

# 9 & 11 WILLOW PARK MULLAGHMORE ROAD DUNGANNON CO. TYRONE BT70 1XD



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## WONDERFUL IN THE WILLOWS; THE BEST IN MODERN LIVING WITH TOWN CONVENIENCE

### NEW HIGH SPECIFICATION TURNKEY HOMES

THE RELEASE OF THESE NEW SEMI-DETACHED HOMES PRESENTS A FANTASTIC OPPORTUNITY TO ACQUIRE A HIGH SPECIFICATION TURNKEY PROPERTY LOCATED IN THIS ESTABLISHED & HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT, WITHIN WALKING DISTANCE OF LOCAL SHOPS, RENOWNED SCHOOLS, DUNGANNON GOLF CLUB & ALL TOWN CENTRE AMENITIES.

OFFERING VERSATILE ACCOMMODATION INCLUDING A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A WELL-APPOINTED MODERN KITCHEN WITH INTEGRATED APPLIANCES, A PENINSULA ISLAND WITH BREAKFAST BAR (GREAT FOR CASUAL DINING), FURTHER SPACE FOR FORMAL DINING & A SEPARATE UTILITY STORE, A GROUND FLOOR CLOAK W.C. / POWDER ROOM, 3 BEDROOMS, MASTER ENSUITE & A BATHROOM WITH A 4 PIECE SUITE, THESE NEW HOMES ARE SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS...

...JUST MOVE IN & ENJOY THE BEST OF TOWN LIVING!



**OFFERS OVER: £209,950**

SPECIFICATION, FLOORPLANS & SITE LAYOUT OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**



## SPECIFICATION:

### House Area:

Approx. 97 Sq M / 1046 Sq Ft

### Entrance Hall:

Tiled floor.

Modern timber staircase with painted square profile newel posts & spindles with an oak handrail.

Carpet to stairs & landing.

### Sitting Room:

Pre-finished floor.

Glass fronted wood burning stove with a dark stone hearth.

### Kitchen:

High quality units in a modern grey handleless finish.

Laminated quartz effect worktop with upstand.

Branded integrated appliances to include; Fridge freezer, dishwasher, hob & oven with integrated x-fan.

Glass splash back to hob.

Peninsula island with low level storage & breakfast bar.

French doors to rear garden from dining area.

Tiled floor.

### Utility Cupboard:

Plumbed & wired for washing machine & tumble dryer.

Tiled floor.

**Cloak W.C. / Powder room:**

High quality contemporary white sanitary ware.  
Tiled splash back to sink.  
Wired for an illuminated mirror.  
Tiled floor.

**Bedrooms:**

Carpet to floor.

**Ensuite:**

High quality contemporary white sanitary ware.  
Tiled shower & splash back to sink.  
Sink in vanity unit.  
Wired for an illuminated mirror.  
Tiled floor.

**Bathroom:**

High quality contemporary white sanitary ware.  
Tiled shower & splash back to bath & sink.  
Wired for an illuminated mirror.  
Heated chrome towel rail.  
Tiled floor.  
Openable Keylite roof window.

**Heating & Ventilation:**

Oil-fired central heating with high output radiators.  
PIV Ventilation System.

**Internal:**

All walls to be painted.  
Ceilings to be painted.  
Square profile painted skirtings & architraves.  
Oak finish Shaker style doors.  
Glazed oak finish Shaker style door between sitting room & kitchen.  
Mains operated smoke, heat and carbon monoxide detectors.

**External:**

Traditional cavity wall construction with painted render finish.  
Anthracite uPVC double glazed windows.  
Anthracite uPVC rainwater goods.  
Tarmac driveway.  
Paved paths to front & rear.  
Turfed front lawn.  
Garden to rear sewn to lawn.  
Vertical open boarded timber fencing to boundaries.

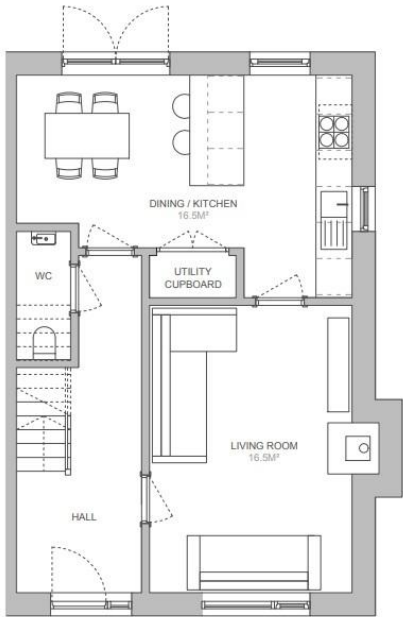
**Warranty:**

Global Home Warranties will provide a ten year warranty for these properties.

