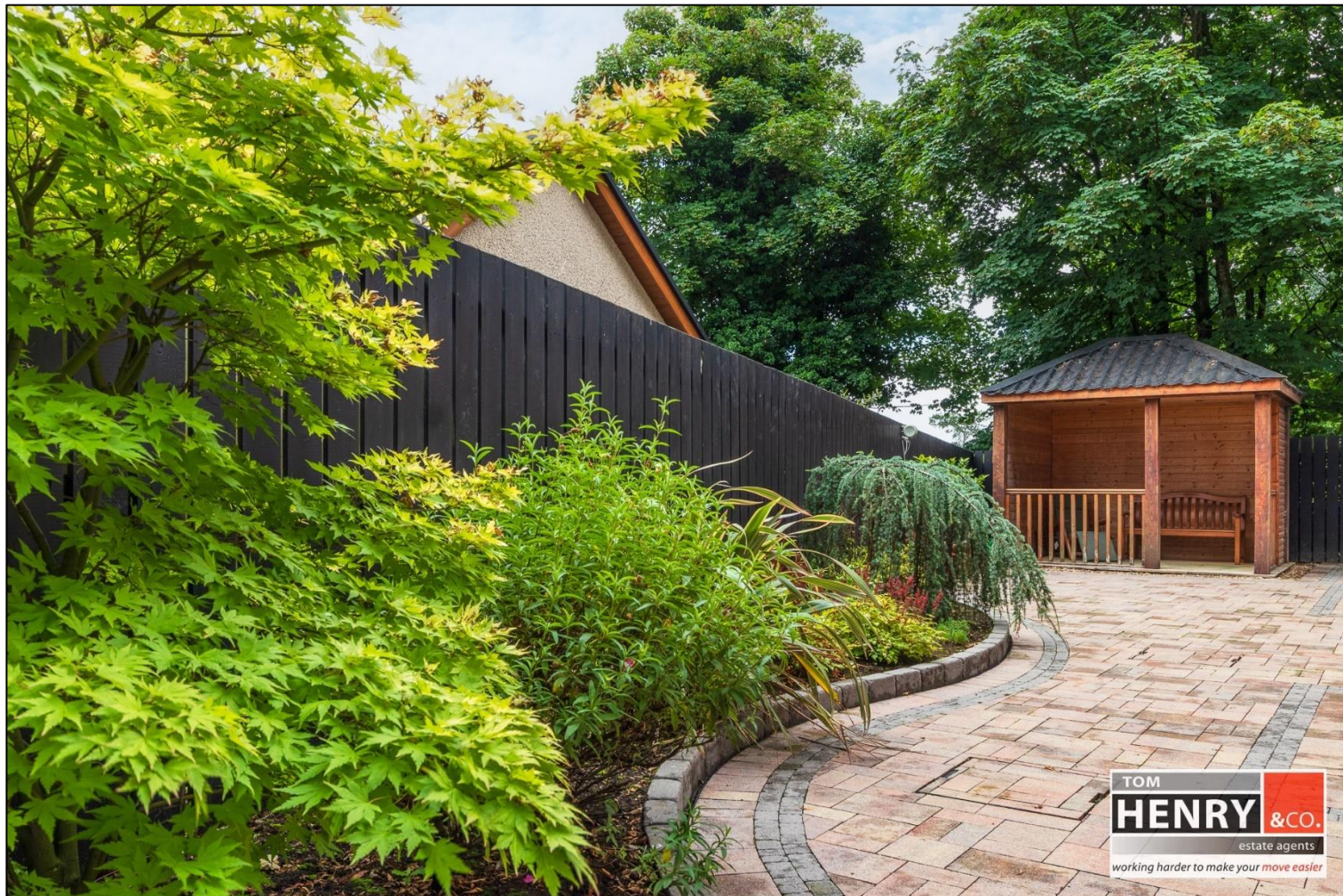
ELECTRIC VEHICLE CHARGING POINT. ROLL-UP DOOR. GLAZED P.V.C. PEDESTRIAN DOOR TO REAR. CONCRETE FLOOR.

PROPERTY PART BOUNDED BY MATURE HEDGING & OAK TREES.

