

**44 ARDSTEWART
STEWARTSTOWN
DUNGANNON
CO. TYRONE
BT71 5HS**



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

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“SPACIOUS IN STEWARTSTOWN”

AN AFFORDABLE 4 BEDROOM PROPERTY THAT IS SURE TO APPEAL AS A FIRST HOME OR AS A BUY-TO-LET

THIS MID-TERRACE 4 BEDROOM PROPERTY IS MOST CONVENIENTLY LOCATED IN THIS ESTABLISHED RESIDENTIAL AREA, WITHIN WALKING DISTANCE OF ALL BUSTLING & FASHIONABLE STEWARTSTOWN AMENITIES. PRESENTED FOR SALE IN “READY TO OCCUPY” ORDER THROUGHOUT YET WITH POTENTIAL TO ADD YOUR OWN TASTE & FURTHER VALUE, THIS SALE PRESENTS A SUPERB OPPORTUNITY FOR A FIRST-TIME BUYER TO ACQUIRE AN AFFORDABLE & CONVENIENT HOME AND IS SURE TO ALSO APPEAL TO THE DISCERNING INVESTOR AS A BUY-TO-LET. BOASTING A SITTING ROOM WITH A COSY OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM, 4 BEDROOMS & A SHOWER ROOM, PLUS A LOW MAINTENANCE REAR GARDEN; WE EXPECT THIS PROPERTY TO ATTRACT SIGNIFICANT INTEREST...

“VIEW EARLY TO AVOID DISAPPOINTMENT”



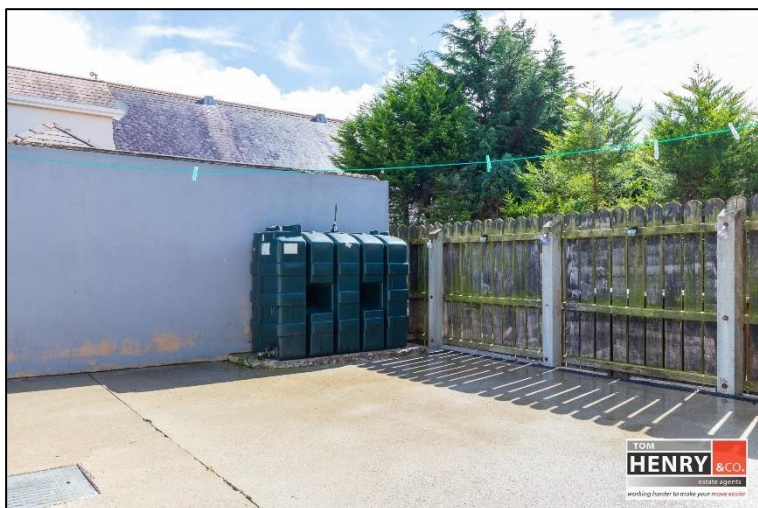
GUIDE PRICE: £124,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SPACIOUS & VERSATILE MID-TERRACE PROPERTY.
- FOR SALE IN “MOVE-IN” ORDER YET WITH POTENTIAL TO ADD FURTHER VALUE / YOUR OWN TASTE.
- SITUATED IN AN ESTABLISHED RESIDENTIAL AREA.
- WITHIN WALKING DISTANCE OF BUSTLING & FASHIONABLE STEWARTSTOWN TOWN CENTRE.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COALISLAND, COOKSTOWN, ETC.
- 4 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY AREA.
- FIRST FLOOR SHOWER ROOM.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- ENCLOSED LOW MAINTENANCE GARDENS TO FRONT & REAR.
- WOULD MAKE A GREAT AFFORDABLE & CONVENIENT FIRST HOME.
- SURE TO ALSO APPEAL AS A BUY-TO-LET.



ACCOMMODATION IN BRIEF...

COVERED PORCH:

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANELS. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE. PRE-FINISHED FLOOR. COVING TO CEILING. FEATURE WINDOW.



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. SPACE FOR DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. WOODEN CEILING.



UTILITY ROOM:

TILED FLOOR. SPACE FOR FRIDGE FREEZER.

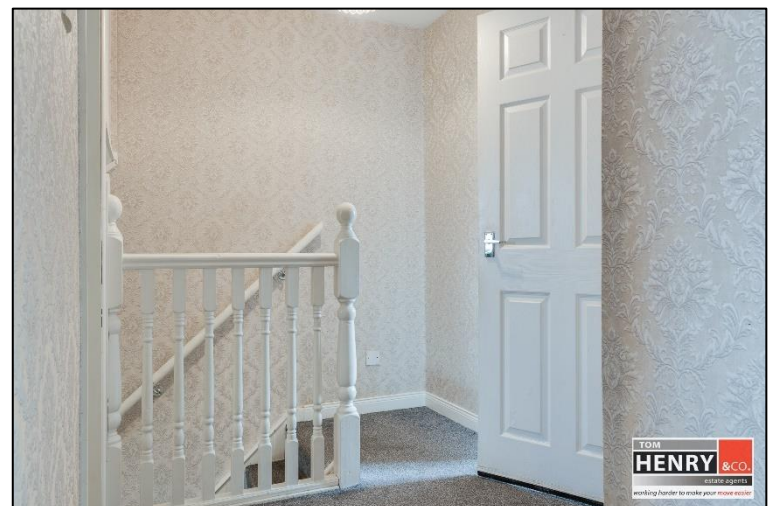
REAR LOBBY:

TILED FLOOR. PLUMBED FOR A.W.M. U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANEL.

FIRST FLOOR:

STAIRS & LANDING:

CARPET. HOTPRESS & LINEN CUPBOARD.



BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.

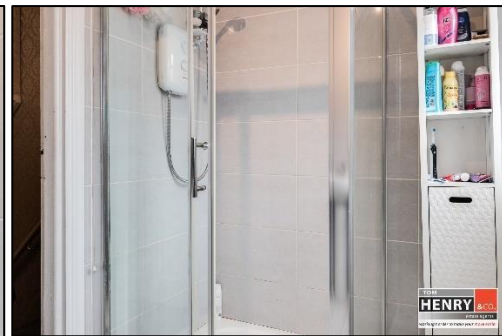


BEDROOM 4:
TO FRONT. PRE-FINISHED FLOOR.



SHOWER ROOM:

TILED ELECTRIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. HEATED TOWEL RAIL. TILED WALLS & FLOOR.



OUTSIDE:

SLABBED AREA TO FRONT. ENCLOSED CONCRETE YARD TO REAR.



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FLOORPLANS FOR I.D. PURPOSES ONLY.



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44 Ard Stewart
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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.