

**5 OAKWOOD MANOR
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6UF**



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

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OOZING POTENTIAL IN OAKWOOD MANOR

A 3 BEDROOM MID-TERRACE PROPERTY IN POPULAR & COMMUTER CONVENIENT KILLYMAN

WITH FANTASTIC POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE, THIS MID-TERRACE TOWNHOUSE STYLE PROPERTY IS CONVENIENTLY LOCATED IN THE VILLAGE OF KILLYMAN, WITHIN WALKING DISTANCE OF LOCAL SCHOOLS AND ONLY MINUTES BY CAR TO DUNGANNON TOWN, PICTURESQUE MOY VILLAGE AND THE M1 INTERSECTION FOR COMMUTING TO FURTHER FURTHER AFIELD.

THIS AFFORDABLE PROPERTY BOASTS VERSATILE ACCOMODATION INCLUDING A SITTING ROOM WITH AN OPEN FIREPLACE, A KITCHEN WITH SPACE FOR DINING, 3 BEDROOMS AND A BATHROOM, PLUS OFF-STREET PARKING AND A LOW MAINTENANCE GRAVELLED REAR GARDEN WITH ENOUGH SPACE TO BBQ OR SIMPLY RELAX ALFRESCO.

THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS SEEKING AN AFFORDABLE HOME ON WHICH TO EXERT THEIR OWN TASTE, DOWNSIZERS LOOKING FOR VILLAGE CONVENIENCE OR THE DISCERNING PROPERTY INVESTOR WISHING TO ADD VALUE ON A BUY-TO-LET.



OFFERS OVER: £149,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A DECEPTIVELY SPACIOUS MID-TERRACE PROPERTY.
- FANTASTIC POTENTIAL TO ADD FURTHER VALUE / YOUR OWN TASTE.
- LOCATED IN SOUGHT-AFTER KILLYMAN VILLAGE.
- WITHIN WALKING DISTANCE OF LOCAL SCHOOLS.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN & MOY VILLAGE.
- GOOD ACCESS TO JUNCTION 14 OF THE M1 INTERSECTION.
- 3 BEDROOMS.
- SITTING ROOM WITH COSY OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- BATHROOM WITH 3 PIECE SUITE INCLUDING OVER BATH SHOWER.
- 4 PANEL WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS AND ARCHITRAVES.
- P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- OFF-STREET PARKING TO FRONT.
- LOW MAINTENANCE REAR GARDEN.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL AS AN AFFORDABLE FIRST HOME.
- MAY ALSO APPEAL TO THOSE WISHING TO DOWNSIZE.
- GREAT AS A BUY-TO-LET ON WHICH TO ADD VALUE.



