

**26 MARLEFIELD
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6UZ**



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

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“MARVELLOUS IN MARLEFIELD”

A SPACIOUS & VERSATILE DETACHED PROPERTY SITUATED ON A CORNER SITE WITH A GARAGE

CONSTRUCTED CIRCA. 2021 BY RENOWNED DEVELOPER COROVE LIMITED & OWNER OCCUPIED SINCE NEW, THIS BEAUTIFUL DETACHED PROPERTY OCCUPIES A PRIME CORNER SITE WITH A DETACHED GARAGE IN THIS MOST POPULAR & EXCLUSIVE DEVELOPMENT OF ONLY 28 HOMES, AND IS LOCATED WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOLS, IS ONLY MINUTES BY CAR TO DUNGANNON TOWN & PICTURESQUE MOY VILLAGE, & BENEFITS FROM SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.

THIS “READY TO OCCUPY” HOME BOASTS A BRIGHT & AIRY ENTRANCE HALL, A SPACIOUS SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A FURTHER FAMILY ROOM, A TRULY ENVIABLE ENTERTAINMENT SIZED OPEN PLAN KITCHEN / DINING AREA, A MOST CONVENIENT SEPARATE UTILITY ROOM (A MUST FOR THE MODERN FAMILY) & A HANDY GROUND FLOOR CLOAK W.C. / POWDER ROOM. THE ACCOMMODATION CONTINUES UPSTAIRS WITH 4 DOUBLE BEDROOMS, MASTER ENSUITE PLUS WALK-IN WARDROBE AND A FAMILY BATHROOM WITH A 4 PIECE SUITE INCLUDING A FREESTANDING BATH.

EXTERNALLY THIS PROPERTY OFFERS AMPLE OFF-STREET PARKING TO ITS FRONT / SIDE, A DETACHED GARAGE, & A PRIVATE, YET MANAGEABLE ENCLOSED REAR GARDEN.

IF YOU ARE SEEKING A MODERN, DETACHED FAMILY HOME, NO. 26 MARLEFIELD SHOULD BE ON YOUR VIEWING LIST!



OFFERS OVER: £299,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES:

- A SPACIOUS & VERSATILE DETACHED PROPERTY.
- PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.
- SITUATED ON A PRIME CORNER SITE.
- WITHIN THIS EXCLUSIVE DEVELOPMENT OF ONLY 28 HOMES.
- CONSTRUCTED CIRCA. 2021 BY RENOWNED DEVELOPER COROVE LIMITED.
- ONLY A STROLL TO LOCAL PRIMARY SCHOOLS.
- MINUTES BY CAR TO DUNGANNON, MOY & THE M1 INTERSECTION.
- 4 DOUBLE BEDROOMS; MASTER WITH WALK-IN WARDROBE & ENSUITE.
- 2 RECEPTION ROOMS; SITTING ROOM WITH GLASS FRONTED STOVE.
- ENVIABLE KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- KITCHEN WITH INTEGRATED APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 4 PIECE SUITE INCLUDING FREESTANDING BATH.
- WHITE 4 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- ALARM SYSTEM.
- BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & COMPOSITE EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- GENEROUS OFF-STREET PARKING TO FRONT / SIDE.
- DETACHED GARAGE.
- ENCLOSED REAR GARDEN LAID TO LAWN.
- A SUPERB FAMILY HOME IN A MOST SOUGHT-AFTER SITUATION.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHTS. COMPOSITE EXTERNAL DOOR WITH GLAZED SIDE PANELS & FAN LIGHT. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

DUAL ASPECT TO FRONT & SIDE. GLASS FRONTED STOVE IN INGLENOOK WITH GRANITE HEARTH & SURROUND WITH TIMBER OVER MANTLE. FEATURE WALL PANELLING. PART GLAZED DOORS TO KITCHEN / DINING AREA.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. "BLANCO" SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED EYE LEVEL DOUBLE OVEN. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING TO CEILING. BAY WINDOW TO DINING AREA. PART GLAZED DOORS TO SITTING ROOM FROM DINING AREA. GLAZED FRENCH DOORS TO REAR GARDEN FROM DINING AREA.







UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. TILED FLOOR. X-FAN. COMPOSITE EXTERNAL DOOR WITH GLAZED TOP PANEL.

CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR. RECESSED LIGHTING TO CEILING. X-FAN.



FAMILY ROOM:

CURRENTLY UTILISED AS A CHILDRENS PLAY / GAMES ROOM. CARPET TO FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO STAIRS & LANDING. ACCESS TO ATTIC VIA FOLD DOWN LADDER. ATTIC PART FLOORED FOR STORAGE WITH AN ELECTRIC LIGHT.

HOTPRESS:

SHELVED WITH IMM. HEATER.



BEDROOM 1 / MASTER SUITE:

TO FRONT. PRE-FINISHED FLOOR.



