

**5 LAGHEY COURT
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6XD**



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

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“LOVELY AT LAGHEY COURT”

AN IMMACULATE 4 BEDROOM DETACHED-LINK PROPERTY WITH A GARAGE & A BEAUTIFUL GARDEN.

PRESENTED FOR SALE IN IMMACULATE & TASTEFUL ORDER THROUGHOUT BY ITS CURRENT OWNER OCCUPIERS, THIS DETACHED-LINK STYLE PROPERTY OFFERS SPACIOUS & VERSATILE ACCOMMODATION SITUATED ON A METICULOUSLY MAINTAINED SITE WITH PRIVATE GARDENS IN THIS QUIET & ESTABLISHED VILLAGE CUL-DE-SAC OF ONLY 7 HOMES.

LOCATED WITHIN WALKING DISTANCE OF LOCAL SCHOOLS AND ONLY MINUTES BY CAR TO DUNGANNON, MOY & JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY BOASTS ACCOMMODATION INCLUDING; 4 BEDROOMS, A GENEROUS SITTING ROOM WITH AN OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / LIVING / ENTERTAINING, A SEPARATE UTILITY ROOM, A HANDY GROUND FLOOR W.C. / POWDER ROOM, A BEAUTIFUL FULLY TILED BATHROOM, PLUS AN ATTACHED GARAGE.

THIS PROPERTY IS SURE TO APPEAL TO A RANGE OF PURCHASERS INCLUDING FIRST-TIME BUYERS SEEKING READY TO OCCUPY ACCOMMODATION WITH SPACE TO GROW AND FAMILIES ALIKE...

“MUST BE VIEWED TO BE FULLY APPRECIATED”



OFFERS OVER: £229,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- AN IMMACULATE DETACHED-LINK PROPERTY.
- SITUATED ON A GENEROUS END OF CUL-DE-SAC SITE.
- QUIET, ESTABLISHED RESIDENTIAL DEVELOPMENT OF ONLY 7 HOMES.
- ONLY A STROLL TO VILLAGE PRIMARY SCHOOLS.
- MINUTES BY CAR TO DUNGANNON TOWN, PICTURESQUE MOY VILLAGE & JUNCTION 14 OF THE M1 INTERSECTION.
- 4 BEDROOMS; MASTER WITH FITTED FURNITURE.
- SPACIOUS SITTING ROOM WITH OPEN FIREPLACE & BAY WINDOW.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING / LIVING.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- WALK-IN HOTPRESS.
- BEAUTIFUL FULLY TILED BATHROOM WITH HEATED TOWEL RAIL.
- WHITE 4 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- WINDOW BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- METICULOUSLY MAINTAINED GARDENS TO FRONT, SIDE & REAR.
- ATTACHED GARAGE.
- SURE TO APPEAL TO BOTH THE DISCERNING FIRST-TIME BUYER & FAMILIES ALIKE.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
PAVIA STEP. OUTSIDE LIGHT.

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH GLAZED FAN LIGHT & SIDE PANELS. PRE-FINISHED FLOOR. COVING TO CEILING. CARPET TO STAIRS TO FIRST FLOOR.



HOTPRESS:
WALK-IN. ELECTRIC LIGHT.

SITTING ROOM:

OPEN FIREPLACE WITH HIGH OUTPUT BACK BOILER & GRANITE HEARTH. BAY WINDOW WITH FEATURE RECESSED LIGHTING. PRE-FINISHED FLOOR. COVING & RECESSED LIGHTING TO CEILING.



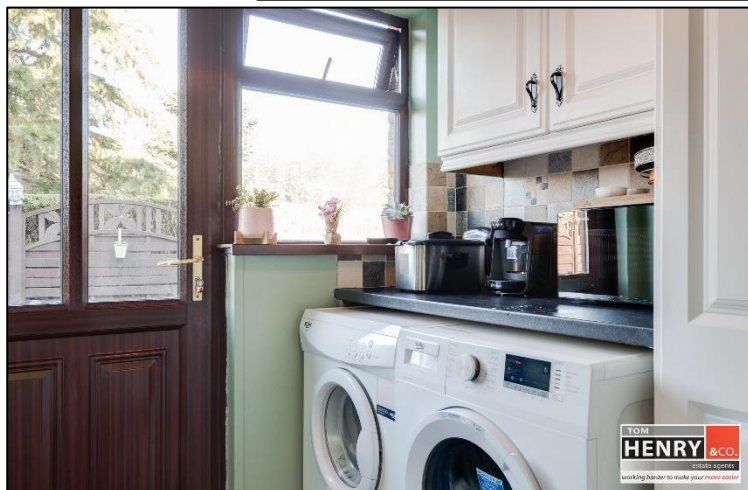
KITCHEN / DINING LIVING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNITS. PELMET OVER S.S. SINK WITH MIXER TAP FITTING. SPACE FOR COOKER (INCLUDED) WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED FLOOR. RECESSED LIGHTING.





UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS. PLUMBED FOR A.W.M. SPACE FOR
 TUMBLE DRYER. TILED BETWEEN UNITS. TILED FLOOR. P.V.C.
 EXTERNAL DOOR WITH GLAZED TOP PANEL.



CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & TILED
SPLASH BACK. TOILET. TILED FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS & LANDING. COVING TO CEILING.



BEDROOM 1:
TO FRONT. FITTED FURNITURE TO INCLUDE WARDROBES & HATBOXES. CARPET TO FLOOR.





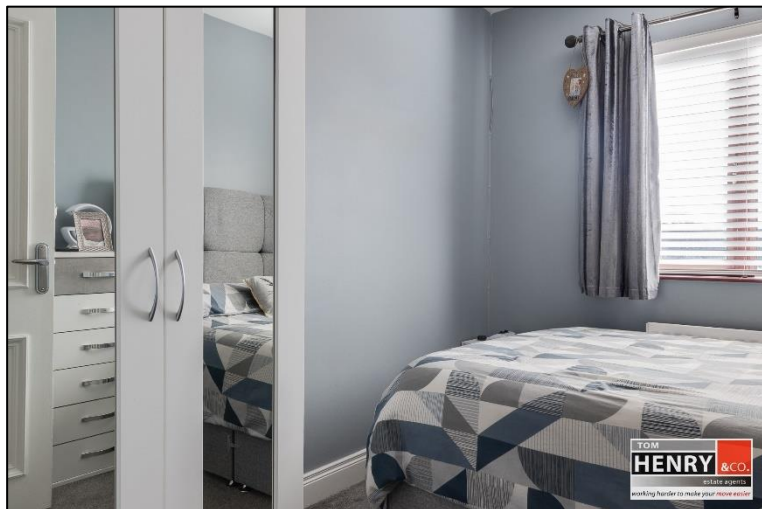
BEDROOM 2:
TO SIDE. CARPET TO FLOOR.



BEDROOM 3:
TO SIDE. CARPET TO FLOOR.

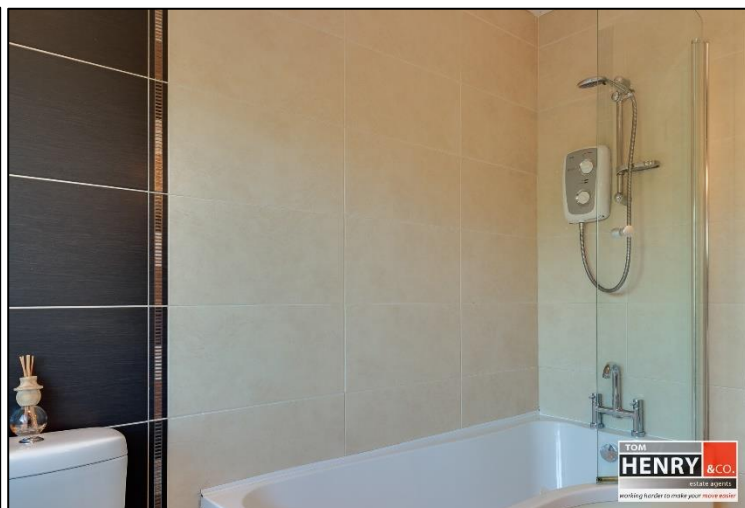


BEDROOM 4:
TO FRONT. CARPET TO FLOOR.



BATHROOM:

WASH HAND BASIN WITH MIXER TAP FITTING. BATH WITH MIXER TAP FITTING & ELECTRIC SHOWER OVER. TOILET. HEATED TOWEL RAIL. TILED WALLS & FLOOR. CLADDING TO CEILING WITH RECESSED LIGHTING.