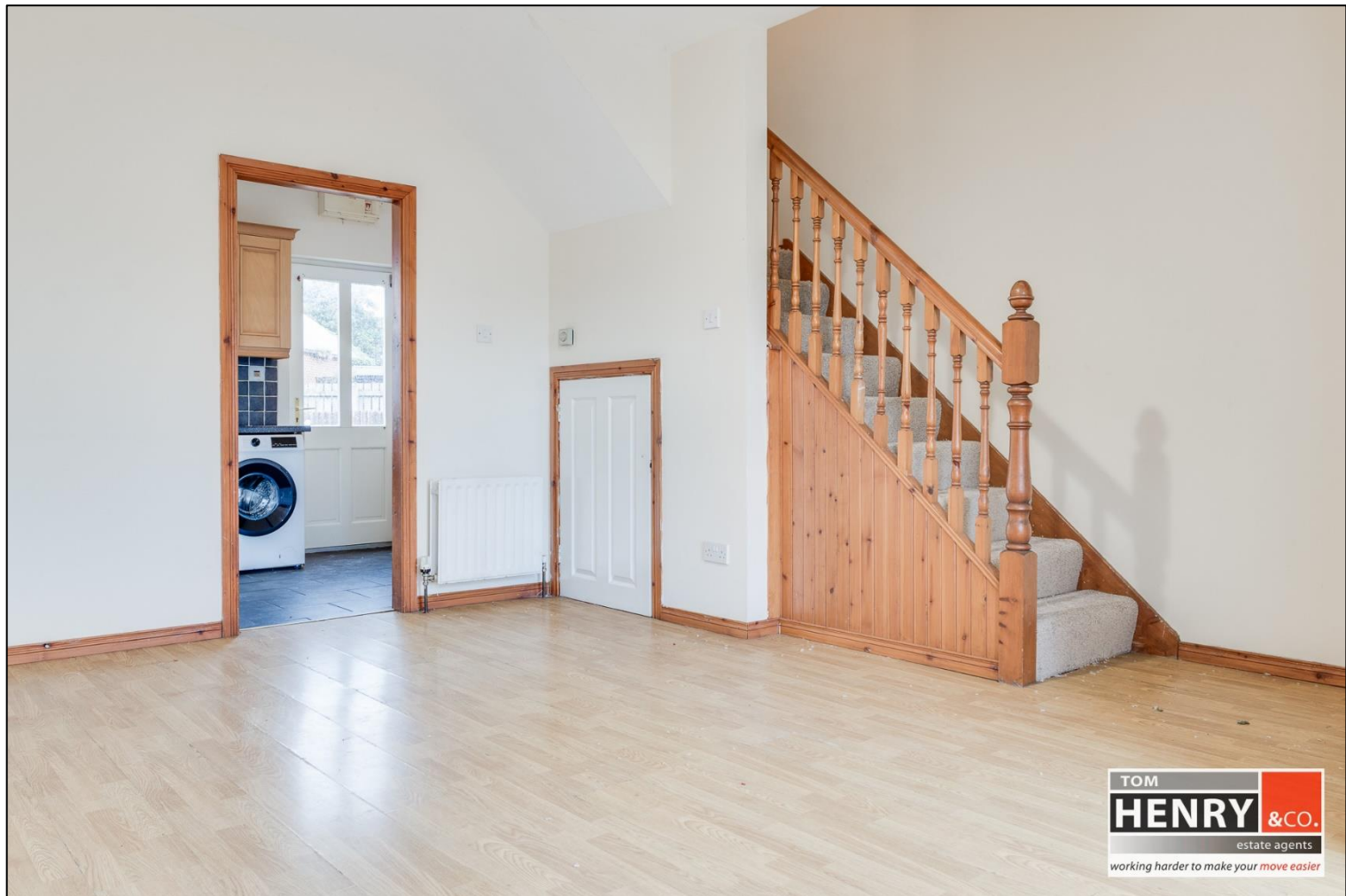
ACCOMMODATION IN BRIEF...

ENTRANCE HALL:
6 PANEL EXTERNAL DOOR WITH GLAZED FAN LIGHT. TILED FLOOR.



SITTING ROOM:
OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER TILED HEARTH. PRE-FINISHED FLOOR. STORAGE UNDER STAIRS.





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KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE FREEZER. PLUMBED FOR WASHING MACHINE. TILED BETWEEN UNITS. TILED FLOOR. WOODEN EXTERNAL DOOR WITH GLAZED TOP PANELS TO REAR GARDEN.



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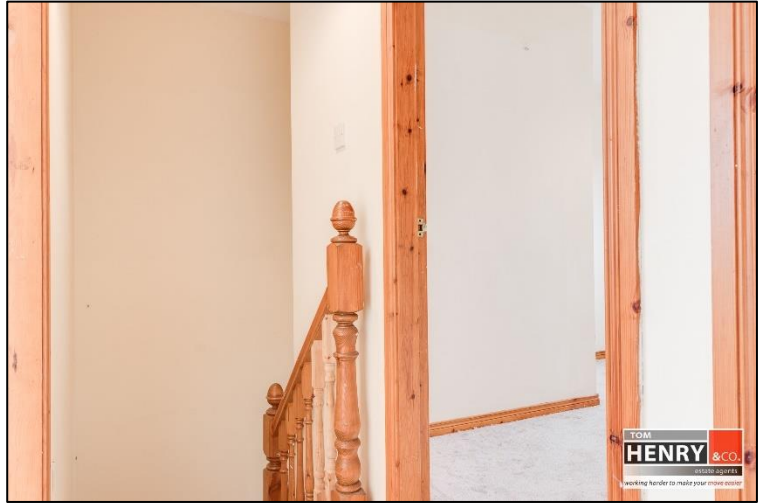


FIRST FLOOR:

