

**26 NEVILLE TERRACE
MOYGASHEL
DUNGANNON
CO. TYRONE
BT71 7QX**



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

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COMFORTABLE, CONVENIENT & AFFORDABLE

A 2 BEDROOM MID-TERRACE VILLAGE PROPERTY WITH OFF-STREET PARKING

PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT, THIS 2 BEDROOM MID-TERRACE PROPERTY IS SITUATED IN A MOST CONVENIENT VILLAGE LOCATION, WITHIN WALKING DISTANCE OF THE LOCAL SUPERMARKET, PICTURESQUE DUNGANNON PARK, PRIMARY SCHOOL, VILLAGE CHIPPY & THE FAMOUS LINEN GREEN RETAIL OUTLET WITH ITS MANY DELECTABLE COFFEE SHOPS & BOUTIQUES. OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION PLUS A MOST PLEASANT REAR GARDEN & OFF-STREET PARKING TO ITS REAR, THIS PROPERTY WOULD MAKE A FANTASTIC FIRST HOME ON WHICH TO EXERT YOUR OWN TASTE, IS ALSO SURE TO APPEAL TO THE DISCERNING INVESTOR OR TO THOSE WISHING TO DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING. ONLY MINUTES BY CAR TO DUNGANNON TOWN & THE M1 INTERSECTION FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE... WE RECOMMEND EARLY VIEWING!



OFFERS OVER: £79,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN AFFORDABLE MID-TERRACE PROPERTY.
- PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT.
- GREAT POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE.
- WITHIN WALKING DISTANCE OF ALL MOYGASHEL VILLAGE AMENITIES.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN.
- GOOD ACCESS TO THE M1 / A4 FOR COMMUTING TO FURTHER AFIELD.
- WELL MAINTAINED GARDEN TO REAR.
- OFF-STREET PARKING TO REAR.
- 2 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING & APPLIANCES INCLUDED IN SALE.
- FIRST FLOOR SHOWER ROOM.
- WHITE SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- WOULD MAKE A FANTASTIC FIRST HOME.
- GREAT IF YOU ARE WISHING TO DOWNSIZE WITH VILLAGE CONVENIENCE.
- SURE TO ALSO APPEAL AS A BUY-TO-LET.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED PANEL. CARPET TO FLOOR. PART GLAZED DOOR TO SITTING ROOM.



SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE OVER TILED HEARTH. PRE-FINISHED FLOOR. COVING TO CEILING. UNDER STAIR STORAGE.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER (INCLUDED). SPACE FOR FRIDGE (INCLUDED). SPACE FOR WASHING MACHINE (INCLUDED). TILED BETWEEN UNITS. LINO TO FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL TO REAR YARD.





FIRST FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS & LANDING.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR. HOTPRESS: SHELVED.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.





SHOWER ROOM:

WASH HAND BASIN IN VANITY UNIT. FULLY TILED ELECTRIC SHOWER. TOILET. SOME WALL TILING. WOODEN CEILING. LINO TO FLOOR.



OUTSIDE:

GARDEN TO FRONT LAID TO LAWN WITH SHRUBS.

ENCLOSED YARD TO REAR WITH FUEL STORE, C.H. BOILER HOUSE & OUTSIDE W.C.

SEPARATE GARDEN TO REAR LAID TO LAWN WITH MATURE SHRUBS. WOODEN GARDEN SHED. GRAVELLED OFF-STREET PARKING.

FLOORPLANS FOR I.D. PURPOSES ONLY.







**26 Neville Terrace
Moygashel, BT71 7QX**

(Floorplan for illustrative purposes only)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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?

- > **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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