

**61 KILLYMEAL ROAD
DUNGANNON
CO. TYRONE
BT71 6LJ**



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

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

WHEN THE RESIDENCE MATCHES THE LOCATION...

TOM HENRY & COMPANY ARE DELIGHTED TO PRESENT TO THE MARKET THIS ONCE IN A LIFETIME OPPORTUNITY; SITUATED ON A TRULY ENVIABLE, LANDSCAPED SITE EXTENDING TO IN EXCESS OF 0.6 ACRES & ACCESSED VIA A REMOTE GATED & PILLARED ENTRANCE OFF THE EVER PRESTIGIOUS & HIGHLY SOUGHT-AFTER KILLYMEAL ROAD. NO.61 IS A RESIDENCE WITH SO MUCH TO OFFER...

BOASTING SPACIOUS, VERSATILE & IMMACULATELY PRESENTED ACCOMMODATION EXTENDING TO 6 BEDROOMS, 3 RECEPTION ROOMS, 2 HOME OFFICES, AN ENTERTAINMENT-SIZED KITCHEN / DINING AREA & A DETACHED DOUBLE GARAGE. THE SALE OF THIS PROPERTY AFFORDS A RARE OPPORTUNITY TO ACQUIRE AN IMPRESSIVE FOREVER HOME CONVENIENT TO PROVINCE-WIDE RENOWNED SCHOOLS & ALL DUNGANNON TOWN AMENITIES.

“A MUST VIEW FOR THOSE DEMANDING THE BEST IN MODERN FAMILY LIVING”



OFFERS OVER: £424,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SUPERIOR DETACHED RESIDENCE.
- EXCEPTIONALLY SPACIOUS & VERSATILE ACCOMMODATION IN EXCESS OF 3000 SQ FT.
- ENVIABLE MATURE, LANDSCAPED SITE C. 0.6 ACRES.
- MOST DESIRABLE KILLYMEAL ROAD LOCATION.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, SUPERB EATERIES & ALL DUNGANNON TOWN AMENITIES.
- 6 BEDROOMS, MASTER ENSUITE.
- 3 RECEPTION ROOMS.
- 2 HOME OFFICES; ONE TO EACH FLOOR.
- DETACHED DOUBLE GARAGE BLOCK.
- QUALITY FITTED KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- OIL FIRED “RAYBURN”.
- SEPARATE UTILITY ROOM WITH ROOM TO IRON!
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- SECURITY SYSTEM WITH CAMERAS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- CLADDING TO FASCIA & SOFFITS.
- PILLARED & REMOTE GATED ENTRANCE.
- ABILITY TO DRIVE AROUND PROPERTY.
- METICULOUSLY MAINTAINED GARDENS LAID TO LAWNS, SHRUBS, MULTIPLE PATIO AREAS, REWILDING AREA & CHILDREN’S ACTIVITY AREA.
- SEEKING A DREAM FAMILY HOME IN “THE RIGHT LOCATION”? A MUST VIEW!



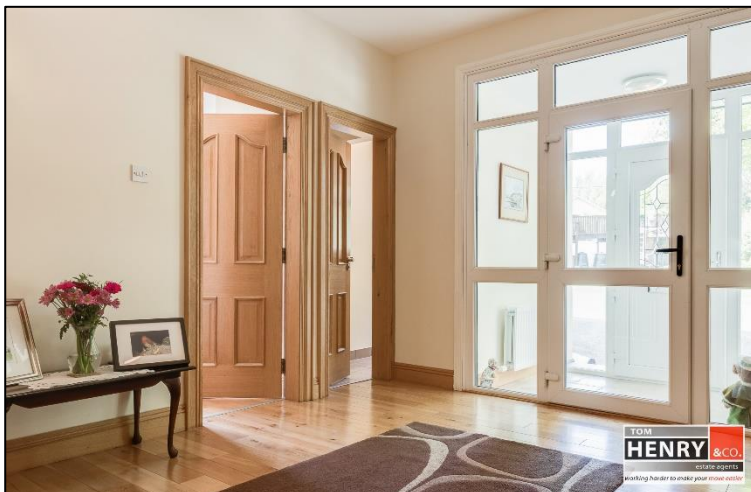
ACCOMMODATION IN BRIEF...