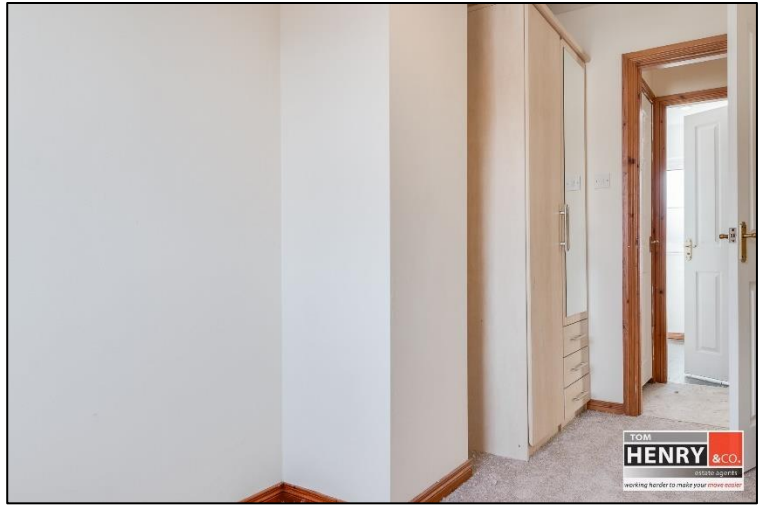
STAIRS & LANDING:
CARPET TO FLOOR.

HOTPRESS:
SHELVED.

BEDROOM 1:
TO REAR. CARPET TO FLOOR.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:
BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED FLOOR.



OUTSIDE:

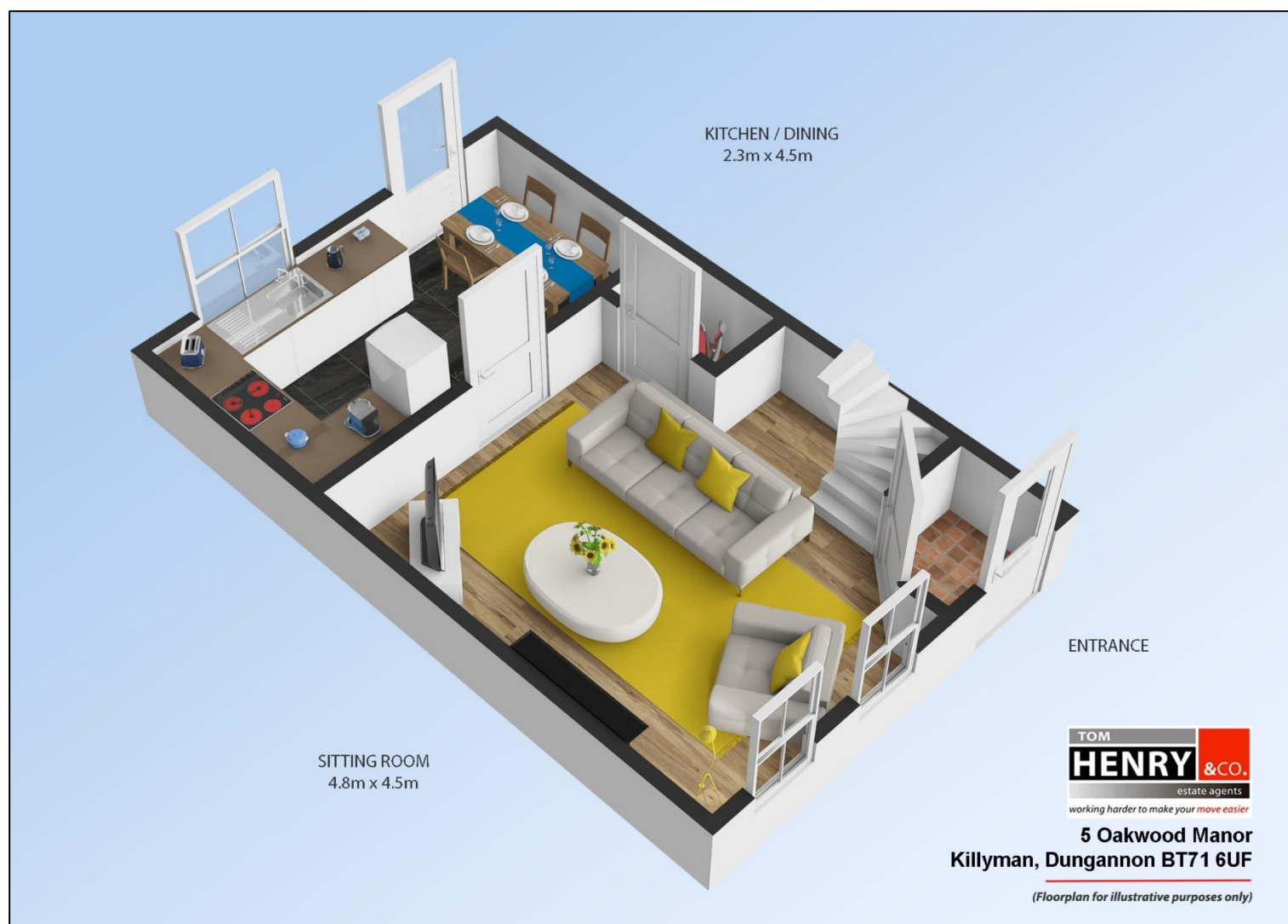
OFF-STREET PARKING TO FRONT.

