

**18 NEVILLE TERRACE
MOYGASHEL
DUNGANNON
CO. TYRONE
BT71 7QX**



*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

“NICE AT NEVILLE TERRACE”

A COMFORTABLE & CONVENIENT 2 BEDROOM VILLAGE PROPERTY WITH A REAR GARDEN.

PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT, YET WITH POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE; THIS 2 BEDROOM MID-TERRACE PROPERTY IS SITUATED IN A MOST CONVENIENT VILLAGE LOCATION, WITHIN WALKING DISTANCE OF THE LOCAL SUPERMARKET, PICTURESQUE DUNGANNON PARK, PRIMARY SCHOOL, VILLAGE CHIPPY & THE FAMOUS LINEN GREEN RETAIL OUTLET.

OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION PLUS A REAR GARDEN, THIS PROPERTY WOULD MAKE A FANTASTIC FIRST HOME ON WHICH TO EXERT YOUR OWN TASTE, IS ALSO SURE TO APPEAL TO THE DISCERNING INVESTOR OR TO THOSE WISHING TO DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING.

ONLY MINUTES BY CAR TO DUNGANNON TOWN & THE M1 INTERSECTION FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE, THIS AFFORDABLE PROPERTY WILL ATTRACT INTEREST FROM A WIDE RANGE OF PURCHASERS...

...THUS, VIEW EARLY TO AVOID MISSING OUT!



GUIDE PRICE: £89,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES:

- AN AFFORDABLE MID-TERRACE VILLAGE PROPERTY.
- PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT.
- POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE.
- WITHIN WALKING DISTANCE OF ALL MOYGASHEL AMENITIES.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN.
- GOOD ACCESS TO THE M1 / A4 FOR COMMUTING TO FURTHER AFIELD.
- 2 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING & APPLIANCES INCLUDED IN SALE.
- FIRST FLOOR SHOWER ROOM.
- WHITE SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- GARDEN TO REAR LAID TO LAWN.
- WOULD MAKE A FANTASTIC FIRST HOME.
- DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING?
- MAY ALSO APPEAL AS A BUY-TO-LET.
- VIEW EARLY TO AVOID DISAPPOINTMENT!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED FAN LIGHT. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

PART GLAZED DOOR FROM ENTRANCE HALL. OPEN FIREPLACE WITH TILED MANTLE, SURROUND & HEARTH. PRE-FINISHED FLOOR. UNDER STAIR STORAGE. PART GLAZED DOOR TO KITCHEN / DINING AREA.





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KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER. SPACE FOR COOKER. SPACE FOR FRIDGE. PLUMBED FOR A.W.M. TILED BETWEEN UNITS. LINO TO FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL TO REAR YARD.



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FIRST FLOOR:

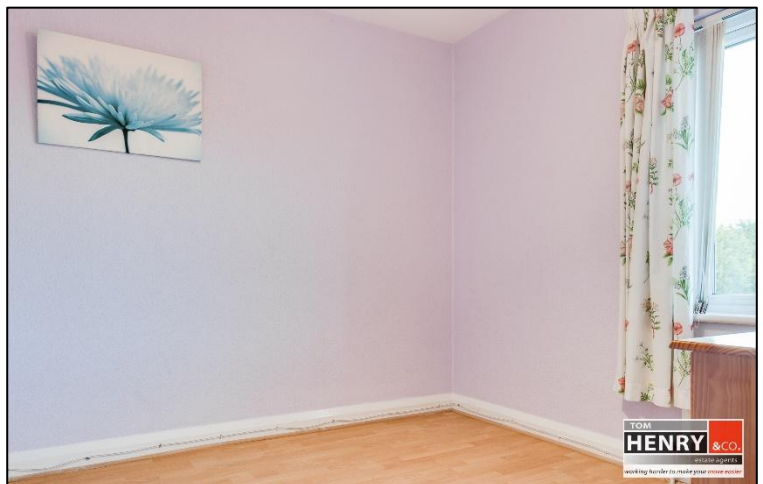
STAIRS & LANDING:
CARPET.

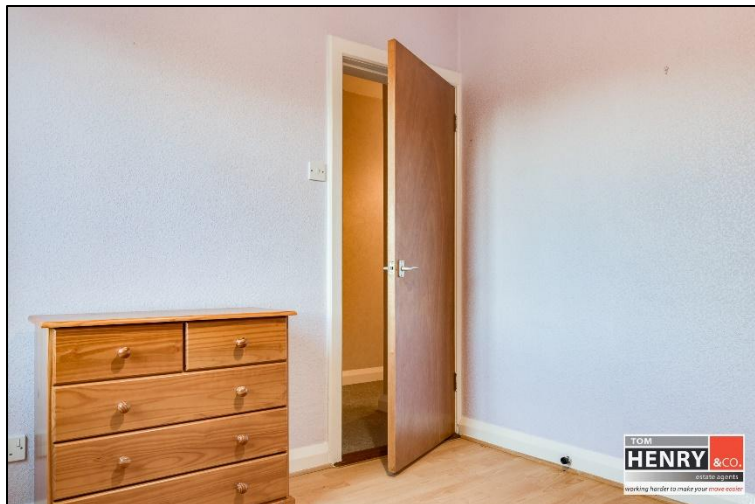


BEDROOM 1:
TO FRONT. PRE-FINISHED FLOOR. HOTPRESS: SHELVED.



BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.





SHOWER ROOM:

THERMOSTATIC SHOWER. TOILET. WASH HAND BASIN. TILED WALLS. X-FAN.



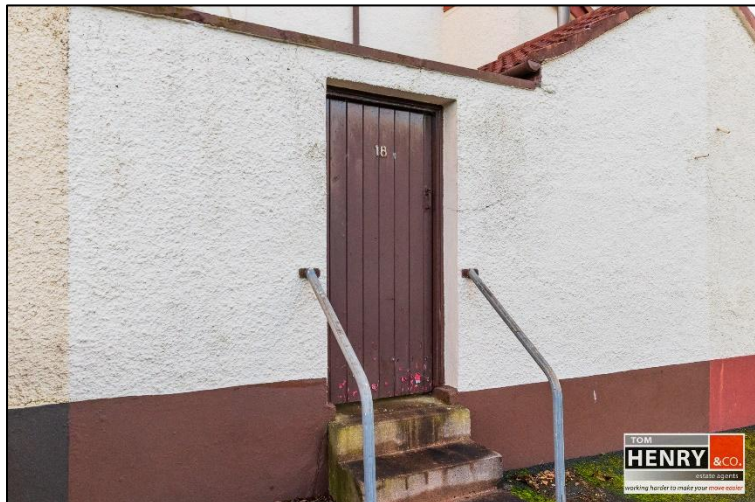
OUTSIDE:

ENCLOSED GARDEN TO FRONT LAID TO LAWN.

ENCLOSED YARD TO REAR. CENTRAL HEATING BURNER HOUSE.

GARDEN TO REAR LAID TO LAWN.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 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.

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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.