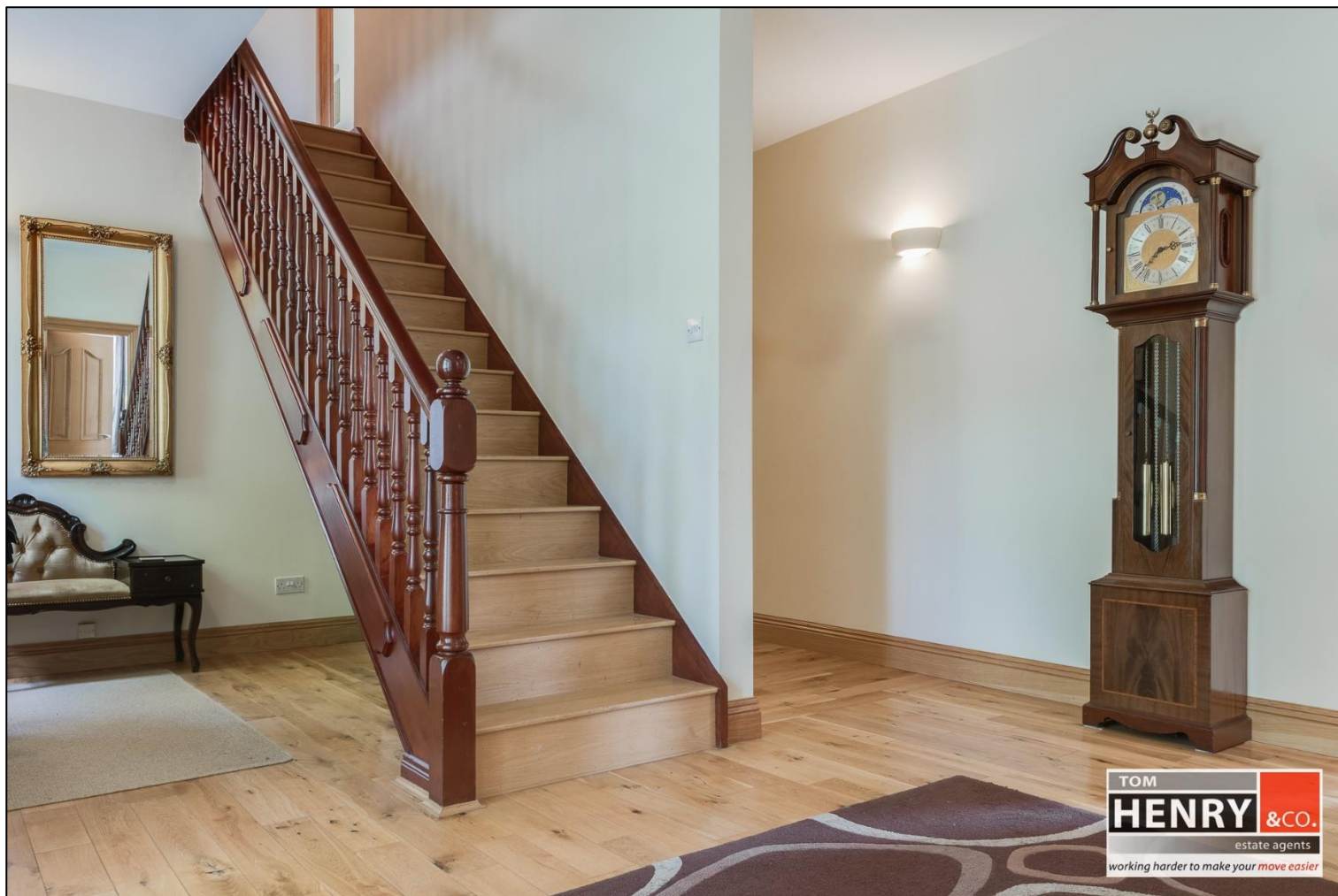
ENTRANCE PORCH:

EXTERNAL DOOR WITH LEADED GLASS PANEL, GLAZED SIDE PANELS & TOP PANELS. TILED FLOOR.