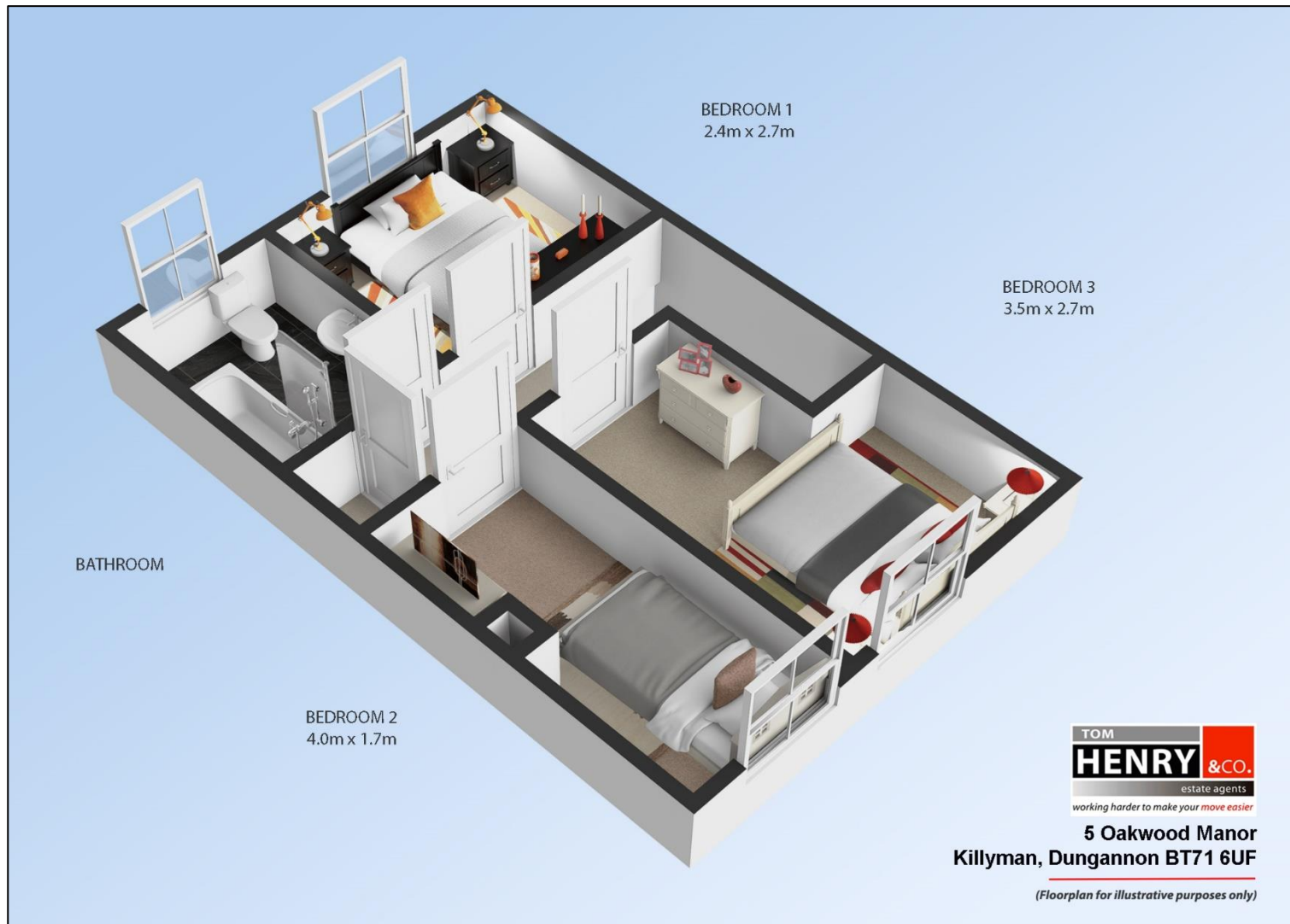
ENCLOSED GRAVELLED GARDEN TO REAR. WOODEN SHED (INCLUDED).





FLOORPLANS FOR I.D. PURPOSES ONLY.





Thinking of selling or renting your home?



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- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
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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.