WALK-IN WARDROBE:
FITTED UNIT WITH SHELVED & HANGING SPACE. ELECTRIC LIGHT.

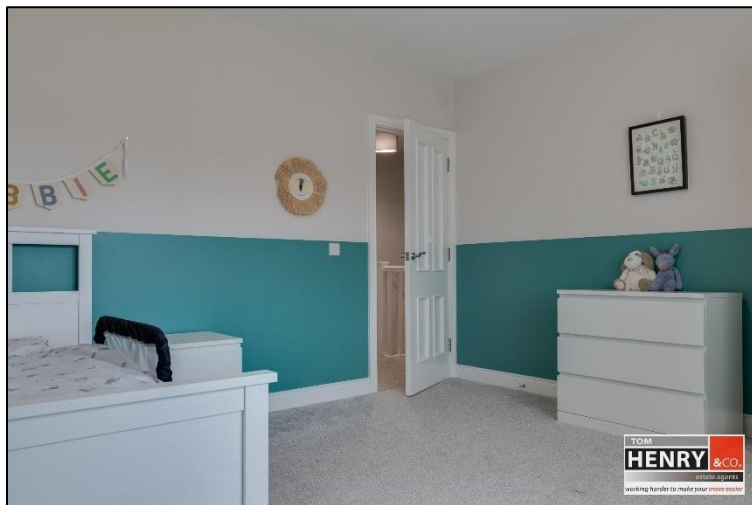
ENSUITE:
WASH HAND BASIN WITH MIXER TAP FITTING. WIRING IN SITU ABOVE FOR ILLUMINATED MIRROR. TOILET. P.V.C. CLAD THERMOSTATIC DUAL
HEADED SHOWER. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. X-FAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO SIDE. CARPET TO FLOOR.



BEDROOM 4:
TO REAR. CURRENTLY USED AS A STUDY. CARPET TO FLOOR.



BATHROOM:

FREE STANDING BATH WITH MIXER TAP SHOWER HEAD FITTING. P.V.C. CLAD THERMOSTATIC DUAL HEADED SHOWER. TOILET. WASH HAND BASIN VANITY UNIT WITH MIXER TAP FITTING. WIRING IN SITU ABOVE FOR ILLUMINATED MIRROR. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

GRAVELLED OFF-STREET PARKING TO FRONT & SIDE TO DETACHED GARAGE.

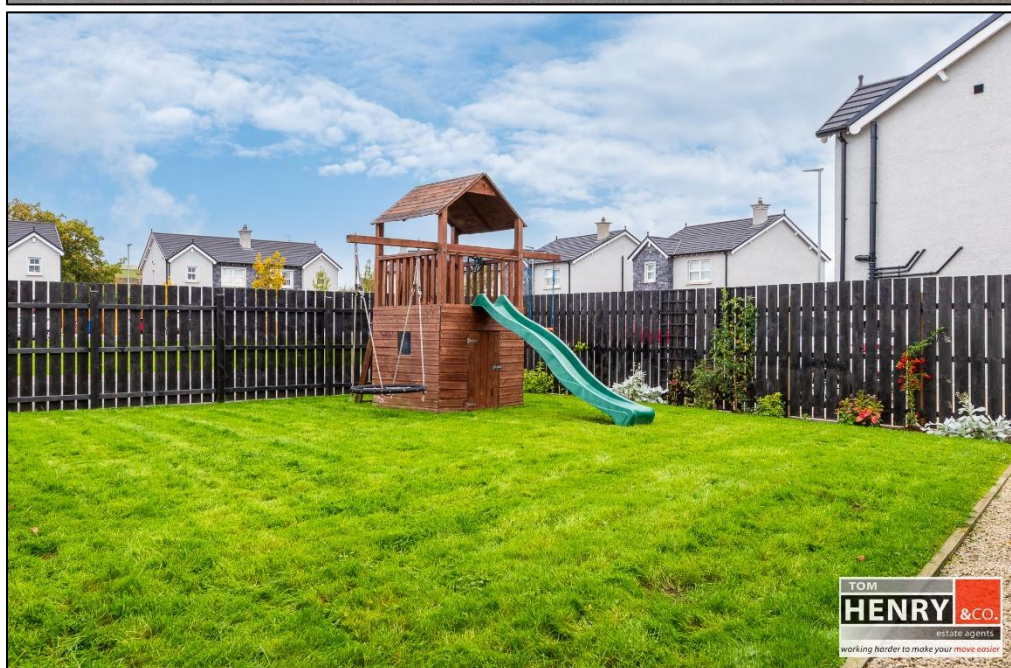
GARAGE: ROLL-UP DOOR TO FRONT & PEDESTRIAN DOOR TO SIDE. ELECTRIC LIGHT & POWER POINTS.

ENCLOSED GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.





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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		

Thinking of selling or renting your home?

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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.