

**11 MARLEFIELD
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6UZ**



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“MAGNIFICENT IN MARLEFIELD”

A SIMPLY GORGEOUS, HIGH-SPECIFICATION HOME IN THIS EXCLUSIVE VILLAGE DEVELOPMENT

FINISHED TO A SPECIFICATION THAT MUST BE VIEWED TO BE FULLY APPRECIATED THROUGHOUT, NO. 11 MARLEFIELD IS PRESENTED FOR SALE TO AN ABSOLUTELY IMMACULATE STANDARD BY ITS CURRENT OWNER OCCUPIERS.

CONSTRUCTED CIRCA. 2021 BY RENOWNED DEVELOPER COROVE LIMITED, THIS GORGEOUS HOME BOASTS A BRIGHT & AIRY ENTRANCE HALL, A SPACIOUS SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A HANDY GROUND FLOOR CLOAK W.C. / POWDER ROOM, A TRULY ENVIABLE ENTERTAINMENT SIZE OPEN PLAN KITCHEN / DINING AREA AND A MOST CONVENIENT SEPARATE UTILITY ROOM (A MUST FOR THE MODERN FAMILY). THE ACCOMMODATION CONTINUES UPSTAIRS WITH 3 BEDROOMS, MASTER ENSUITE, AND A FAMILY BATHROOM WITH A 4 PIECE SUITE INCLUDING A FREESTANDING BATH.

EXTERNALLY THE PROPERTY IS SITUATED ON AN GENEROUS END OF CUL-DE-SAC SITE WITH AMPLE CAR PARKING TO ITS FRONT / SIDE, A DETACHED GARAGE, & A GENEROUS, PRIVATE, ENCLOSED REAR GARDEN WITH A SUPERB PATIO AREA.

LOCATED WITHIN WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOLS, ONLY MINUTES BY CAR TO DUNGANNON TOWN & PICTURESQUE MOY VILLAGE, & BENEFITTING FROM SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS BEAUTIFUL HOME IS SURE TO APPEAL TO FIRST-TIME BUYERS AND AS A FAMILY HOME...

...BETTER THAN NEW & READY FOR YOU!



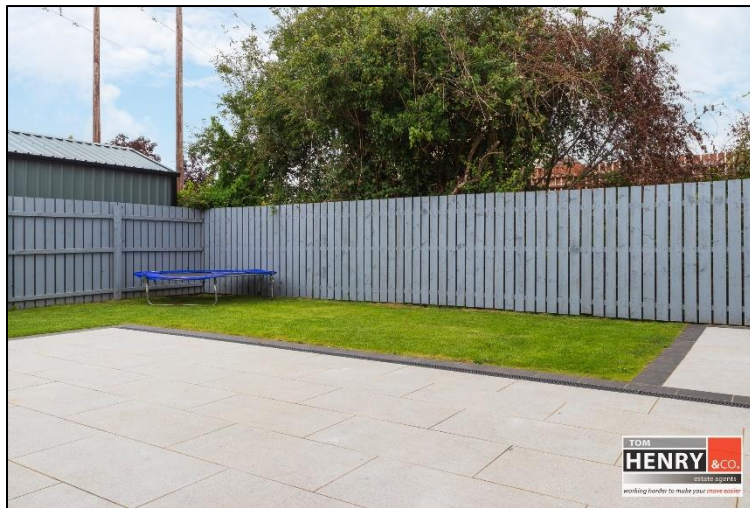
OFFERS OVER: £244,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A HIGH SPECIFICATION DETACHED PROPERTY.
- SITUATED ON A GENEROUS END OF CUL-DE-SAC SITE.
- WITHIN THIS EXCLUSIVE DEVELOPMENT OF ONLY 28 HOMES.
- CONSTRUCTED CIRCA. 2021 BY RENOWNED DEVELOPER COROVE LIMITED.
- ONLY A STROLL TO LOCAL PRIMARY SCHOOLS.
- MINUTES BY CAR TO DUNGANNON, MOY & THE M1 INTERSECTION.
- 3 BEDROOMS; MASTER WITH FITTED STORAGE & ENSUITE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- ENVIABLE KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- KITCHEN WITH INSTANT HOT WATER TAP & QUARTZ WORKTOPS.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 4 PIECE SUITE INCLUDING FREESTANDING BATH.
- OAK FINISH INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- ALARM SYSTEM.
- ROLLER BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & COMPOSITE EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- GENEROUS OFF-STREET PARKING TO FRONT.
- DETACHED GARAGE.
- GENEROUS, PRIVATE, ENCLOSED REAR GARDEN WITH PATIO AREA.
- A DREAM FIRST OR FAMILY HOME.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. UP.V.C EXTERNAL DOOR WITH GLAZED TOP PANELS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:
GLASS FRONTED STOVE IN LIMESTONE SURROUND WITH GRANITE HEARTH. GLAZED DOUBLE DOORS TO KITCHEN / DINING AREA. CARPET TO FLOOR.



KITCHEN / DINING AREA:
FITTED HIGH & LOW LEVEL UNITS WITH QUARTZ WORKTOPS & UPSTAND. SINK WITH INSTANT HOT WATER TAP. INTEGRATED DOUBLE OVEN.
INTEGRATED DISHWASHER. INTEGRATED HOB WITH X-FAN OVER. SPACE FOR MICROWAVE. SPACE FOR AMERICAN STYLE FRIDGE FREEZER.
PULL OUT BIN. TILED FLOOR. DOWNLIGHTING TO CEILING.





UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. BROOM CUPBOARD. TILED FLOOR. X-FAN. U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANELS.

CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. DOWNLIGHTING TO CEILING. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
CARPET. HOTPRESS: SHELVED.



BEDROOM 1:
TO FRONT. WALL LENGTH STORAGE INCLUDING SHELVES & HANGING SPACE. CARPET TO FLOOR.



ENSUITE:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. SHOWER WITH DUAL HEAD FITTING. TOILET. SOME WALL TILING. TILED FLOOR.
LIGHT ON SENSOR. X-FAN.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BATHROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & TILED SPLASH BACK. FREESTANDING BATH WITH HANDHELD SHOWER FITTING. SHOWER WITH DUAL HEAD FITTING. TOILET. HEATED TOWEL RAIL. SOME WALL TILING. TILED FLOOR. DOWN LIGHTING TO CEILING. X-FAN.



ROOF SPACE:
FOLD DOWN LADDER. ELECTRIC LIGHT.

OUTSIDE:

TARMAC DRIVE / PARKING TO FRONT / SIDE TO GARAGE. GARDEN TO FRONT LAID TO LAWN. AREA TO SIDE LAID TO FLOWER & SHRUB BED.

GARAGE: ROLL-UP DOOR. PEDESTRIAN DOOR TO SIDE. ELECTRIC LIGHT & POWERPOINT. LOFT PART FLOORED FOR STORAGE.

ENCLOSED GARDEN TO REAR LAID TO LAWNS & PATIO AREA. OUTSIDE WATER TAP. CONCRETE AREA FOR OIL BURNER / OIL TANK / BIN STORAGE.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



est. 1979

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.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

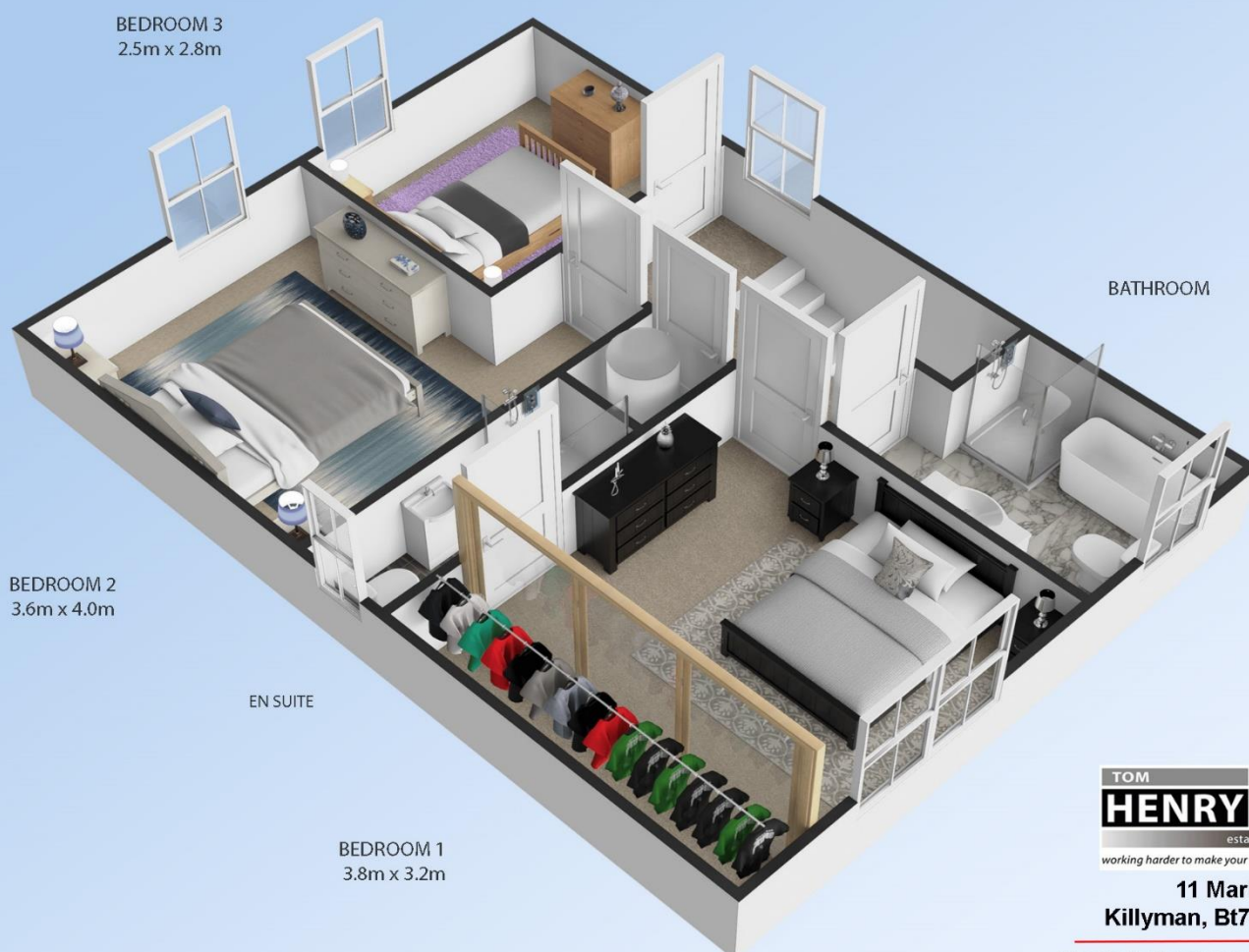
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(Floorplan for illustrative purposes only)



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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.