

**2 CULLENRAMMER ROAD
GREYSTONE
DUNGANNON
CO. TYRONE
BT70 1SS**



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

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ESCAPE TO THE COUNTRY AT CULLENRAMMER ROAD

A COMFORTABLE DETACHED BUNGALOW SET ON APPROX. 1.1 ACRES WITH A RANGE OF USEFUL OUTBUILDINGS

TOM HENRY & COMPANY ARE DELIGHTED TO BRING TO THE MARKET THIS SUPERB LOT THAT IS SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS. BOASTING A MOST PLEASANT, ELEVATED SITUATION TOTALLING APPROX. 1.1 ACRES INCLUDING A Paddock, A CHARMING DETACHED 3 BEDROOM BUNGALOW WITH BEAUTIFUL VIEWS OVER OPEN COUNTRYSIDE, FORECOURT PARKING, A GARAGE / WORKSHOP & STABLES, THIS PROPERTY ENJOYS A SEMI-RURAL LOCATION, YET IS ONLY MINUTES BY CAR TO DUNGANNON, AUGHNACLOY & THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD.

SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS INCLUDING DISCERNING FIRST-TIME BUYERS, FAMILIES AND THOSE SEEKING THE TRANQUILITY OF COUNTRY LIFE... **EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT!**



GUIDE PRICE: £209,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES:

- A MOST ATTRACTIVE LOT INCORPORATING A DETACHED BUNGALOW, Paddock & OUTBUILDINGS.
- SITUATED ON A GENEROUS ELEVATED SITE TOTALLING APPROX. 1.1 ACRES.
- BEAUTIFUL VIEWS OF OPEN COUNTRYSIDE.
- ONLY MINUTES BY CAR TO DUNGANNON, AUGHNACLOY & THE A4 BYPASS.
- CLOSE TO GREYSTONE CROSSROAD FOR SCHOOL BUS STOP.
- 3 BEDROOMS; 2 WITH FITTED STORAGE.
- 2 RECEPTION ROOMS.
- GENEROUS LIVING / DINING ROOM PART OPEN TO KITCHEN.
- KITCHEN WITH FEATURE SEMI-VAULTED CEILING & STANLEY RANGE.
- SEPARATE UTILITY ROOM.
- SITTING & LIVING ROOM WITH OPEN FIREPLACES.
- BATHROOM WITH 3 PIECE SUITE INCLUDING OVER BATH SHOWER.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- GENEROUS SITE WITH LAWNS, MATURE SHRUBS & FRUIT TREES.
- RANGE OF OUTBUILDINGS / SHEDS, STABLES & COVERED DOG PEN.
- Paddock.
- SURE TO ATTRACT SIGNIFICANT INTEREST; VIEW EARLY!





ACCOMMODATION IN BRIEF...

COVERED TERRACE:
TILED. PLANTER. OUTSIDE LIGHT.



ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANELS & SIDE PANELS. TILED FLOOR.



SITTING ROOM:
PART GLAZED DOOR FROM ENTRANCE HALL. OPEN FIREPLACE WITH MANTLE AND TILED HEARTH. COVING TO CEILING. PRE-FINISHED FLOOR.



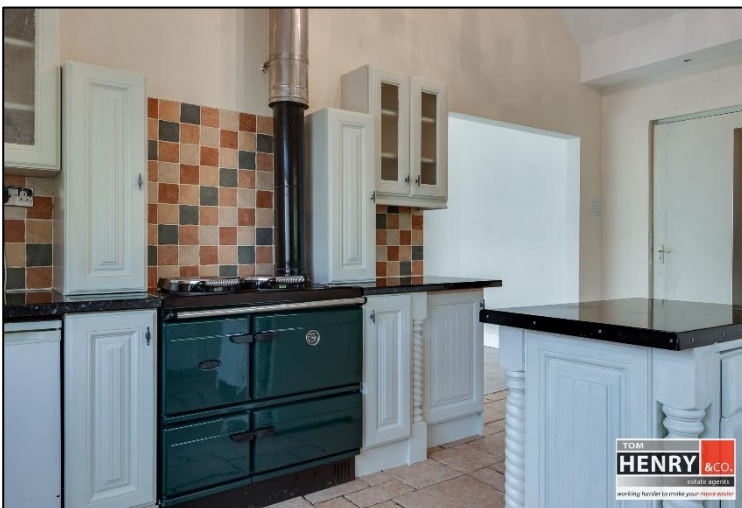


LIVING / DINING ROOM:
DUAL ASPECT TO FRONT & SIDE WITH VIEWS OVER COUNTRYSIDE. OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER TILED HEARTH. TILED FLOOR. PART OPEN TO KITCHEN.





