

**27 CASTLE GROVE
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3NL**



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

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

A DETACHED-LINK BUNGALOW BOASTING A GARAGE, A PRIVATE REAR GARDEN & FANTASTIC FURTHER POTENTIAL

PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT, TOM HENRY & CO WE ARE PLEASED TO BRING TO THE MARKET NUMBER 27 CASTLE GROVE; PROVIDING 3 BEDROOMS, ALL WITH BUILT-IN STORAGE, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A KITCHEN WITH A SEPARATE UTILITY ROOM, PLUS A HANDY GARAGE, ALL SITUATED ON A PRIVATE SITE WITHIN WALKING DISTANCE OF ALL HIGHLY SOUGHT-AFTER CASTLECAULFIELD VILLAGE AMENITIES, AND ONLY MINUTES BY CAR TO DONAGHMORE, DUNGANNON, COOKSTOWN & THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD.

THIS PROPERTY HAS BEEN WELL CARED FOR BUT IS NOW READY FOR A NEW LEASE OF LIFE AND IS SURE TO APPEAL TO FIRST-TIME BUYERS, DOWNSIZERS SEEKING ACCOMMODATION ON ONE LEVEL & DISCERNING INVESTORS ALIKE...



OFFERS OVER: £104,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES:

- A DETACHED-LINK BUNGALOW.
- PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT.
- POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE.
- SITUATED IN THIS QUIET & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF ALL CASTLECAULFIELD VILLAGE AMENITIES.
- MINUTES BY CAR TO DONAGHMORE, DUNGANNON, COOKSTOWN, ETC.
- GOOD ACCESS TO THE A4 BYPASS FOR COMMUTING.
- 3 BEDROOMS; ALL WITH BUILT-IN STORAGE.
- SITTING ROOM WITH COSY GLASS FRONTED “PARKRAY” STOVE.
- KITCHEN WITH SEPARATE UTILITY AREA.
- BATHROOM WITH 3 PIECE SUITE.
- OIL FIRED CENTRAL HEATING.
- OFF-STREET PARKING TO FRONT.
- ATTACHED GARAGE.
- PLEASANT & PRIVATE MATURE GARDEN TO REAR.
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

WOODEN EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANEL. DISPLAY ALCOVE. CARPET TO FLOOR. HOTPRESS: SHELVED.



SITTING ROOM:

DUAL ASPECT TO FRONT & SIDE. GLASS FRONTED "PARKRAY" STOVE WITH TILED SURROUND & HEARTH. CARPET TO FLOOR.



KITCHEN:

RANGE OF FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER. SPACE FOR FRIDGE. SPACE FOR A.W.M. LARDER CUPBOARD. CLOAK STORE / BROOM CUPBOARD. PART TILED WALLS. TILED FLOOR.



BEDROOM 1:
TO REAR. CARPET TO FLOOR. 2 x BUILT-IN WARDROBES.



BEDROOM 2:
TO REAR. CARPET TO FLOOR. BUILT-IN WARDROBE.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR. BUILT-IN WARDROBE.



BATHROOM:

BATH. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. SOME WALL TILING. TILED FLOOR.

OUTSIDE:

TARMAC PARKING TO FRONT TO GARAGE. GARDEN TO FRONT LAID TO LAWN WITH SHRUBS.

COVERED UTILITY AREA WITH UNIT & SPACE FOR TUMBLE DRYER. DOOR TO / FROM KITCHEN.

GARAGE:

UP & OVER DOOR. ELECTRIC LIGHT & POWER POINT.

GARDEN TO REAR LAID TO LAWN WITH MATURE SHRUBS & HEDGING.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?



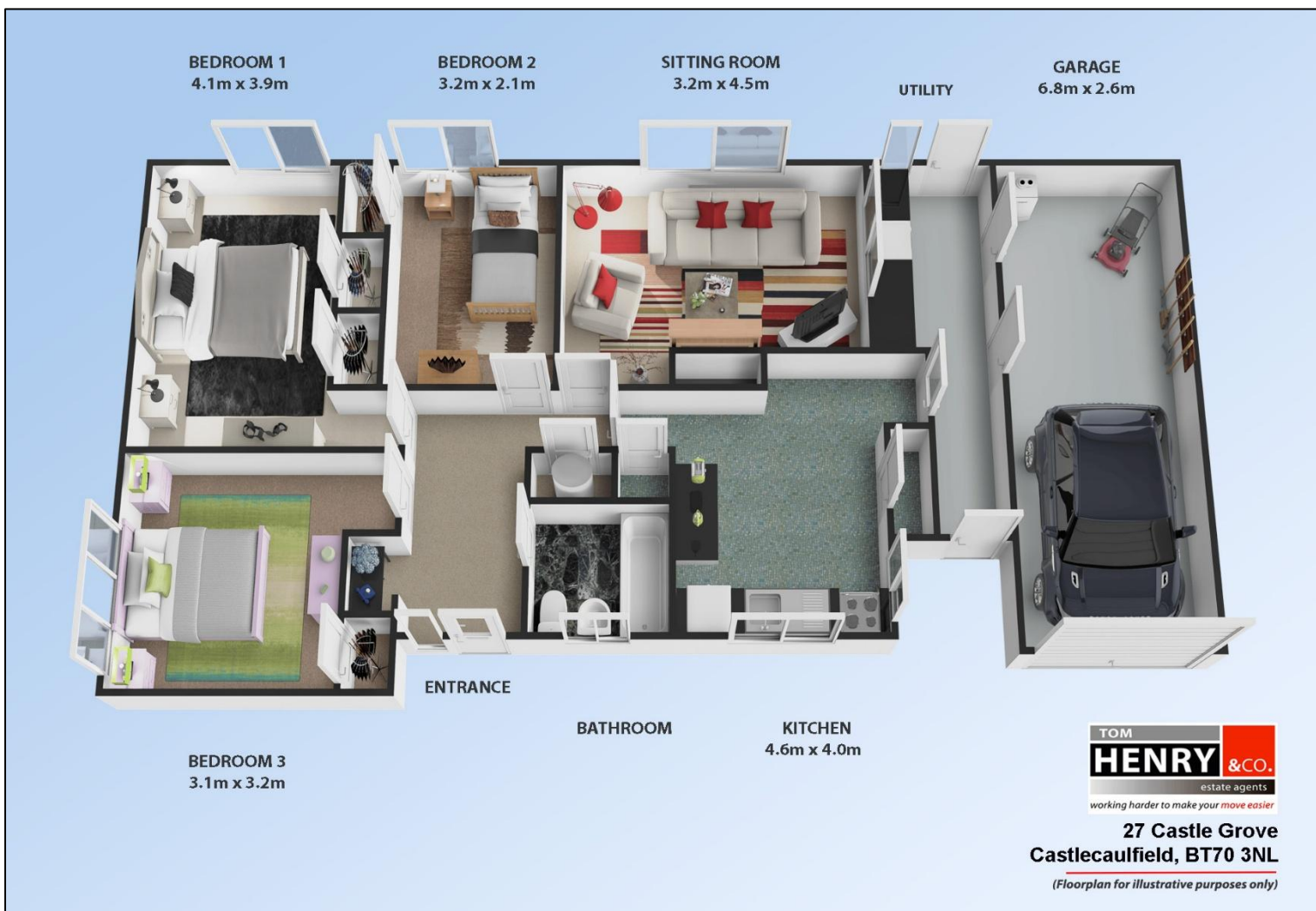
Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

FLOORPLANS FOR I.D. PURPOSES ONLY.



N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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.