

**48 DERRYWINNIN HEIGHTS
BUSH ROAD
DUNGANNON
CO. TYRONE
BT71 6WT**



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

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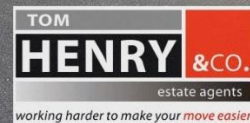
"DELIGHTFUL IN DERRYWINNIN HEIGHTS"

AN IMMACULATE HOME SITUATED ON A FANTASTIC SITE IN THIS POPULAR DEVELOPMENT

LOCATED JUST OFF THE HIGHLY-FOUGHT AFTER & MOST CONVENIENT BUSH ROAD, ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND TOWNS, AND BENEFITTING FROM GREAT ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO COOKSTOWN, PORTADOWN OR FURTHER AFIELD, THIS PROPERTY HAS BEEN OWNER OCCUPIED SINCE NEW CIRCA. 6 YEARS AGO AND IS PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT, WHERE ITS CURRENT OWNERS SUPERB TASTE MAY ONLY BE FULLY APPRECIATED ON INSPECTION.

IDEALLY SITUATED ON A FANTASTIC "BACK ROW SITE" SITE, WITH AMPLE OFF STREET PARKING, A GENEROUS REAR GARDEN & NO DEVELOPMENT TO ITS REAR, THIS 3 BEDROOM SEMI-DETACHED PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.

"A DREAM FIRST HOME, PERFECT FOR FAMILIES OR FOR THOSE WISHING TO DOWNSIZE; JUST MOVE IN!"



OFFERS OVER: £179,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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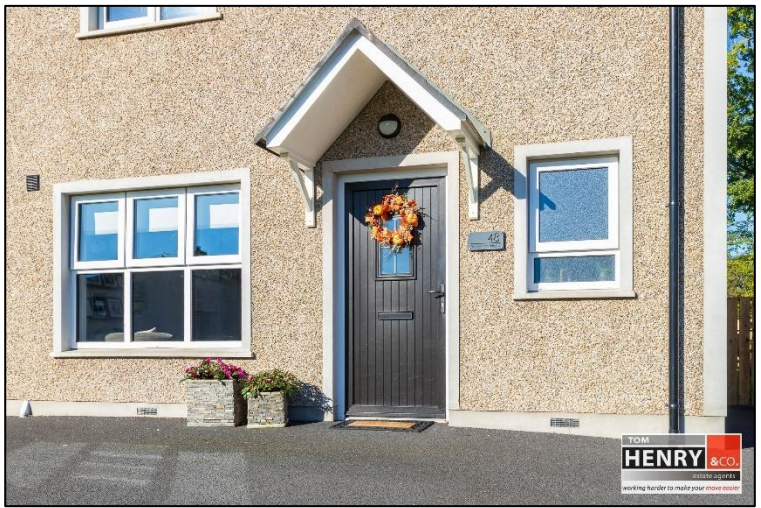
PROPERTY FEATURES...

- AN IMMACULATE SEMI-DETACHED PROPERTY.
- SITUATED ON A FANTASTIC “BACK ROW SITE”.
- GENEROUS GARDENS & NO DEVELOPMENT TO REAR.
- CONSTRUCTED CIRCA. 2019 & OWNER OCCUPIED SINCE NEW.
- MOST POPULAR & CONVENIENT RESIDENTIAL DEVELOPMENT.
- ONLY MINUTES BY CAR TO DUNGANNON & COALISLAND.
- GOOD ACCESS TO THE M1 & MAIN ROADS NETWORK FOR COMMUTING TO COOKSTOWN, PORTADOWN OR FURTHER AFIELD.
- 3 BEDROOMS; MASTER WITH FITTED FURNITURE & WALK-IN WARDROBE.
- ENTRANCE HALL WITH “BOOT ROOM” / CLOAK STORAGE.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- SUPERB KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 4 PIECE SUITE, HEATED TOWEL RAIL & BLUETOOTH MIRROR.
- ATTIC WITH FOLD DOWN LADDER, PART FLOORED FOR STORAGE.
- WHITE INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- WINDOW BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CHILDRENS PLAY APPARATUS INCLUDED IN SALE.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT FIRST OR FAMILY HOME.

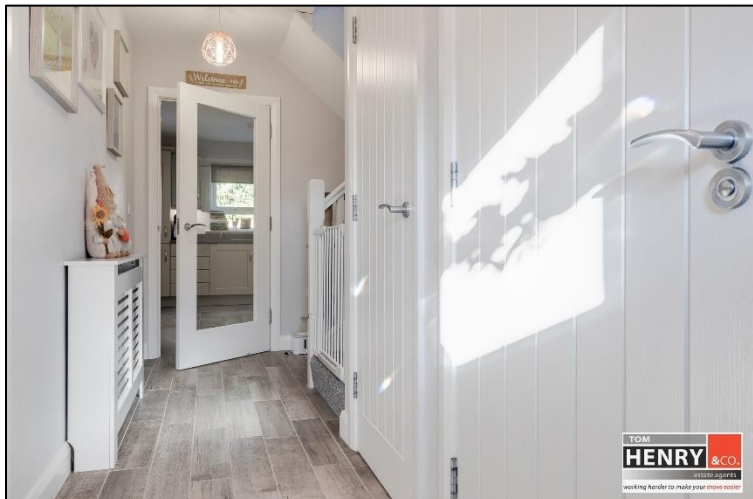


ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.



ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH GLASS PANEL. TILED FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR. RADIATOR COVER INCLUDED IN SALE.



BOOT ROOM / CLOAK STORE:
TILED FLOOR. ELECTRIC LIGHT.



SITTING ROOM:

GLASS FRONTED WOOD BURNING STOVE WITH TILED HEARTH. FITTED DESK UNIT INCLUDED IN SALE. TILED FLOOR.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. ILLUMINATED GLAZED DISPLAY UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY WITH TILED SPLASH BACK. INTEGRATED FRIDGE FREEZER. TILED FLOOR. RECESSED LIGHTING TO KITCHEN.





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UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. TILED FLOOR. X-FAN. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



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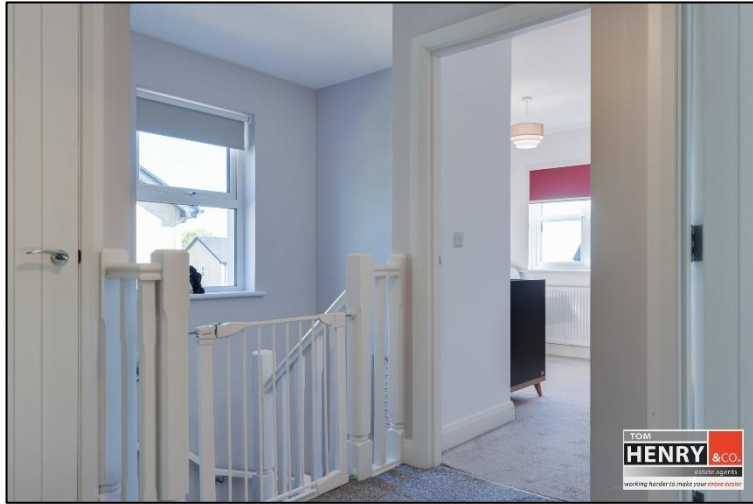
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POWDER ROOM / CLOAK W.C:
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK.
TOILET. TILED FLOOR.

FIRST FLOOR:

STAIRS & LANDING:
CARPET.

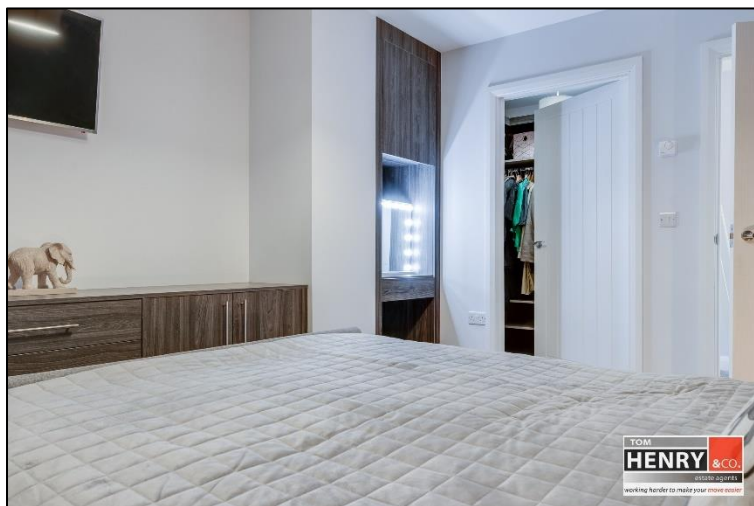
HOTPRESS:
SHELVED WITH IMM. HEATER. ELECTRIC LIGHT.



MASTER BEDROOM:
TO FRONT. CARPET TO FLOOR. FITTED UNITS INCLUDED IN SALE.

WALK-IN WARDROBE:
FITTED UNITS TO INCLUDE SHELVED & HANGING SPACE. CARPET TO FLOOR. ELECTRIC LIGHT.





BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR. BLACKOUT BLIND INCLUDED IN SALE.



BATHROOM:
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. ILLUMINATED MIRROR OVER WITH INTEGRATED BLUETOOTH SPEAKER.
BATH WITH MIXER TAP FITTING & TILED SPLASH BACK. POD TYPE THERMOSTATIC SHOWER. TOILET. HEATED TOWEL RAIL. TILED FLOOR.