KITCHEN:
 PART OPEN FROM SITTING / DINING ROOM. FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. DISPLAY SHELVING. TILED BETWEEN UNITS. ISLAND UNIT. STANLEY RANGE (FOR HEATING, WATER & SUITABLE FOR COOKING). SPACE FOR ELECTRIC COOKER. SPACE FOR FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED FLOOR. SEMI-VAULTED CEILING.





UTILITY ROOM:

PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FRIDGE / FREEZER. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



BEDROOM 1:

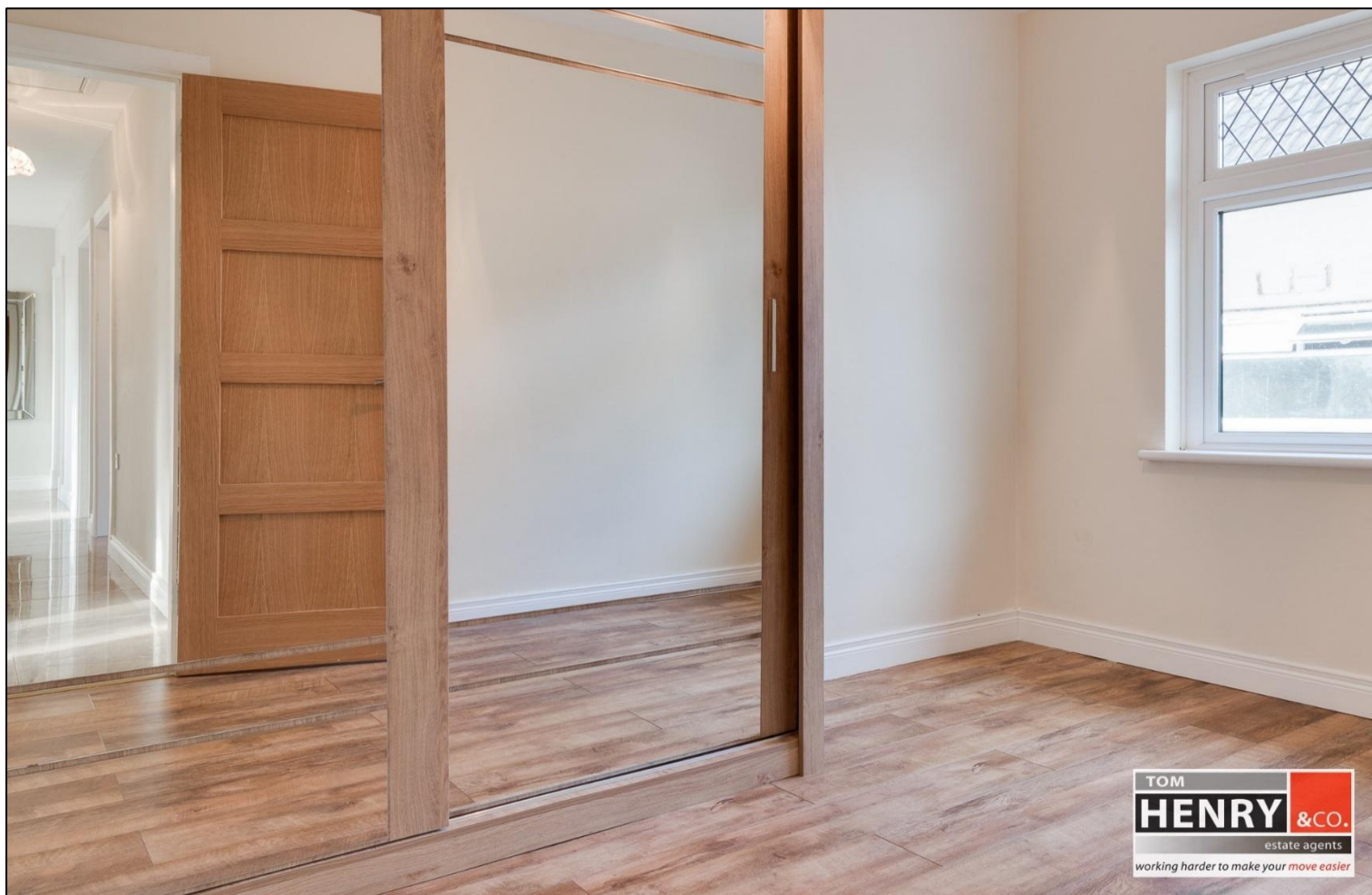
TO FRONT. PRE-FINISHED FLOOR. FITTED WARDROBES WITH MIRRORED SLIDING DOORS WITH SHELVED & HANGING SPACE.





