

**18 TREWMOUNT ROAD  
KILLYMAN  
DUNGANNON  
CO. TYRONE  
BT71 6RL**



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

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## **TREMENDOUS ON THE TREWMOUNT ROAD**

**AN IMMACULATE DETACHED BUNGALOW SITUATED ON A PRIME SITE IN POPULAR KILLYMAN.**

SITUATED ON A PRIME, GENEROUS & MATURE SITE EXTENDING TO APPROX. 0.23 ACRES WITH EXCEPTIONALLY WELL-STOCKED GARDENS, AMPLE OFF-STREET PARKING, A GARAGE & WORKSHOP, ALL IN THIS MOST DESIRABLE & COMMUTER CONVENIENT VILLAGE LOCATION, NUMBER 18 TREWMOUNT ROAD PRESENTS AN OPPORTUNITY THAT IS SURE TO APPEAL TO FAMILIES & THOSE REQUIRING LIVING ACCOMMODATION ON ONE LEVEL ALIKE.

EQUALLY SPACIOUS, VERSATILE & WELL-PRESENTED INTERNALLY, THE PROPERTY BOASTS 3 DOUBLE BEDROOMS & 2 RECEPTION ROOMS, ALL WITHIN STROLLING DISTANCE OF LOCAL PRIMARY SCHOOLS, THE VILLAGE SHOP AND ONLY MINUTES BY CAR TO MOY, DUNGANNON & JUNCTION 14 OF THE M1 INTERSECTION, THIS IS A PROPERTY PROPOSITION NOT TO BE MISSED...



**OFFERS OVER: £249,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES:

- A WELL-PRESENTED, DETACHED BUNGALOW.
- LOCATED ON THE HIGHLY SOUGHT-AFTER TREWMOUNT ROAD.
- ONLY A STROLL TO LOCAL PRIMARY SCHOOLS.
- SITUATED ON A PRIME, GENEROUS SITE EXTENDING TO C. 0.23 ACRES.
- BEAUTIFUL WELL-STOCKED, MATURING GARDENS.
- 3 DOUBLE BEDROOMS; POTENTIAL FOR 4<sup>TH</sup> IF REQUIRED.
- 2 RECEPTION ROOMS; SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR CASUAL DINING.
- RECENTLY UPDATED BATHROOM.
- 4 PANEL INTERNAL DOORS; SOME WITH BEAUTIFUL LEADED GLASS PANELS.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- LOWER GROUND FLOOR STORAGE ROOM.
- DETACHED GARAGE & WORKSHOP.
- PRIVATE REAR GARDEN WITH PATIO AREA & GARDEN ROOM / SUNHOUSE.
- ROOF SPACE WITH GABLE WINDOW; MAY HAVE POTENTIAL FOR FURTHER ACCOMMODATION SUBJECT TO REQUIRED CONSENTS.
- SURE TO APPEAL TO A WIDE RANGE OF PROSPECTIVE PURCHASERS.
- WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.







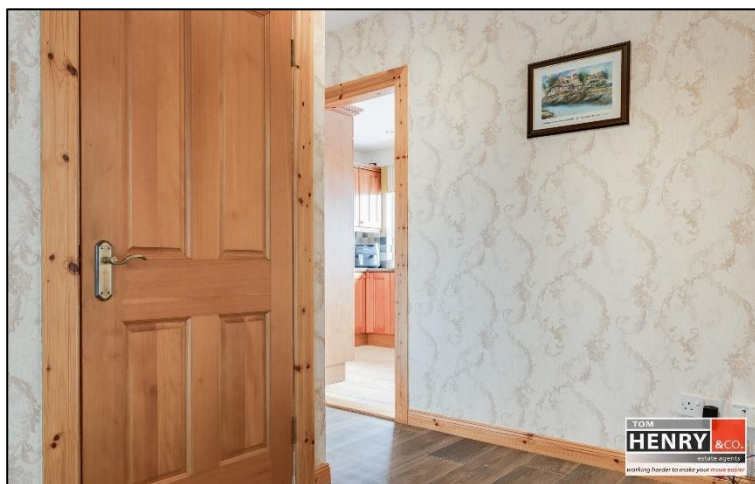
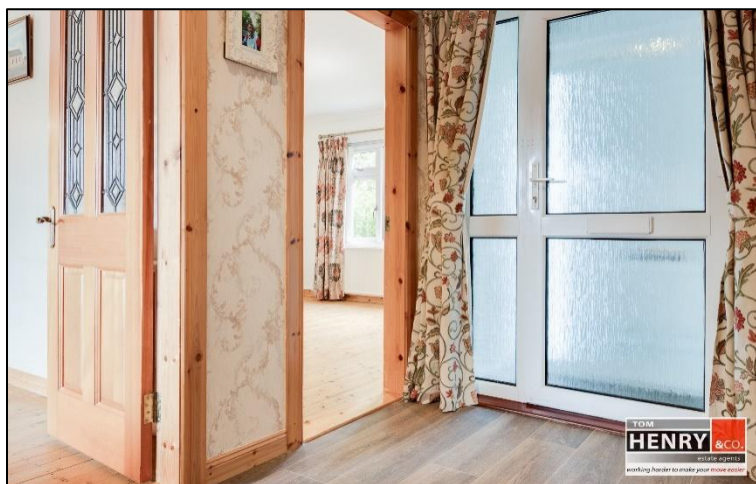
## ACCOMMODATION IN BRIEF...