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ATTIC:
ACCESSED VIA A FOLD DOWN LADDER. PART FLOORED FOR
STORAGE. ELECTRIC LIGHT.



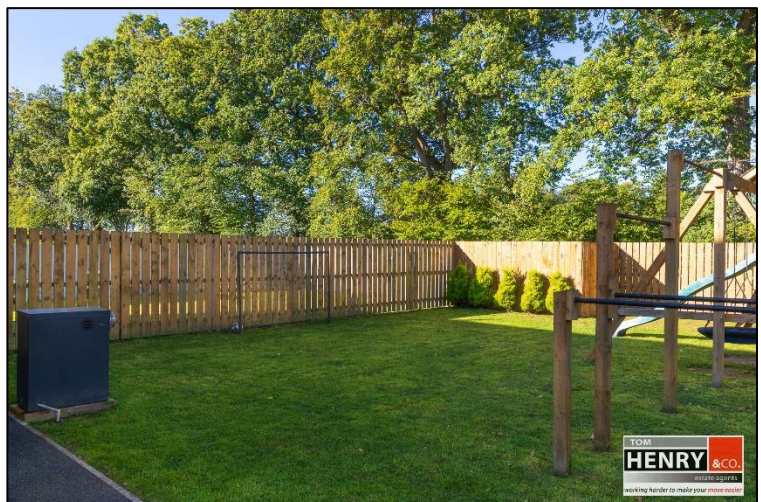
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OUTSIDE:

TARMAC PARKING TO FRONT & SIDE. GARDEN TO FRONT LAID TO LAWN. ENCLOSED GARDEN TO REAR LAID TO LAWN WITH NO RESIDENTIAL
DEVELOPMENT BEYOND. OUTSIDE WATER TAP. CHILDRENS PLAY APPARATUS INCLUDED IN SALE.



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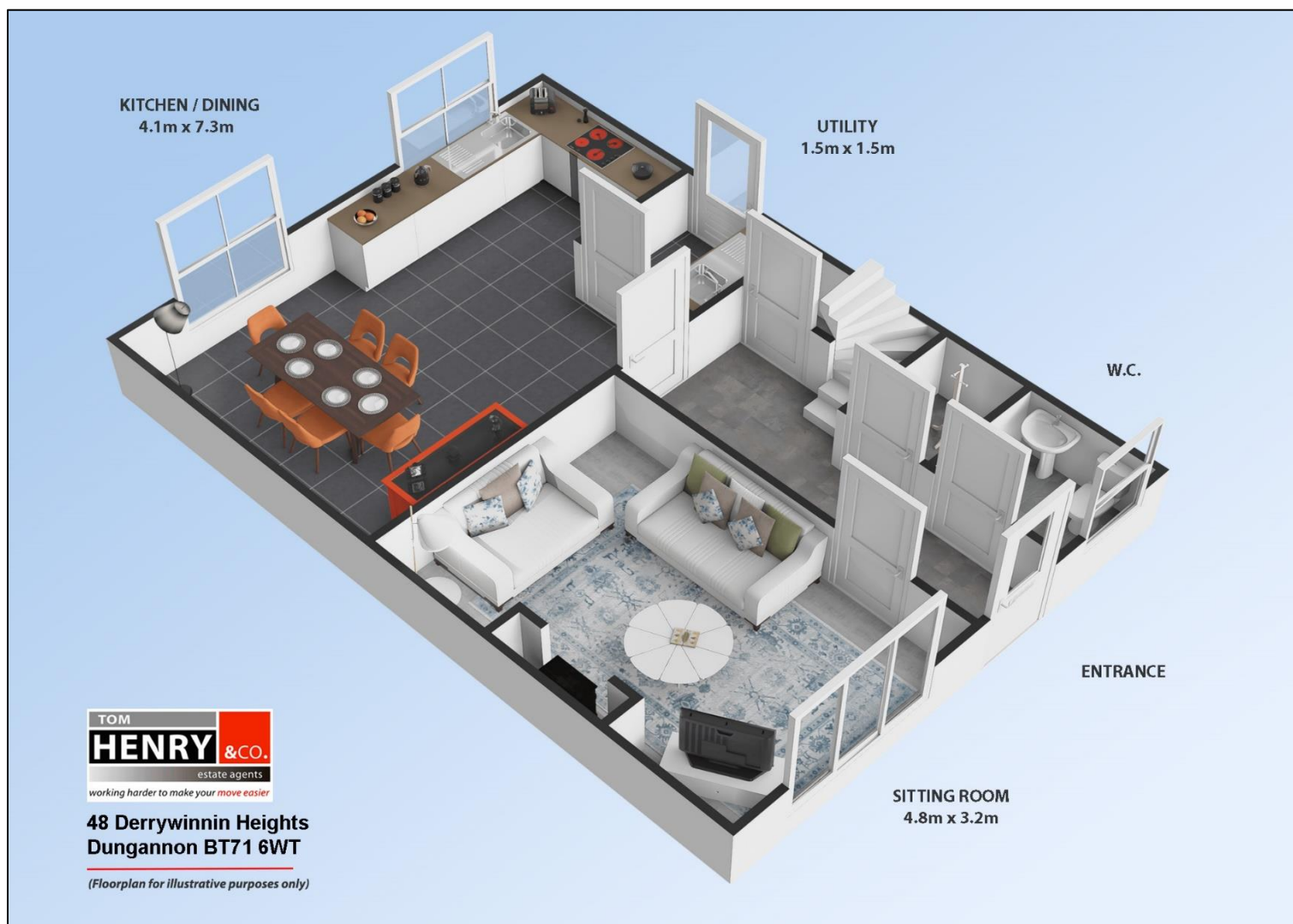