BEDROOM 2:

TO REAR. PRE-FINISHED FLOOR. FITTED WARDROBES WITH MIRRORED SLIDING DOOR WITH SHELVED & HANGING SPACE.



BEDROOM 3:

TO REAR. PRE-FINISHED FLOOR.



BATHROOM:

BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN. TOILET. TILED WALLS. TILED FLOOR. VELUX WINDOW. FITTED CUPBOARD. HOTPRESS.





OUTSIDE:

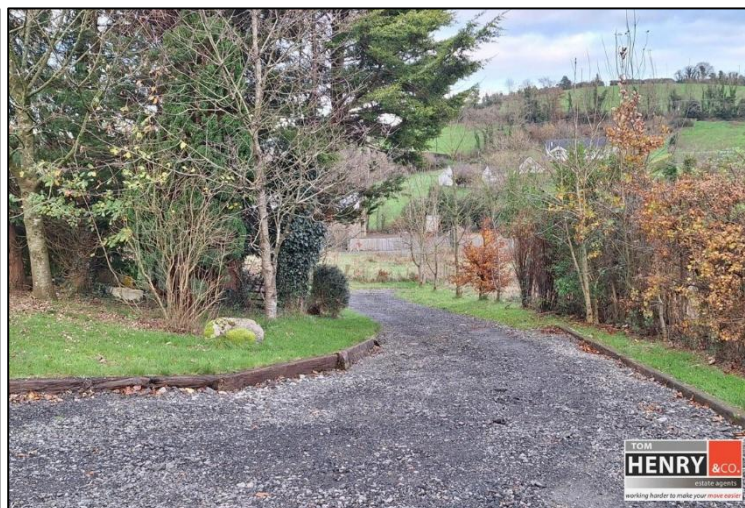
PROPERTY APPROACHED VIA A LONG GRAVELLED / HARDCORE DRIVEWAY WITH PARKING TO FRONT & SIDE. GARDENS LAID TO LAWNS WITH MATURE SHRUBS & FRUIT TREES. CONCRETE AREA TO SIDE & REAR WITH OUTSIDE WATER TAP.

GENERAL PURPOSE SHED / WORKSHOP:
SLIDING METAL DOOR. ELECTRIC LIGHT & POWER POINTS.

STABLES:
P.V.C. DOOR. 2 x STABLES & TACK ROOM.

GARDEN STORE:
P.V.C. DOOR WITH GLAZED PANEL. ELECTRIC LIGHT & POWER POINTS. TOILET. FIRST FLOOR / LOFT STORAGE WITH ELECTRIC LIGHT.

COVERED DOG PEN.







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

Thinking of selling or renting your home?



