

**2 RANFURLY AVENUE
DUNGANNON
CO. TYRONE
BT71 6PJ**



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

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"REMARKABLE IN RANFURLY AVENUE"

AN IMMACULATE BUNGALOW SITUATED ON A FANTASTIC SITE WITHIN THIS HUGE POPULAR, PRESTIGIOUS & CONVENIENT TOWN DEVELOPMENT

PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT, THIS EXTENDED DETACHED PROPERTY AFFORDS THE FORTUNATE PURCHASER A SUPERB OPPORTUNITY TO ACQUIRE "MORE THAN YOUR AVERAGE BUNGALOW" ON WHAT IS ARGUABLY THE BEST SITE IN THIS HUGE POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT.

Meticulously maintained by its owner occupiers this property offers versatile accommodation, extending to 3 double bedrooms, master ensuite, 3 receptions including a cosy sunroom with a glass fronted stove, a kitchen with space for casual dining, a separate utility room, a cloak W.C. / powder room and a bathroom with a 3 piece suite. Sure to be extremely appealing to discerning first-time buyers, families & those requiring accommodation on one level alike, this property is most conveniently located moments by car to the M1 intersection for commuting and is within walking distance of local amenities including picturesque Dungannon Park, Dungannon Rugby Club, the famous Linen Green retail outlet & renowned schools.

PROPERTY WITHIN THIS SOUGHT-AFTER DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST; THUS WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT!



OFFERS OVER: £259,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

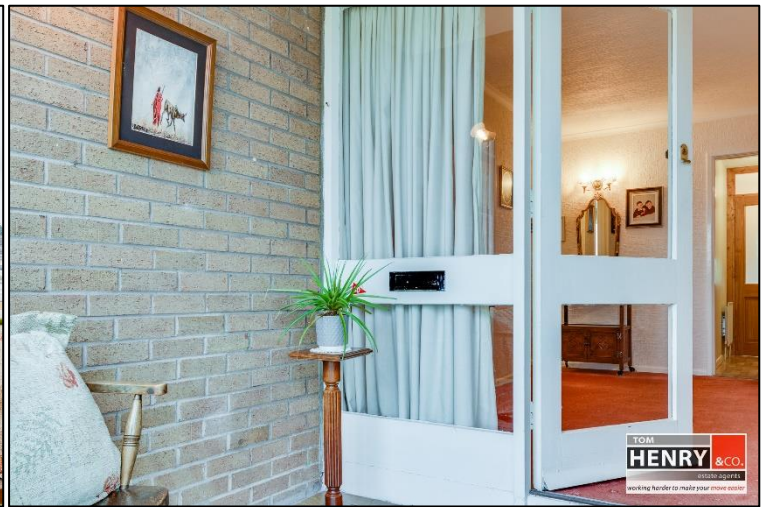
- AN IMMACULATE DETACHED BUNGALOW.
- OFFERING SPACIOUS & VERSATILE INTERNAL ACCOMMODATION.
- SITUATED ON A GENEROUS SITE WITH A FANTASTIC REAR GARDEN.
- QUIET, ESTABLISHED & SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.
- COMMUTER CONVENIENT LOCATION; MINUTES TO THE M1 INTERSECTION.
- WITHIN WALKING DISTANCE OF DUNGANNON PARK, THE LINEN GREEN, LOCAL SHOPS & SCHOOLS.
- 3 DOUBLE BEDROOMS, MASTER ENSUITE.
- 3 RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE; GAS INSET IN SITU.
- SUNROOM WITH GLASS FRONTED STOVE.
- FORMAL DINING ROOM.
- KITCHEN WITH SPACE FOR CASUAL / FAMILY DINING.
- SEPARATE UTILITY ROOM.
- CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 3 PIECE SUITE INCLUDING OVER BATH SHOWER.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- ROOF SPACE WITH PULL-DOWN LADDER FOR STORAGE.
- OFF-STREET PARKING TO FRONT.
- PRIVATE GARDEN TO REAR LAID TO LAWN WITH PATIO AREA & MATURE SHRUBS.
- SURE TO APPEAL TO A RANGE OF PURCHASERS.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

U.P.V.C EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS. SEMI-VAULTED CEILING. TILED FLOOR. WOODEN INTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS.



