

**10 BOVEAN ROAD
TAMNAMORE
DUNGANNON
CO. TYRONE
BT71 6HR**



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

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“BEAUTIFUL AT BOVEAN”

AN IMMACULATE BUNGALOW SITUATED ON A PLEASANT & GENEROUS SITE WITH COMMUTER CONVENIENCE

PRESENTED FOR SALE BY ITS CURRENT OWNER OCCUPIER TO A STANDARD THAT MAY ONLY BE FULLY APPRECIATED UPON INSPECTION, THIS DECEPTIVELY SPACIOUS & VERSATILE 3 BEDROOM BUNGALOW IS SITUATED ON A MOST GENEROUS SITE EXTENDING TO APPROX. 0.4 ACRES, ONLY MOMENTS BY CAR TO JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING, MINUTES TO DUNGANNON TOWN & PICTURESQUE MOY VILLAGE AND IS WITHIN WALKING DISTANCE OF TAMNAMORE PARK & RIDE & LOCAL SHOPS.

HAVING BEEN RECENTLY & MOST TASTEFULLY REFURBISHED, THIS BEAUTIFUL PROPERTY BOASTS A LUXURY KITCHEN WITH A QUARTZ WORKTOP, QUOOKER TAP & INTEGRATED APPLIANCES WITH AMPLE SPACE FOR DINING / LIVING IN FRONT OF A COSY GLASS FRONTED STOVE. A FURTHER SNUG / SITTING ROOM WITH AN OPEN FIREPLACE OFFERS THE FORTUNATE PURCHASER A FURTHER SPACE TO CHILL. 3 DOUBLE BEDROOMS & A FABULOUS BATHROOM WITH A 4 PIECE SUITE COMPLETE THIS PROPERTY'S INTERNAL ACCOMMODATION. VERSATILITY CONTINUES IN ABUNDANCE TO THE EXTERIOR WITH A GENEROUS WORKSHOP / GARAGE, A UTILITY ROOM & A FURTHER GARDEN STORE, PLUS AMPLE OFF-STREET PARKING AND EXCEPTIONALLY GENROUS GARDENS LAID TO LAWNS.

WITH ACCOMMODATION ON ONE LEVEL, BEAUTIFUL PRESENTATION & AN ENVIABLE SITUATION, THIS PROPERTY IS SURE TO ATTRACT SIGNIFICANT INTEREST FROM A RANGE OF POTENTIAL PURCHASERS... VIEW EARLY TO AVOID DISAPPOINTMENT!



OFFERS OVER: £199,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A GORGEOUS DETACHED BUNGALOW / COTTAGE.
- PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.
- SITUATED ON A MOST GENEROUS SITE APPROX. 0.4 ACRES.
- SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- WITHIN WALKING DISTANCE OF TRANSLINK PARK & RIDE AND LOCAL SHOPS.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN & MOY VILLAGE.
- 3 DOUBLE BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- GORGEOUS HIGH SPECIFICATION KITCHEN WITH QUARTZ WORKTOP & QUOOKER TAP.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- FAMILY DINING / LIVING AREA WITH GLASS FRONTED STOVE.
- RECENTLY UPDATED BATHROOM WITH 4 PIECE SUITE & HEATED TOWEL RAIL.
- WHITE SKIRTINGS & ARCHITRAVES.
- OAK INTERNAL DOORS.
- BRUSHED CHROME LIGHT SWITCHES & POWER POINTS.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. FASCIA.
- WINDOW BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- OFF-STREET PARKING TO FRONT / SIDE.
- DETACHED GARAGE / WORKSHOP WITH REMOTE ROLL-UP DOOR.
- UTILITY ROOM & UTILITY STORE.
- WOULD MAKE A BEAUTIFUL FIRST OR FAMILY HOME.
- SURE TO ALSO APPEAL TO THOSE REQUIRING ACCOMMODATION ON ONE LEVEL.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

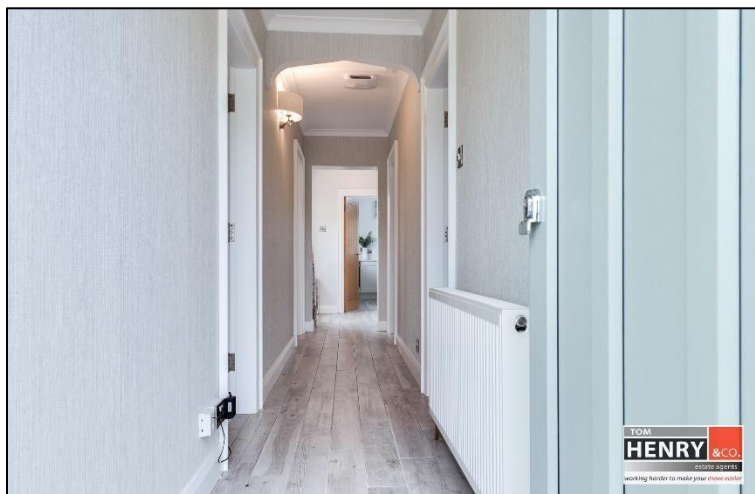




ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. TILED FLOOR. COVING TO CEILING.



