

**25 HOLLYFIELDS
OLD EGLISH ROAD
DUNGANNON
CO. TYRONE
BT71 7BH**



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

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“A HANDSOME PROPOSITION IN HEARTSOME HOLLYFIELDS”

A WELL-PRESENTED HOME IN THIS EVER POPULAR RESIDENTIAL DEVELOPMENT

SITUATED IN THIS HIGHLY-SOUGHT AFTER & MOST DESIRABLE RESIDENTIAL DEVELOPMENT JUST OFF THE MOST CONVENIENT OLD EGLISH ROAD, THIS SEMI-DETACHED PROPERTY IS PRESENTED FOR SALE BY ITS CURRENT OWNER OCCUPIERS IN “JUST MOVE-IN” ORDER THROUGHOUT & OFFERS SPACIOUS & VERSATILE ACCOMMODATION INCLUDING 3 DOUBLE BEDROOMS, MASTER ENSUITE & ALL WITH FITTED STORAGE, A FAMILY SIZED SITTING ROOM, A MODERN FITTED KITCHEN WITH AMPLE SPACE FOR DINING OR ENTERTAINING, A SEPARATE UTILITY ROOM, A HANDY GROUND FLOOR CLOAK W.C / POWDER ROOM AND A FIRST FLOOR BATHROOM WITH A 4 PIECE SUITE. LOCATED WITHIN WALKING DISTANCE OF A LOCAL PRIMARY SCHOOL, TESCO, TRANSLINK BUS DEPOT & DUNGANNON TOWN CENTRE, AND ONLY MOMENTS BY CAR TO THE M1 / A4 BYPASS FOR COMMUTING TO FURTHER AFIELD IF REQUIRED, PROPERTY WITHIN THIS DEVELOPMENT RARELY COMES TO THE MARKET AND THIS ONE IS SURE TO ATTRACT SIGNIFICANT INTEREST FROM DISCERNING FIRST-TIME BUYERS & FAMILIES ALIKE...

“...THEY NEVER HANG ABOUT IN HOLLYFIELDS; SO DON'T MISS OUT”



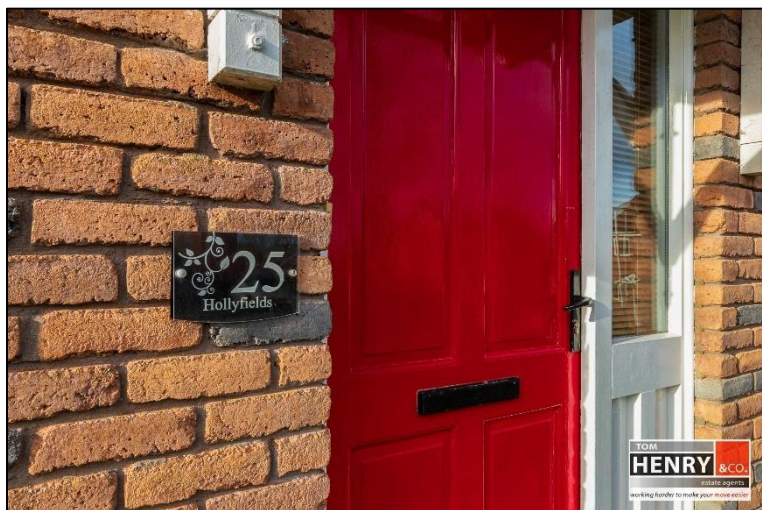
OFFERS OVER: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- SITUATED ON A GENEROUS SITE IN THIS POPULAR RESIDENTIAL DEVELOPMENT.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- MOST CONVENIENT LOCATION; WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOL, DUNGANNON TOWN CENTRE, TRANSLINK BUS STATION, TESCO & THE PICTURESQUE “BLACK LOUGH”.
- SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- 3 DOUBLE BEDROOMS; MASTER ENSUITE, ALL WITH FITTED STORAGE.
- GENEROUS LIVING ROOM.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING / LIVING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- OFF-STREET PARKING TO FRONT / SIDE.
- GENEROUS REAR GARDEN WITH PATIO & LAWNED AREA.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE.