RECEPTION HALL:

GLAZED INNER DOOR WITH GLAZED SIDE PANELS. SOLID WOODEN FLOOR. WOODEN STAIRCASE. CLOAK STORAGE.





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SITTING ROOM:

WOODEN FLOOR. OPEN FIREPLACE WITH FEATURE STONE CHIMNEY BREAST WITH RAISED TILED HEARTH. T.V. REST. WALL LIGHTING. DISPLAY NICHES. FRENCH DOOR TO REAR GARDEN / PATIO.



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FAMILY ROOM:
DUAL ASPECT TO FRONT & SIDE. WOODEN FLOOR.



KITCHEN / DINING AREA:

THE HEART OF THIS SUPERB HOME! QUALITY FITTED HIGH & LOW LEVEL UNITS. S.S. 1 ½ SINK WITH MIXER TAP FITTING, WATER FILTER TAP & QUOOKER TAP. SOLID WORK SURFACE WITH UPSTAND. "NEFF" INTEGRATED HOB & UNDER OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE. "RAYBURN" FOR COOKING & HEATING KITCHEN & WATER WITH X-FAN OVER. TILED FLOOR.





REAR LOBBY:
TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL.

UTILITY / LAUNDRY ROOM:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR FRIDGE. SPACE FOR FREEZER. PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. TILED FLOOR.

CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN. TOILET. SOME WALL TILING. TILED FLOOR.

STUDY 1 / HOME OFFICE / DEN:
WOODEN FLOOR.



FORMAL DINING ROOM:
DUAL ASPECT TO FRONT & SIDE. WOODEN FLOOR.



FIRST FLOOR:

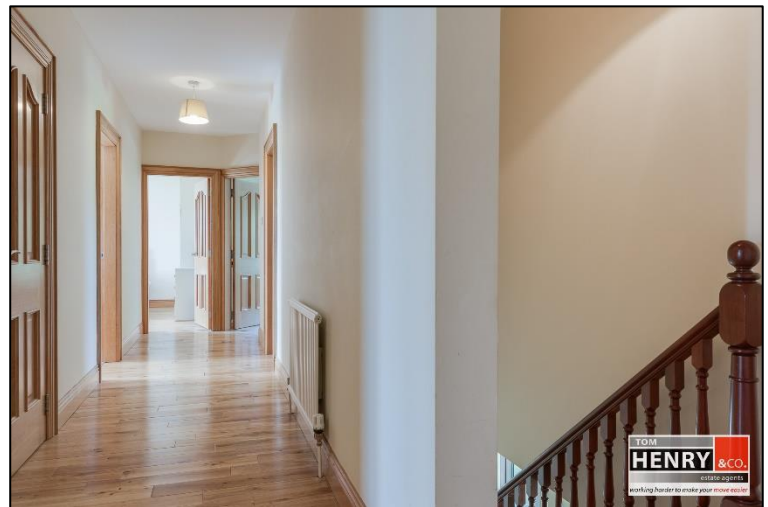
STAIRS & LANDING:
WOODEN FLOOR.

HOTPRESS:
WALK-IN. SHELVED WITH ELECTRIC LIGHT.

LINEN CUPBOARD:

BEDROOM 1:
TO REAR. WOODEN FLOOR. FITTED WARDROBES & DRAWER UNITS.

ENSUITE:
WASH HAND BASIN IN VANITY UNIT WITH MIRROR OVER. POWER
SHOWER. TOILET. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR.



BEDROOM 2:
TO FRONT. WOODEN FLOOR. FITTED WARDROBE, DRAWER & DRESSING UNIT.