SITTING ROOM:

OPEN FIREPLACE WITH STONE MANTLE & SURROUND OVER HORSESHOE WITH GRANITE HEARTH. FITTED STORAGE & SHELVING. PRE-FINISHED FLOOR.





KITCHEN / DINING / LIVING AREA:

FITTED UNITS WITH QUARTZ WORKTOP & UPSTAND. "QUOOKER TAP" IN S.S. SINK WITH QUARTZ DRAINER. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY WITH QUARTZ SPLASH BACK. INTEGRATED UNDER OVEN. INTEGRATED FRIDGE FREEZER. LARDER TYPE UNIT. GLASS FRONTED WOOD BURNING STOVE IN TILED INGLENOOK WITH QUARTZ HEARTH & SURROUND. TILED FLOOR. COVING TO CEILING.

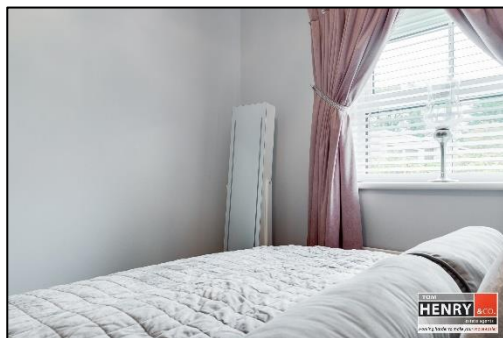




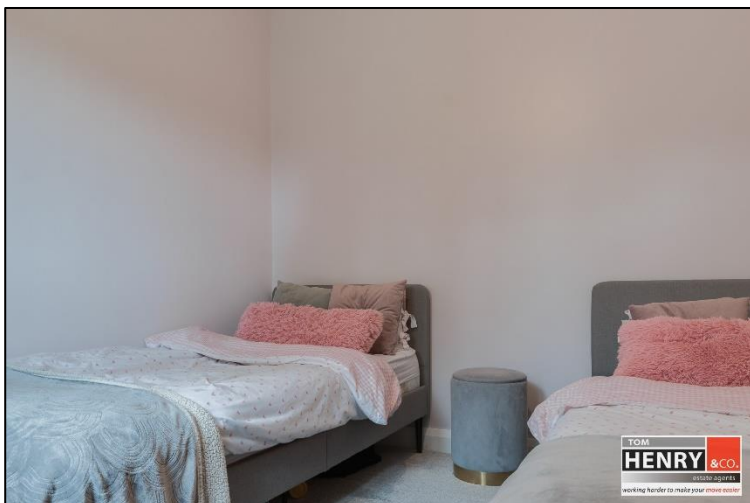
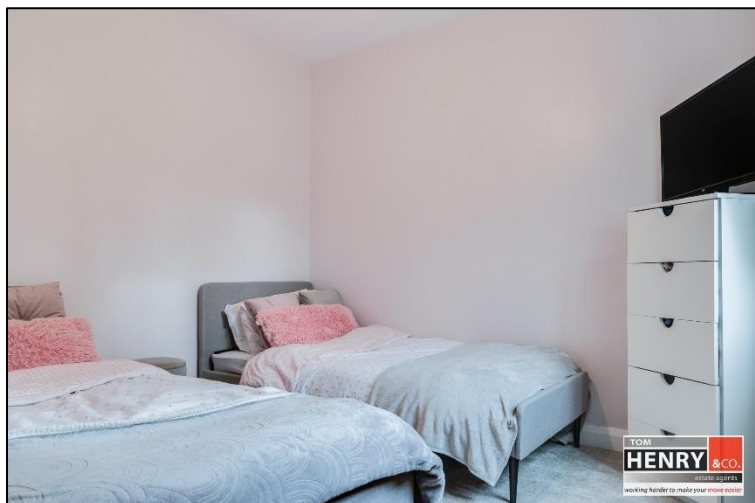
BEDROOM 1:
TO FRONT. CARPET TO FLOOR.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO SIDE. CARPET TO FLOOR.



REAR LOBBY:
TILED FLOOR. COVING TO CEILING. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL & SIDE PANEL.

LINEN CUPBOARD:
SHELVED.