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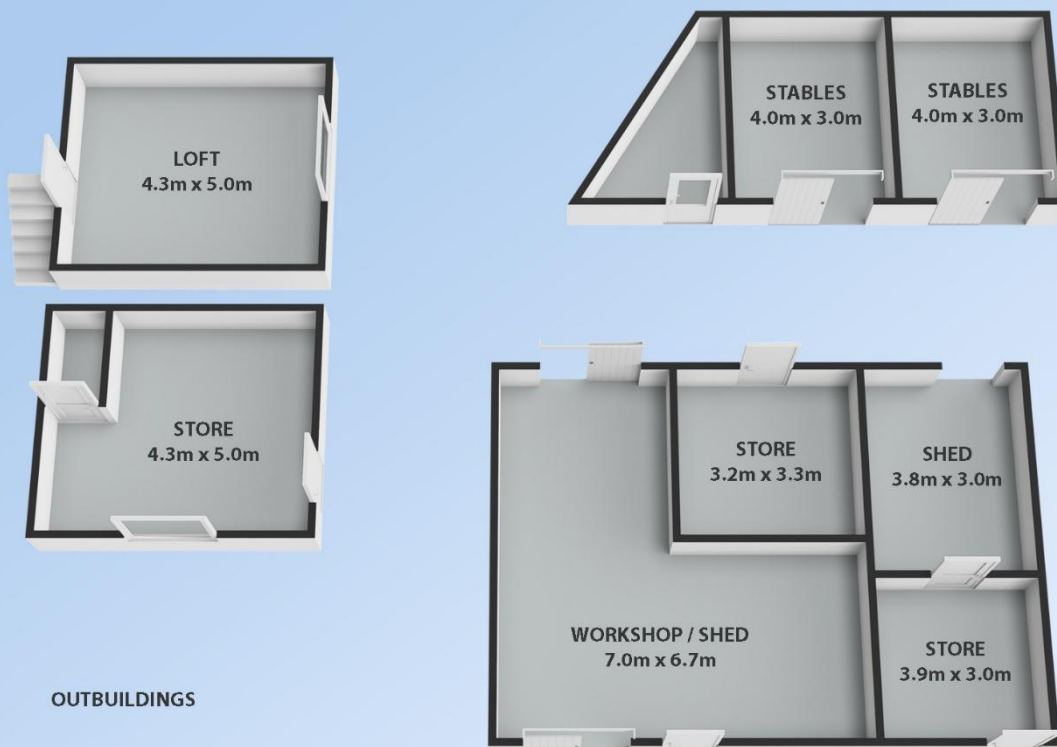
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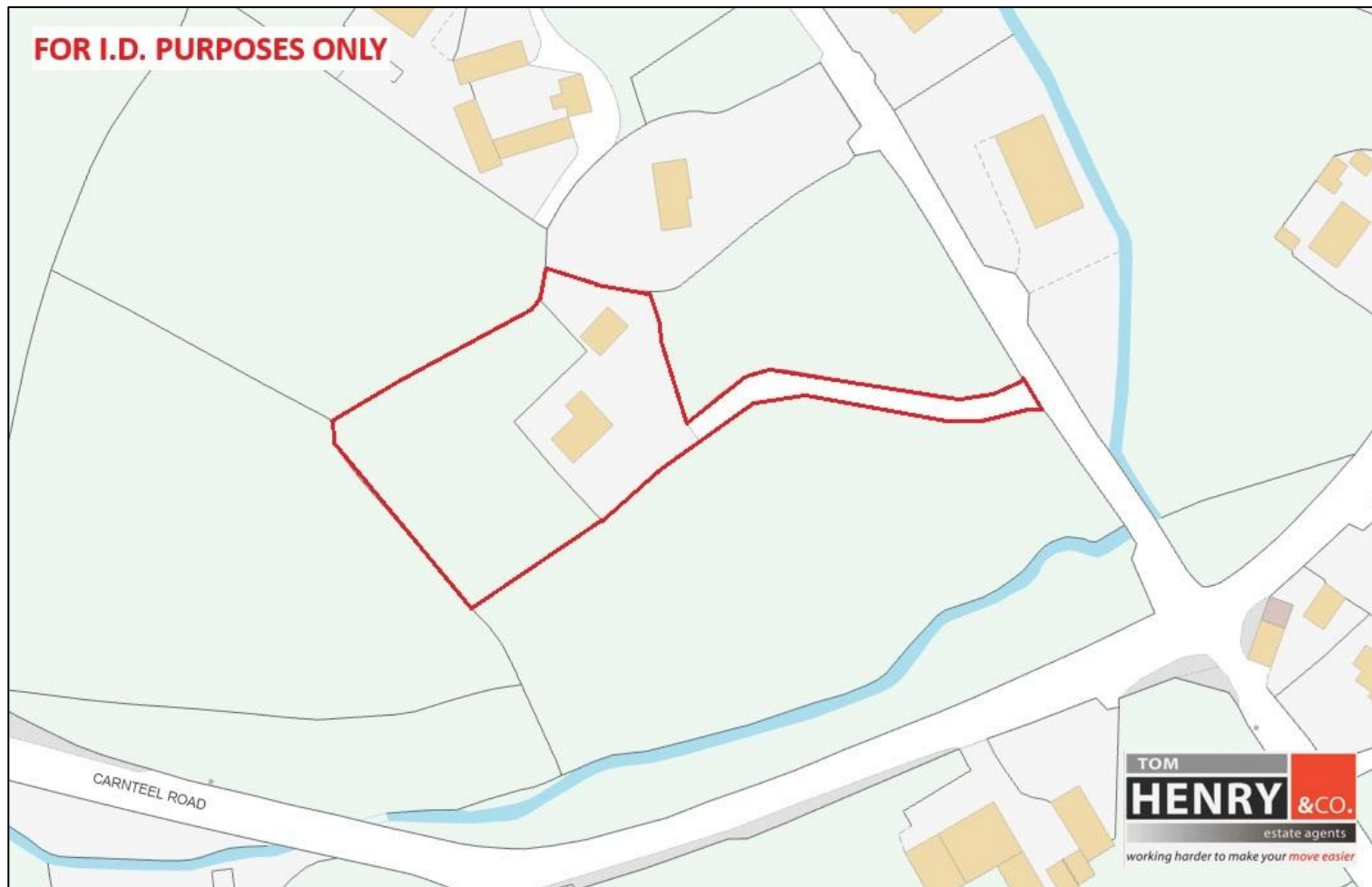
(Floorplan for illustrative purposes only)



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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.