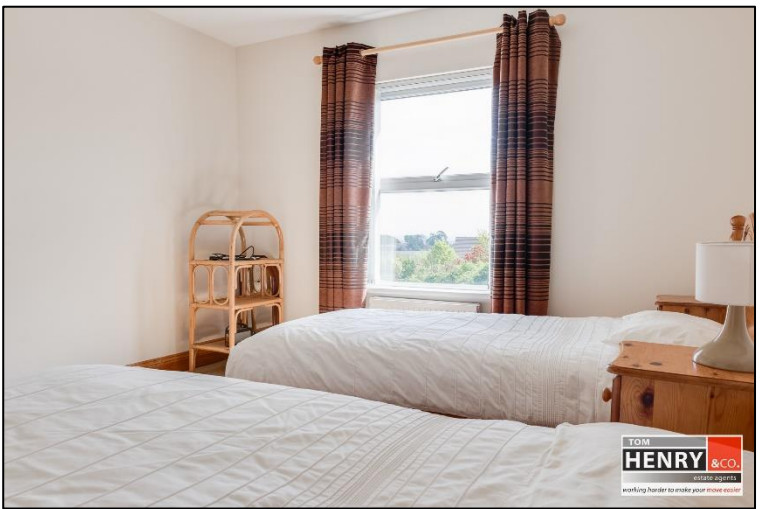


BEDROOM 3:
TO REAR. WOODEN FLOOR.



BEDROOM 4:
WOODEN FLOOR. FITTED WARDROBE, DRAWER & DRESSING UNIT.





BEDROOM 5:
WOODEN FLOOR. FITTED WARDROBES & DRESSING UNIT.



BEDROOM 6:
TO FRONT. WOODEN FLOOR. BUILT-IN WARDROBE.



BATHROOM:
WASH HAND BASIN IN VANITY UNIT. TOILET. ELECTRIC SHOWER. FREE-STANDING BATH WITH HAND HELD SHOWER FITTING. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR.



STUDY / HOME OFFICE
WOODEN FLOOR.

LOFT / ATTIC:
ACCESSED VIA PULL-DOWN LADDER. PART FLOORED FOR STORAGE. ELECTRIC LIGHT & POWER POINT.

OUTSIDE:

SITUATED ON A FANTASTIC SITE APPROX. 0.6 ACRES ON THE PRESTIGIOUS, CONVENIENT & HIGHLY SOUGHT-AFTER KILLYMEAL ROAD.

PILLARED & REMOTE GATED ENTRANCE. TARMAC DRIVE TO GENEROUS PARKING AREA WITH ABILITY TO DRIVE AROUND PROPERTY.

METICULOUSLY MAINTAINED, MATURE GARDENS LAID TO LAWNS & BEDS. RAISED PATIO AREA. REWILDING AREA. CHILDRENS ACTIVITY AREA.

BOILER HOUSE:
ELECTRIC LIGHT. RECENTLY UPDATED BOILER.

HOT HOUSE / POTTING SHED:
WITH WORK BENCH, ETC.

SLABBED PATIO AREA. CHILDRENS PLAY HOUSE. OUTSIDE WATER TAP.

DETACHED GARAGE BLOCK:
2 ROLL-UP DOORS. ELECTRIC LIGHTS.







KITCHEN
4.1m x 7.3m

SITTING ROOM
3.4m x 9.3m

UTILITY
2.5m x 4.0m

DINING ROOM
3.5m x 3.3m

STUDY / OFFICE
2.8m x 2.1m

ENTRANCE

W.C.

FAMILY ROOM
4.8m x 3.5m



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(Floorplan for illustrative purposes only)

BEDROOM 1
3.3m x 5.5m

BATHROOM

BEDROOM 2
3.8m x 4.0m

EN SUITE

BEDROOM 3
3.5m x 3.2m

BEDROOM 4
4.5m x 3.6m

STORAGE
1.6m x 3.7m

BEDROOM 6
2.8m x 2.3m

BEDROOM 5
4.8m x 4.0m



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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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.