### ENTRANCE PORCH:

TILED STEP. OUTSIDE LIGHT. U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANEL. TILED FLOOR.

### ENTRANCE HALL:

U.P.V.C. DOOR WITH GLAZED PANELS & SIDE PANELS. LINO TO FLOOR. CLOAK STORAGE.



### LIVING ROOM:

OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER GRANITE HEARTH. PLEASANT VIEW TO REAR GARDEN. WALL LIGHTS. CENTRE LIGHT ON DIMMER SWITCH. WOODEN FLOOR.







SITTING ROOM / POTENTIAL 4<sup>TH</sup> BEDROOM:  
WOODEN FLOOR.





**KITCHEN / DINING AREA:**

PART LEADED GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. DRESSER TYPE UNIT WITH ILLUMINATED GLAZED DISPLAY CABINETS. BREAKFAST BAR. S.S. DOUBLE SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER (INCLUDED) WITH X-FAN OVER. SPACE FOR DISHWASHER (INCLUDED). INTEGRATED FRIDGE FREEZER. TILED SPLASH BACK. DOWN LIGHTING TO CEILING. TILED FLOOR. U.P.V.C. STABLE TYPE EXTERNAL DOOR TO STEPS DOWN TO REAR OF PROPERTY.







BEDROOM 1:  
TO FRONT. LINO TO FLOOR.





BEDROOM 2:  
TO FRONT. BUILT-IN WARDROBE. LINO TO FLOOR.



BEDROOM 3:  
TO REAR. LINO TO FLOOR.







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#### BATHROOM:

RECENTLY UPDATED. BATH WITH DUAL HEADED SHOWER OVER. SINK IN VANITY UNIT WITH MIXER TAP FITTING & MIRROR OVER. TOILET. SOME WALL TILING. TILED FLOOR. HEATED TOWEL RAIL. DOWN LIGHTING TO CEILING. X-FAN. LINEN CUPBOARD.



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#### ROOF SPACE:

ACCESS VIA PULL-DOWN STEPS. PART FLOORED FOR STORAGE. GABLE WINDOW. POTENTIAL FOR FURTHER ACCOMMODATION; SUBJECT TO STATUTORY CONSENTS.



**OUTSIDE:**

GENEROUS TARMAC DRIVE & PARKING TO FRONT / SIDE.

GARDEN TO FRONT LAID TO LAWN WITH BARKED MATURE SHRUB & FLOWER BEDS.

ENCLOSED AREA TO REAR. TARMAC & GRAVEL PARKING AREA. MATURE SHRUB BED. OUTSIDE WATER TAP. STORAGE UNDER STEPS.

**STORAGE ROOM:**

LOWER GROUND LEVEL. FITTED UNITS. S.S. SINK & DRAINER. TILED FLOOR.

**STORE / BOILER ROOM:**

PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. CENTRAL HEATING BURNER.

**WORKSHOP / SHED / GARAGE / STORE:**

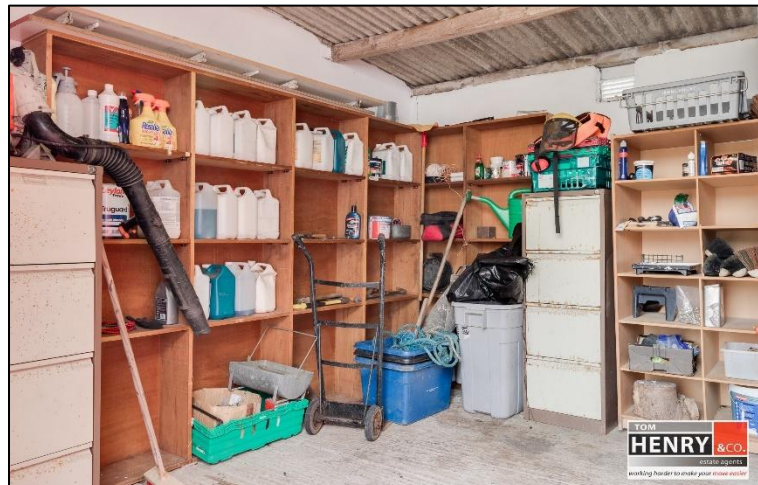
WOODEN DOORS. ELECTRIC LIGHTS & POWER POINTS.