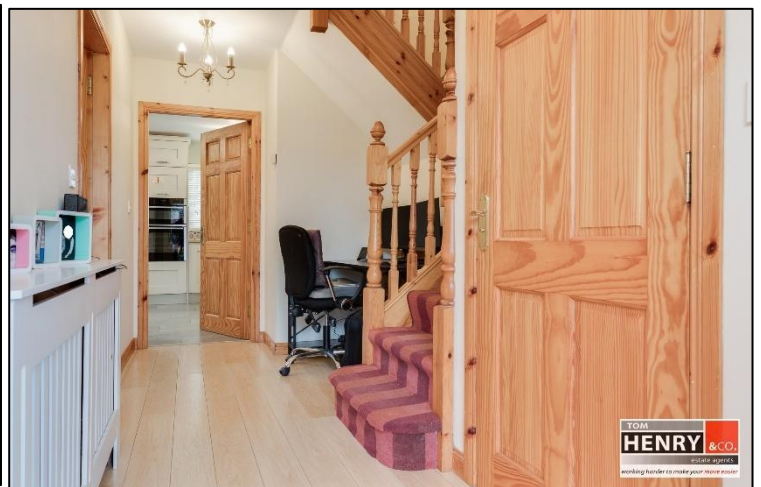


ACCOMMODATION IN BRIEF...

COVERED PORCH:

ENTRANCE HALL:

WOODEN EXTERNAL DOOR WITH GLAZED SIDE PANEL. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

FEATURE FALSE FIREPLACE WITH STONE SURROUND & GRANITE HEARTH. PRE-FINISHED FLOOR.





KITCHEN / DINING AREA:

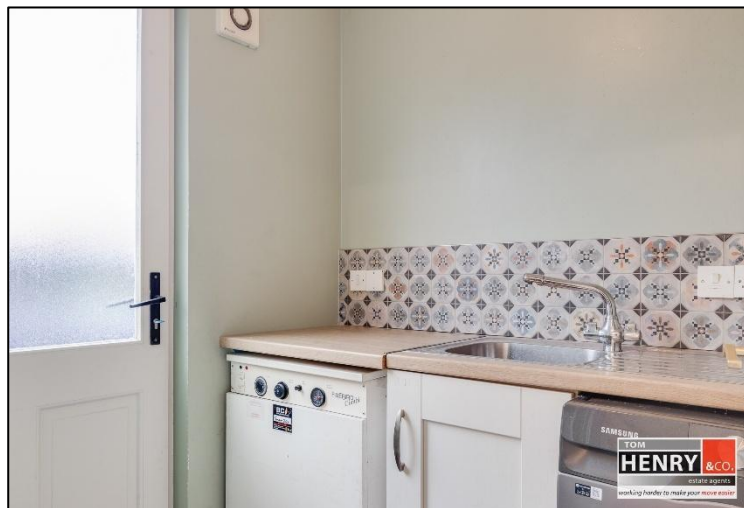
FITTED HIGH & LOW LEVEL UNITS. LARDER TYPE UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED ELECTRIC HOB WITH X-FAN OVER. INTEGRATED DOUBLE EYE LEVEL OVEN. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. FRENCH DOORS TO REAR GARDEN FROM DINING AREA.





UTILITY ROOM:

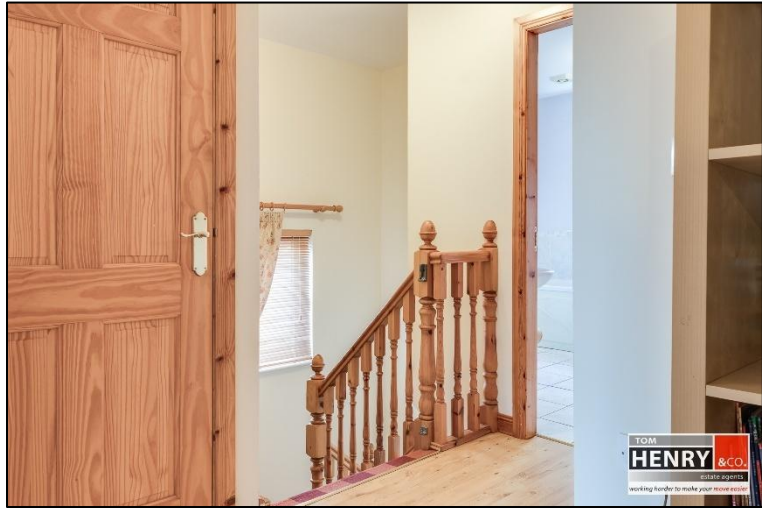
FITTED UNIT WITH S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. X-FAN. WOODEN EXTERNAL DOOR WITH GLAZED PANEL.



CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK.
TOILET. TILED FLOOR. SPACE FOR COATS, ETC.

FIRST FLOOR:

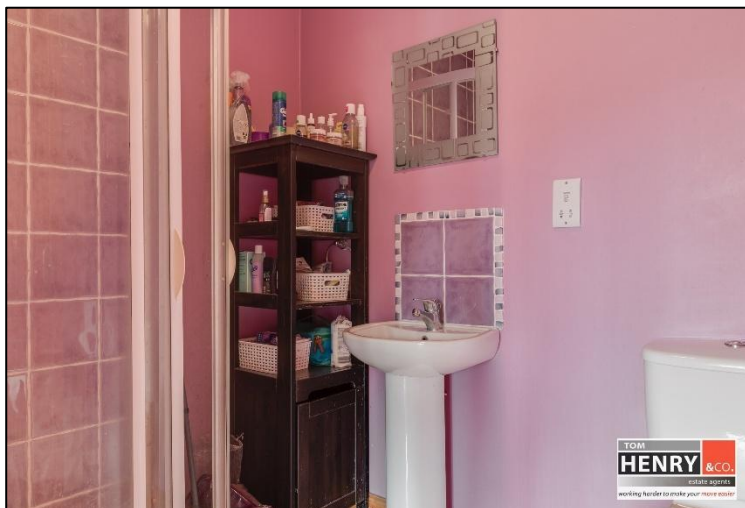
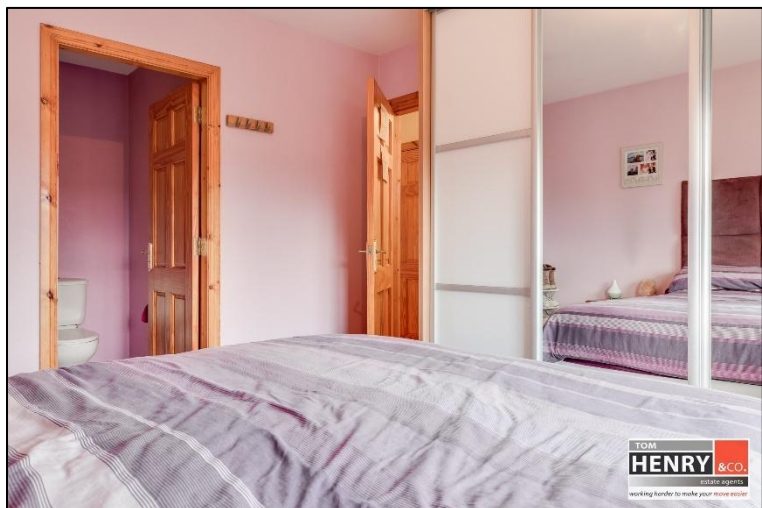
STAIRS & LANDING:
CARPET TO STAIRS. FEATURE WINDOW TO ½ TURN. PRE-FINISHED
FLOOR TO LANDING. HOTPRESS: SHELVED. ACCESS TO ROOF SPACE:
PART FLOORED & SHELVED FOR STORAGE WITH ELECTRIC LIGHT.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR. FITTED WARDROBE UNIT WITH SLIDING DOORS; SHELVED, HANGING & DRAWER SPACE.

ENSUITE:
TILED ELECTRIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. ELECTRIC SHAVER SOCKET. TOILET. TILED
FLOOR. X-FAN.





BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR. FITTED WARDROBE WITH SLIDING MIRRORED DOORS.

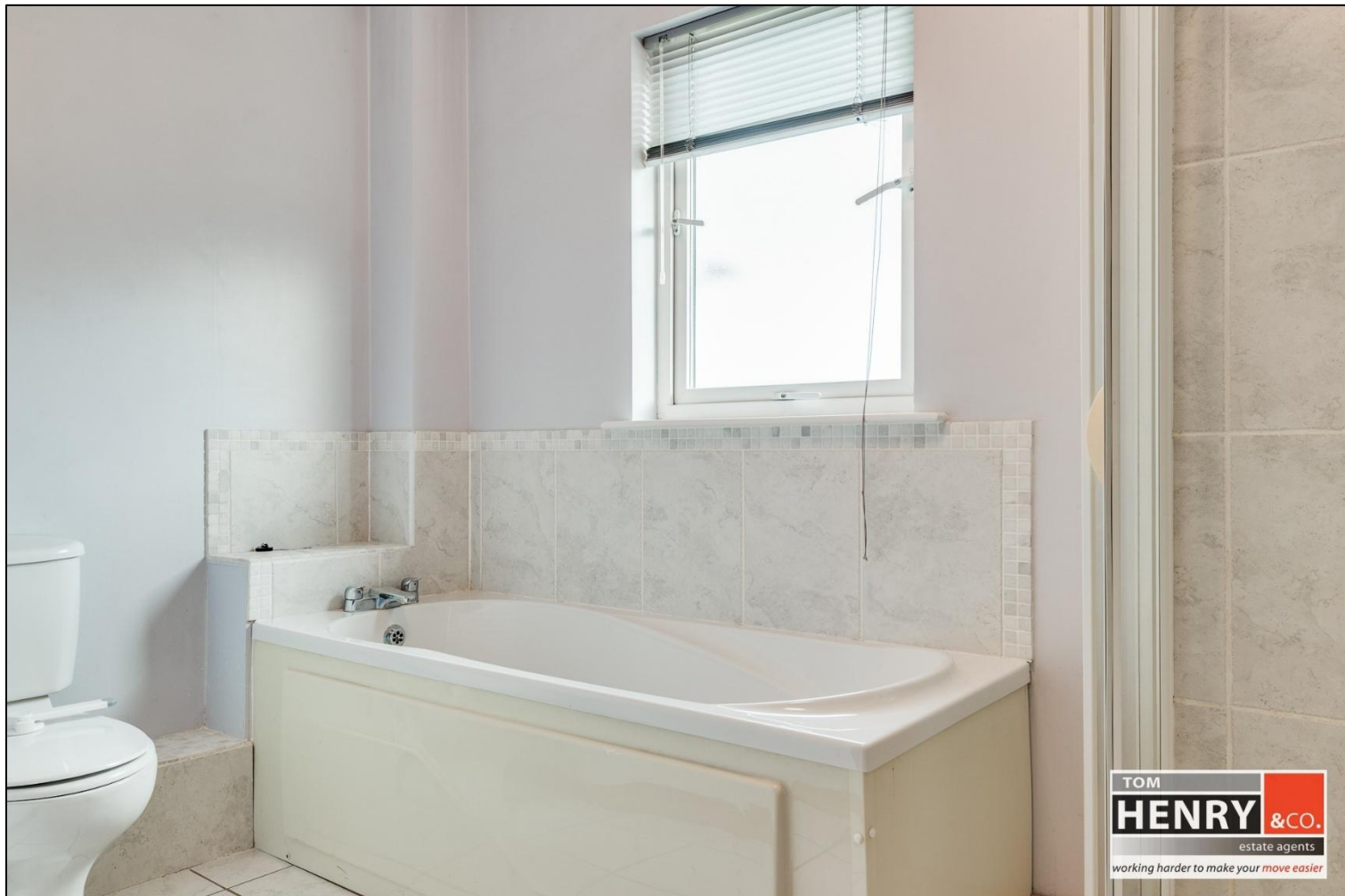




BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR. FITTED WARDROBE WITH SLIDING MIRRORED DOORS.