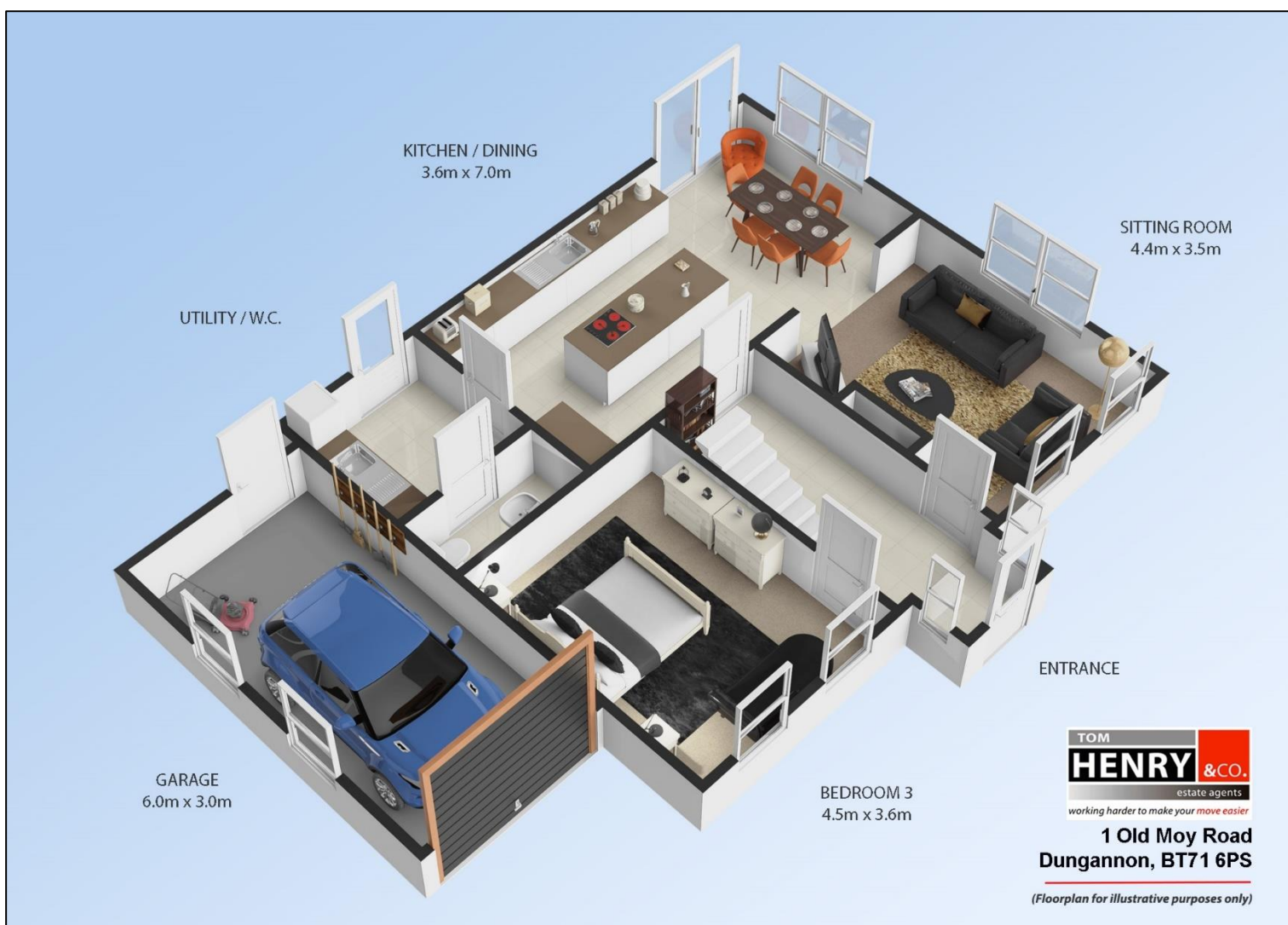
ENVIABLE LANDSCAPED GARDENS SURROUND WITH LAWNED AREAS TO FRONT AND A GENEROUS PATIO AREA WITH SHRUB BEDS TO REAR.