COVERED LOG AREA. COVERED BBQ AREA. DECKED AREA. FLOWER BEDS. WATER FEATURE NOT INCLUDED.

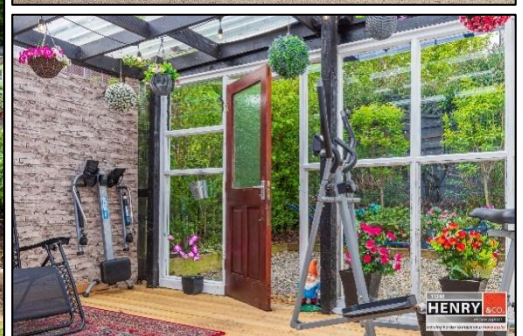
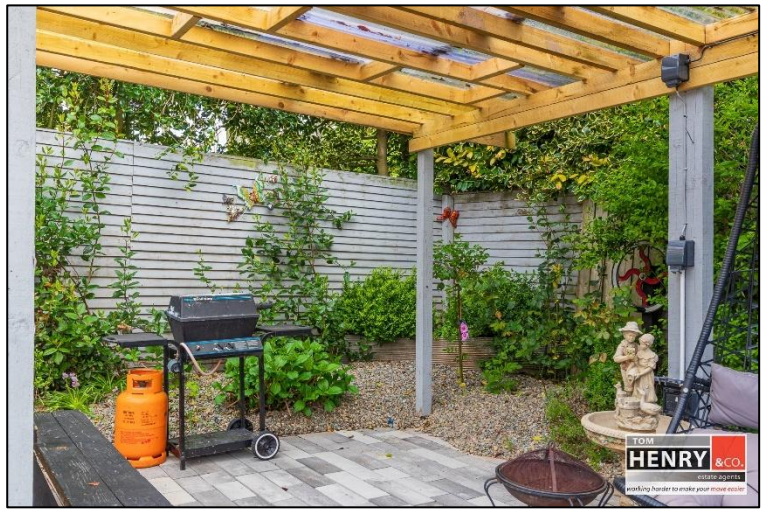
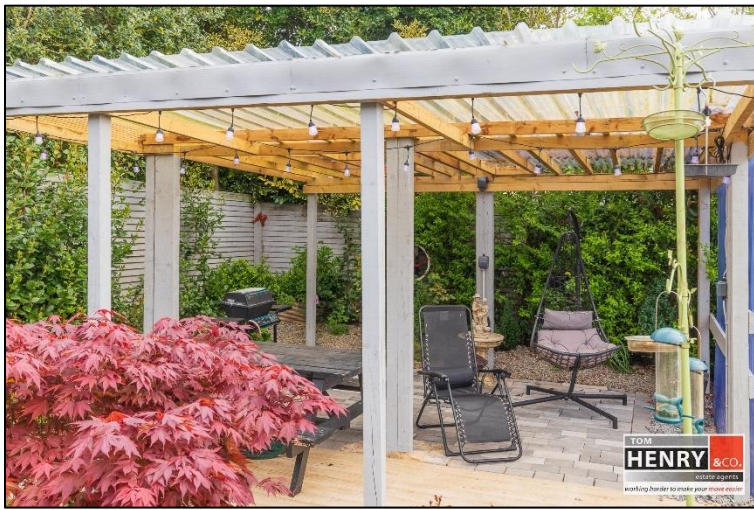
GARDEN ROOM TO SIDE.











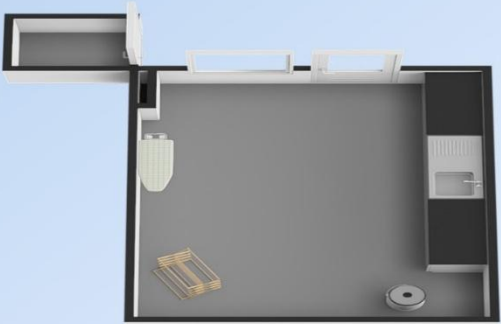
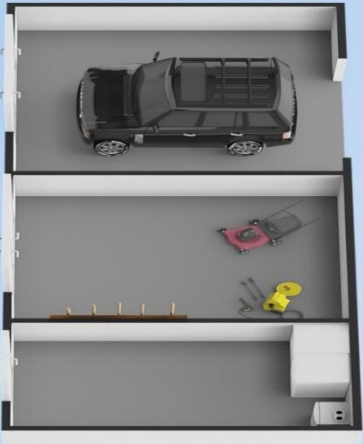




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**18 Trewmount Road  
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(Floorplan for illustrative purposes only)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 E	
21-38	F		
1-20	G		

#### N.B.

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**FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**

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