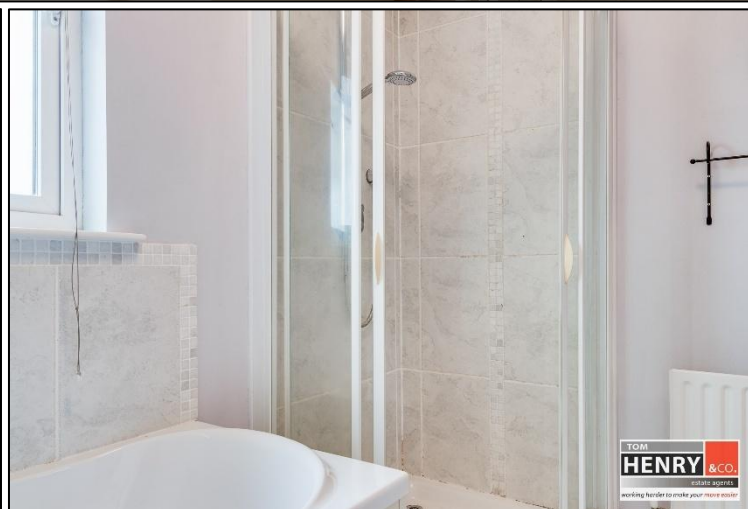
BATHROOM:
BATH WITH MIXER TAP FITTING. TILED SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. ELECTRIC SHAVER SOCKET. SOME WALL TILING. TILED FLOOR. X-FAN.



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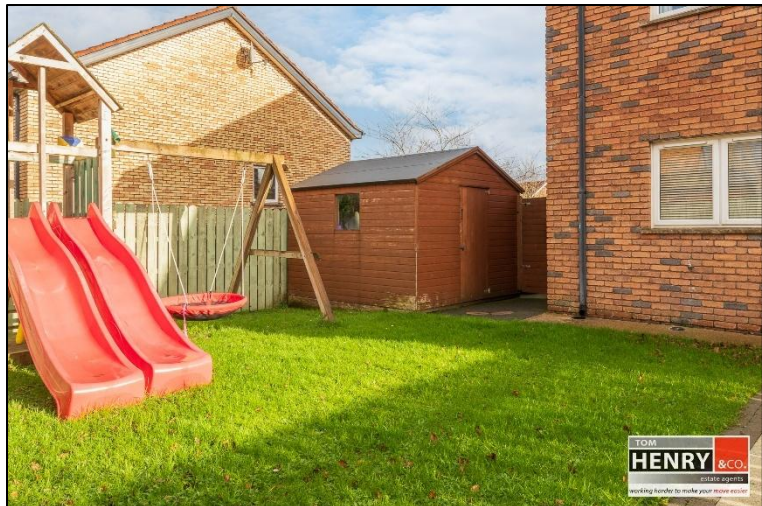
OUTSIDE:

TARMAC DRIVEWAY & PARKING TO FRONT / SIDE.
GARDEN TO FRONT LAID TO LAWN.

ENCLOSED GARDEN TO REAR LAID TO LAWN.
PAVED PATIO AREA. RAISED SHRUB BED. OUTSIDE
WATER TAP. FENCED AREA FOR OIL TANK, BINS
ETC. GARDEN SHED (INCLUDED).



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

Thinking of selling or renting your home?



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- > Competitive sales & rental rates.
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FLOORPLANS FOR I.D. PURPOSES ONLY.

KITCHEN / DINING
3.5m x 6.5m

UTILITY
2.0m x 1.1m

W.C.

ENTRANCE

SITTING ROOM
4.8m x 3.3m



**25 Hollyfields
Dungannon BT71 7BH**

(Floorplan for illustrative purposes only)

BEDROOM 3
3.0m x 3.3m

BEDROOM 2
3.3m x 3.0m

BATHROOM

EN SUITE

BEDROOM 1
3.8m x 3.4m



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(Floorplan for illustrative purposes only)

N.B.

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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.