BATHROOM:
BATH WITH MIXER TAP FITTING. FULLY TILED "MIRA SPORT" ELECTRIC SHOWER. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TOILET. HEATED TOWEL RAIL. SOME WALL TILING. TILED FLOOR. X-FAN. HOTPRESS: SHELVED.



OUTSIDE:

PILLARED & GATED ENTRANCE TO TARMAC DRIVE & PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWN.

GARAGE / WORKSHOP: REMOTE ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. TOILET. ACCESS TO UTILITY ROOM.

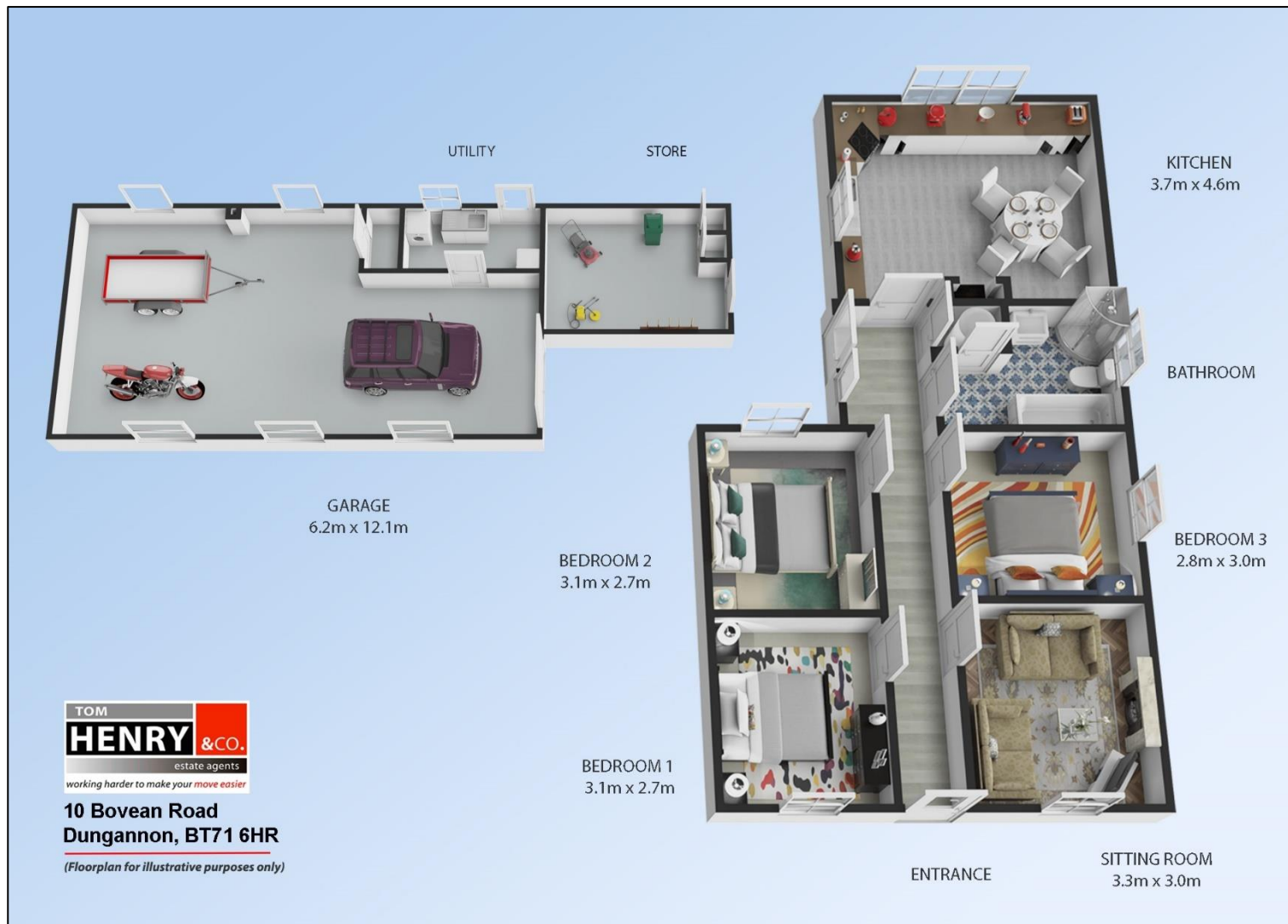
UTILITY ROOM: S.S. SINK & DRAINER. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER.

UTILITY STORE: P.V.C. PEDESTRIAN DOOR. ELECTRIC LIGHTS & POWER POINTS.

GENEROUS GARDENS TO SIDE / REAR LAID TO LAWNS. OUTSIDE WATER TAP. GLASS HOUSE INCLUDED IN SALE.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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- > 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.