ENTRANCE HALL:

CARPET TO FLOOR. COVING TO CEILING. HOTPRESS.





CLOAK STORE / BOOT ROOM:

CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET.



SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE OVER MARBLE SURROUND & HEARTH WITH GAS INSET. CARPET TO FLOOR. COVING TO CEILING. WALL LIGHTS.





KITCHEN / CASUAL DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. ILLUMINATED LEADED GLAZED DISPLAY UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER (INCLUDED) WITH X-FAN OVER. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. U.P.V.C DOOR WITH GLASS PANEL TO REAR LOBBY. ACCESS TO FAMILY ROOM / SUNROOM. PART GLAZED DOOR TO FORMAL DINING ROOM.





FORMAL DINING ROOM:
PART GLAZED DOOR FROM KITCHEN, CARPET TO FLOOR. COVING TO CEILING.



FAMILY ROOM / SUNROOM:
DUAL ASPECT BAY WINDOWS. GLASS FRONTED STOVE. PRE-FINISHED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED PANELS TO SIDE GARDEN.



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REAR LOBBY:
PRE-FINISHED FLOOR. U.P.V.C. EXTERNAL DOOR.

UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. PRE-FINISHED FLOOR. ACCESS TO ROOF SPACE VIA A PULL DOWN LADDER; FLOORED FOR STORAGE.



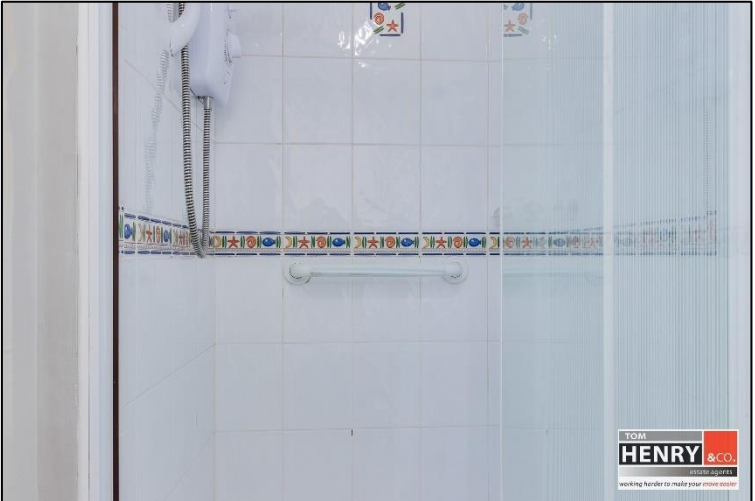
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BEDROOM 1:
TO REAR. CARPET TO FLOOR. BUILT-IN CUPBOARD.

ENSUITE:
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED SHOWER. TILED FLOOR. X-FAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR. COVING TO CEILING.



BEDROOM 3:
TO REAR. CARPET TO FLOOR. COVING TO CEILING.





BATHROOM:
WASH HAND BASIN. BATH WITH SHOWER OVER. TOILET. PART TILED WALLS. TILED FLOOR.