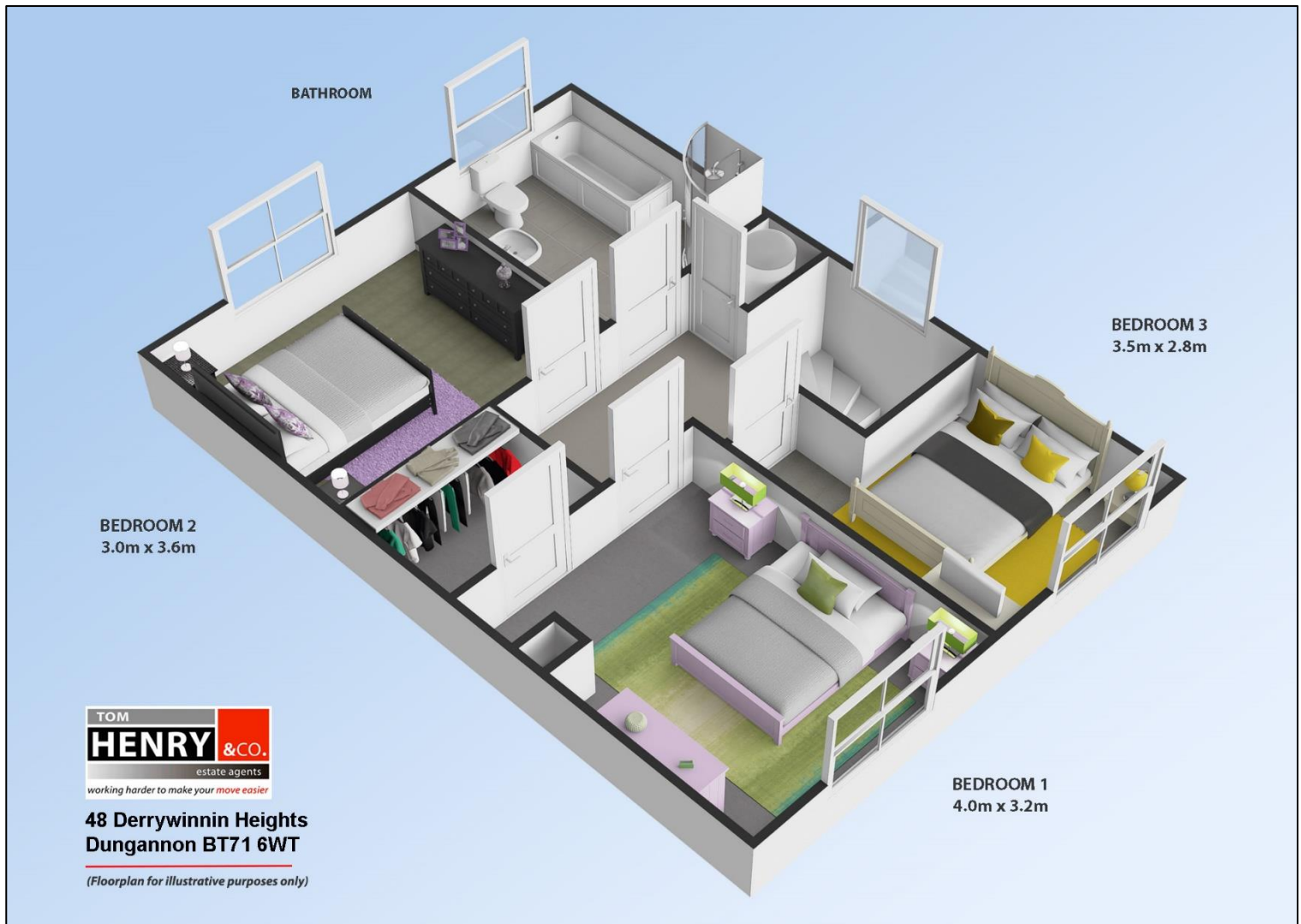
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FLOORPLANS FOR I.D. PURPOSES ONLY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

N.B.

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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.

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