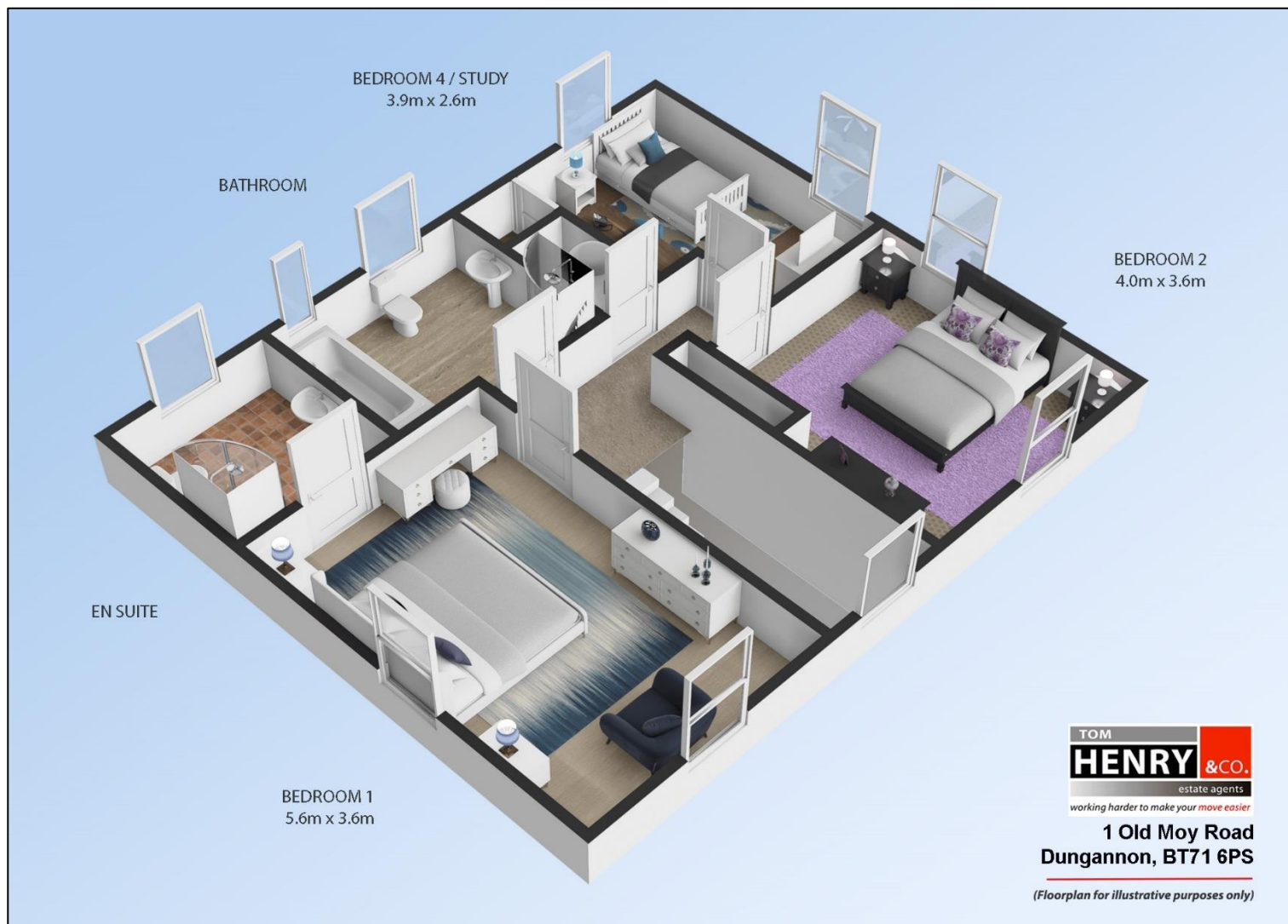
OUTSIDE WATER TAP. COVERED SEATING AREA TO REAR WITH INTEGRATED LIGHTING.





FLOORPLANS FOR I.D. PURPOSES ONLY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

N.B.

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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.

Thinking of selling or renting your home?



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.
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