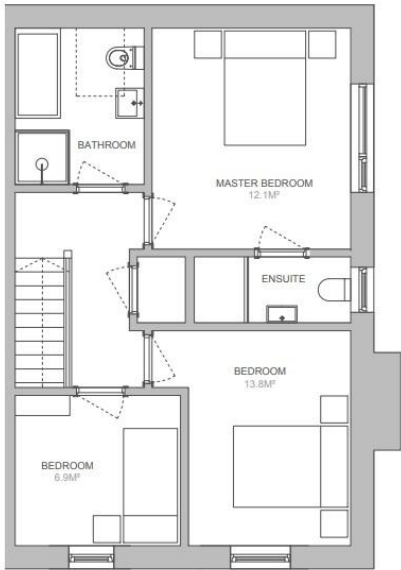
| SITE NUMBER: | HOUSE TYPE: | STATUS:               |
|--------------|-------------|-----------------------|
| 9            | 3 BED SEMI  | OFFERS OVER: £209,950 |
| 11           | 3 BED SEMI  | OFFERS OVER: £209,950 |

# FLOORPLANS & SITE LAYOUT FOR I.D. PURPOSES:

9 WILLOW PARK



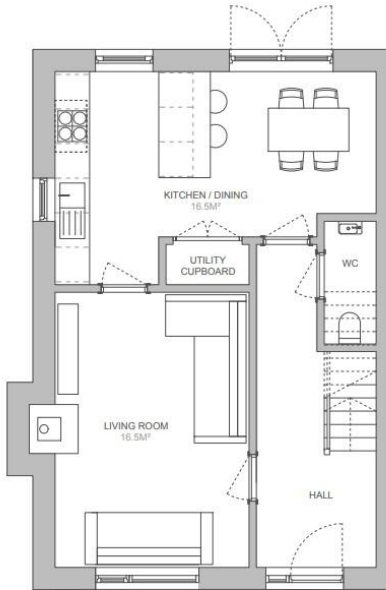
GROUND FLOOR



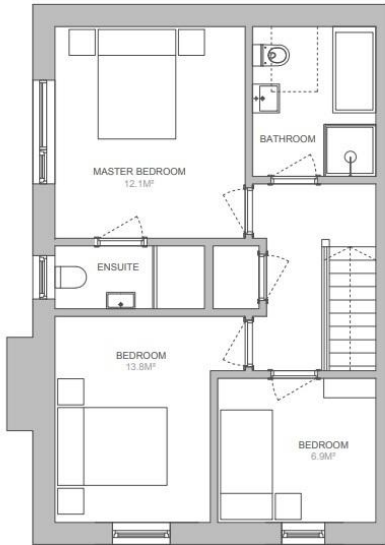
FIRST FLOOR



11 WILLOW PARK



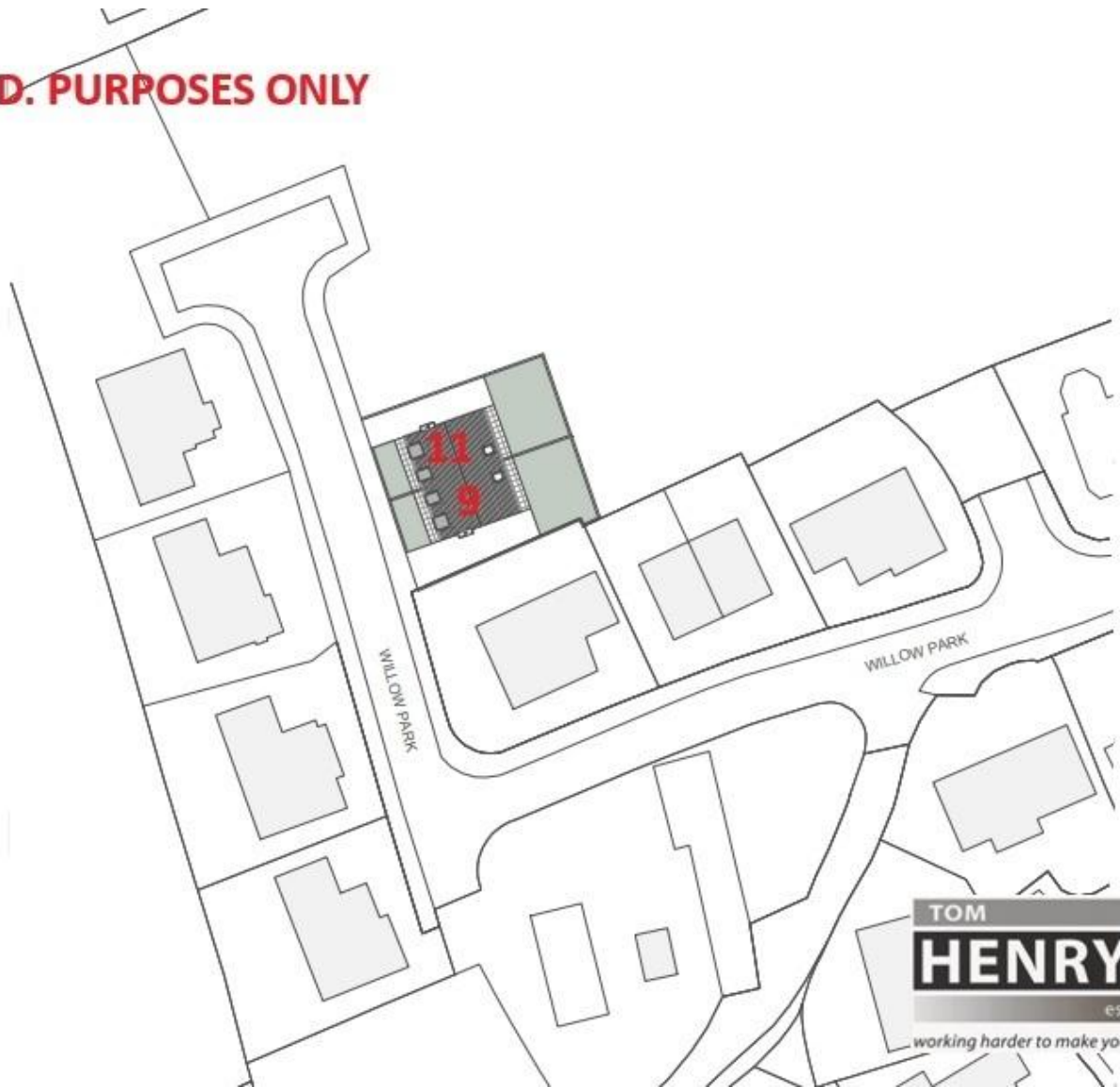
GROUND FLOOR



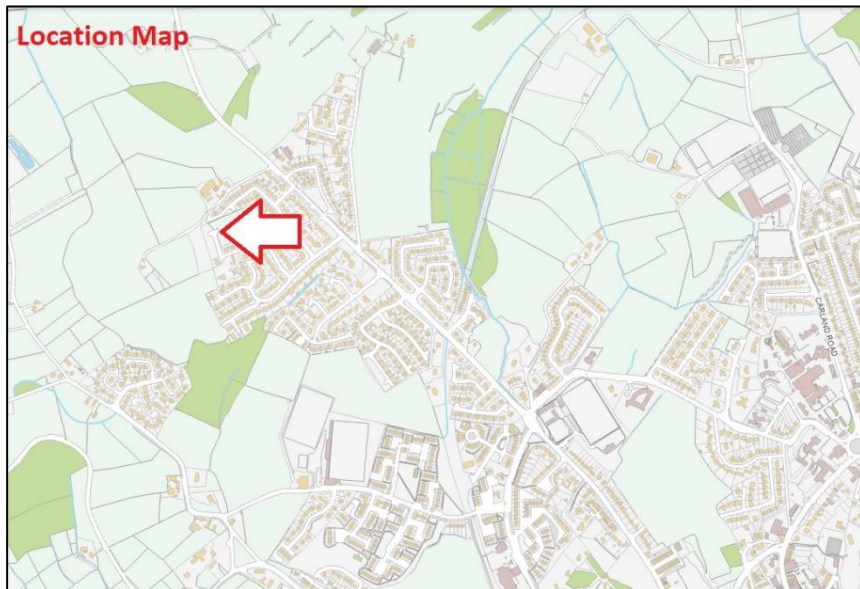
FIRST FLOOR



**FOR I.D. PURPOSES ONLY**



**Location Map**



**Thinking of selling or renting your home?**



**Want to know what your property is worth?**

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- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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**For further information, FEE FREE mortgage advice or to arrange a private site visit, please contact the selling agent, Stephen Henry on 02887726992.**

**PLEASE NOTE:**

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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.**