OUTSIDE:

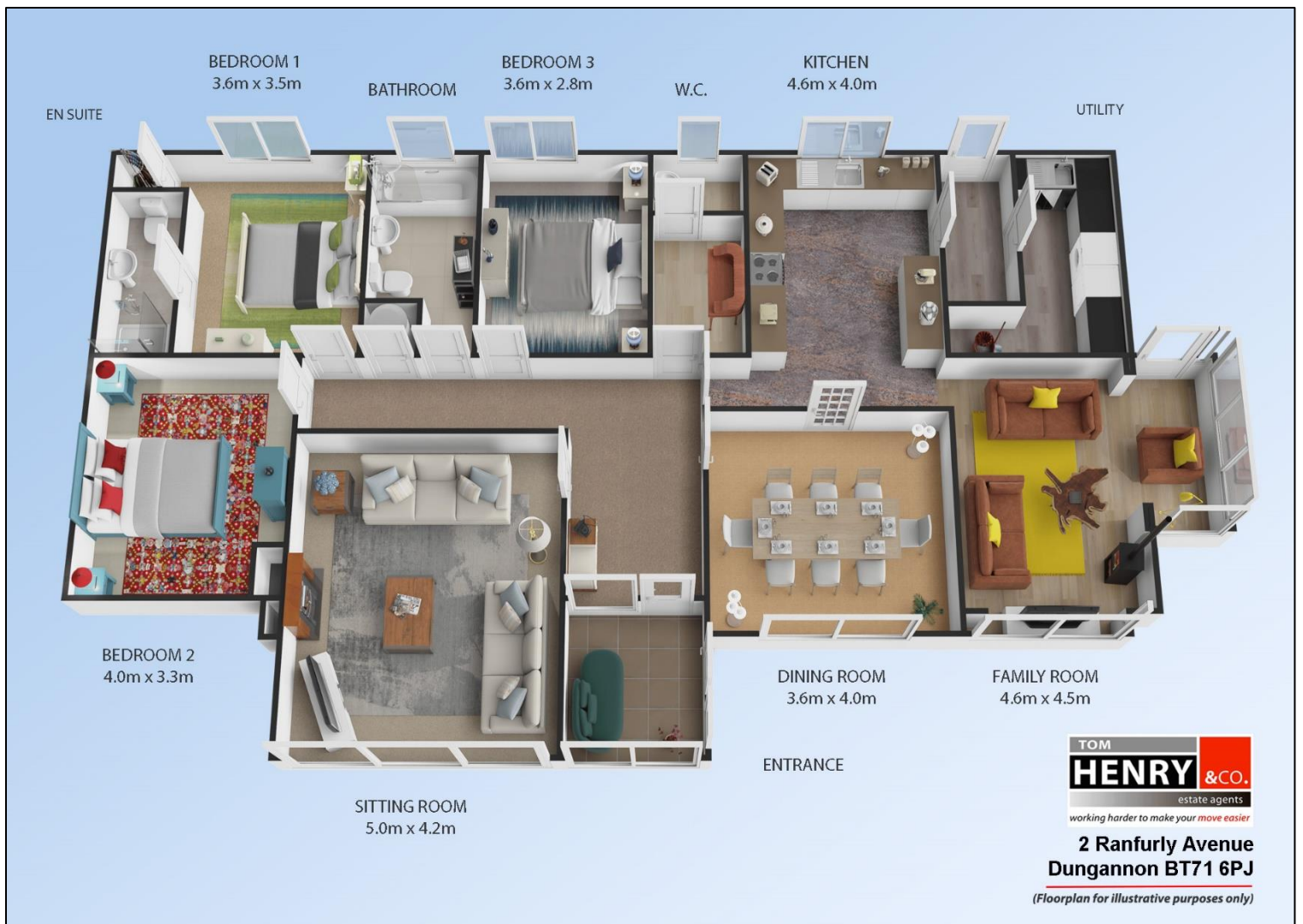
TARMAC DRIVE & PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWNS. LAWNS & MATURE HEDGING TO SIDE. PAVIA PATIO AREA TO REAR. SPACE FOR BINS. OUTSIDE WATER TAP. GARDEN TO REAR LAID TO LAWNS WITH MATURE HEDGING & SHRUBS.

FLOORPLANS FOR I.D. PURPOSES ONLY.





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(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	43 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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- > **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.