OUTSIDE:

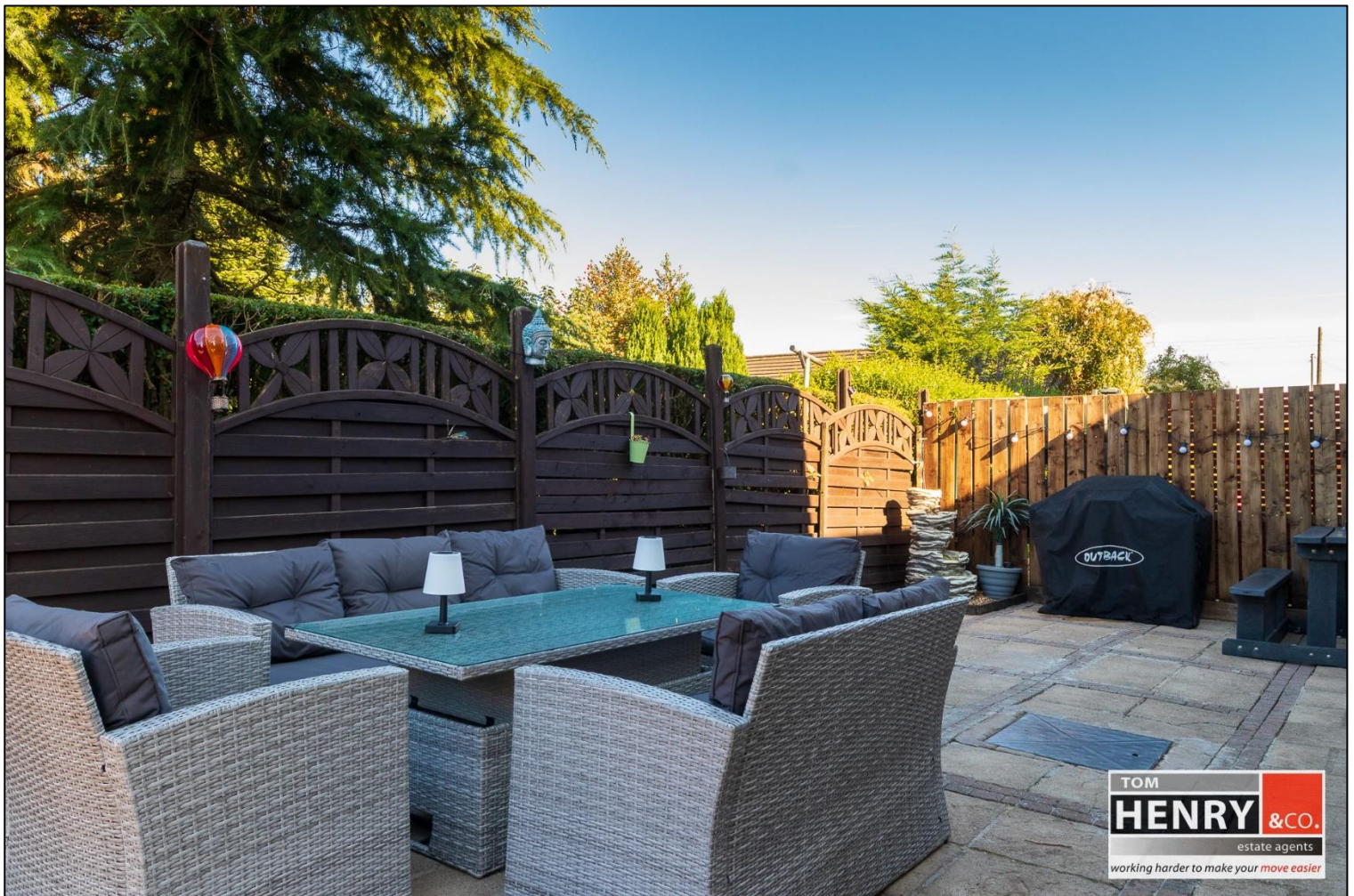
TARMAC DRIVEWAY TO FRONT TO GARAGE.

GARAGE:

UP & OVER DOOR TO FRONT. ELECTRIC LIGHT & POWER POINTS. PEDESTRIAN DOOR TO REAR.

ENCLOSED GARDEN TO FRONT LAID TO LAWN WITH SHRUB BED. GARDEN TO SIDE LAID TO LAWN. PAVED PATIO AREA TO REAR WITH GRAVELLED BED. OUTSIDE WATER TAP.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	52 E	
21-38	F		
1-20	G		

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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.