

**21 THE MILESTONE  
MULLAGHMORE ROAD  
DUNGANNON  
CO. TYRONE  
BT70 1HG**



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

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## **“MARVELLOUS IN THE MILESTONE”**

**A 4 BEDROOM DETACHED PROPERTY SITUATED ON A PRIME SITE IN THIS POPULAR RESIDENTIAL DEVELOPMENT.**

SITUATED ON A PRIME SITE BENEFITTING FROM NO RESIDENTIAL DEVELOPMENT TO ITS REAR & VIEWS OF OPEN COUNTRYSIDE IN THIS EXCEPTIONALLY POPULAR & SOUGHT-AFTER RESIDENTIAL DEVELOPMENT, JUST OFF THE MOST DESIRABLE MULLAGHMORE ROAD, AND THUS CONVENIENT TO ALL TOWN AMENITIES, DUNGANNON GOLF CLUB & PICTURESQUE DONAGHMORE VILLAGE, THIS DECEPTIVELY SPACIOUS & VERSATILE PROPERTY IS PRESENTED FOR SALE IN JUST “MOVE-IN” ORDER.

BOASTING INTERNAL ACCOMMODATION THAT IS SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS & FAMILIES ALIKE; INCLUDING A GENEROUS SITTING ROOM WITH A COSY OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM, A GROUND FLOOR POWDER ROOM, UP TO 4 BEDROOMS, MASTER ENSUITE & A FIRST FLOOR BATHROOM WITH A 4 PIECE SUITE, PLUS OFF-STREET PARKING AND A PRIVATE REAR GARDEN, THIS PROPERTY IS SURE TO ATTRACT SIGNIFICANT INTEREST.

**“WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT”**



**OFFERS OVER: £209,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

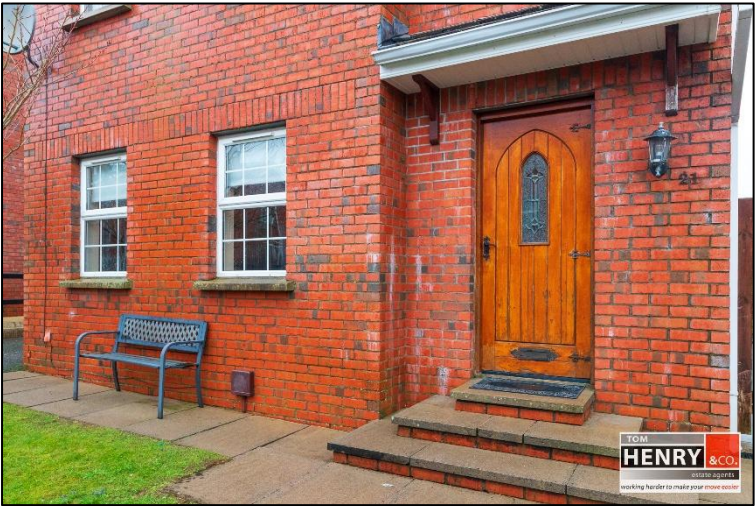
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# PROPERTY FEATURES:

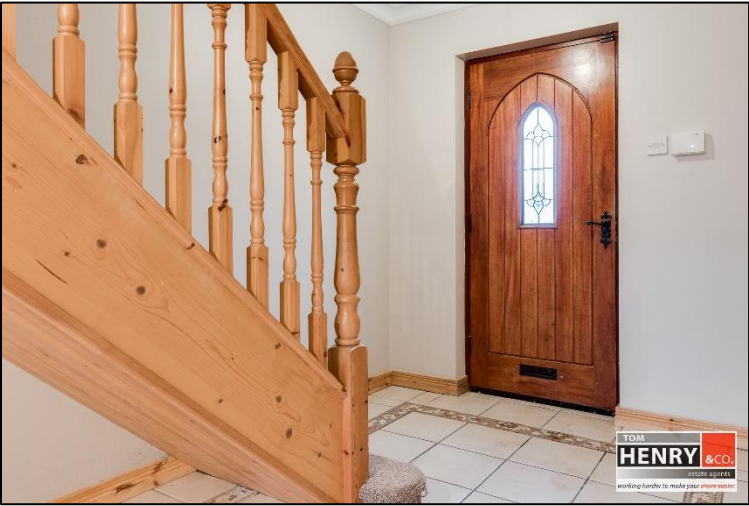
- A DECEPTIVELY SPACIOUS & VERSATILE DETACHED PROPERTY.
- SITUATED ON A PRIME SITE WITH NO DEVELOPMENT & VIEWS OF OPEN COUNTRYSIDE TO ITS REAR.
- LOCATED WITHIN THIS MOST SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.
- CLOSE TO ALL DUNGANNON TOWN AMENITIES, DUNGANNON GOLF CLUB, LOCAL SHOPS, ETC.
- ONLY MOMENTS BY CAR TO PICTURESQUE DONAGHMORE VILLAGE.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO COOKSTOWN, ETC.
- PRESENTED FOR SALE IN “JUST MOVE-IN” ORDER THROUGHOUT.
- 4 BEDROOMS; MASTER ENSUITE.
- SPACIOUS ENTRANCE HALL.
- GENEROUS SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- SOLID TIMBER INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- P.V.C. FASCIA & SOFFITS.
- OFF-STREET PARKING TO FRONT / SIDE.
- PRIVATE REAR GARDEN WITH FURTHER POTENTIAL.
- SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS & FAMILIES ALIKE.

ACCOMMODATION IN BRIEF...

COVERED PORCH:  
OUTSIDE LIGHT.



ENTRANCE HALL:  
TIMBER EXTERNAL DOOR WITH LEADED GLASS PANEL. TILED FLOOR. COVING TO CEILING. CARPET TO STAIRS TO FIRST FLOOR.





SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE OVER GRANITE INSET & HEARTH. PRE-FINISHED FLOOR. COVING & CENTRE PIECE TO CEILING.

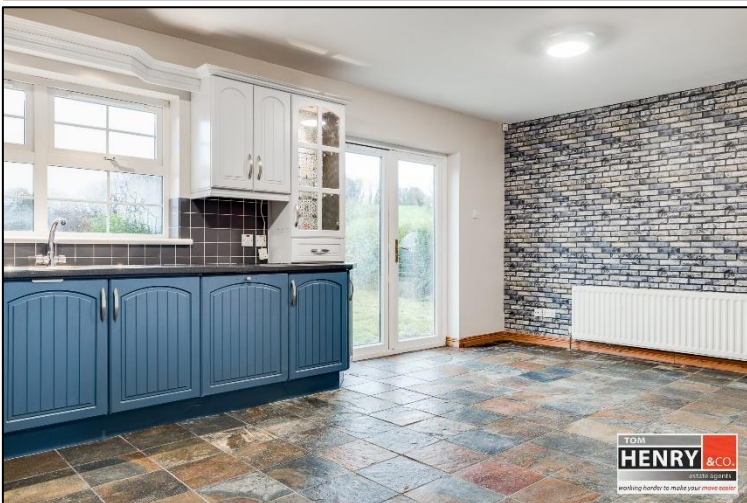




#### KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. PELMET WITH DOWNLIGHTING OVER 1 ½ S.S. SINK WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. SPACE FOR DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. GLAZED FRENCH DOORS TO REAR GARDEN.





#### UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED BETWEEN UNITS. TILED FLOOR. X-FAN. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.

#### CLOAK W.C. / POWDER ROOM:

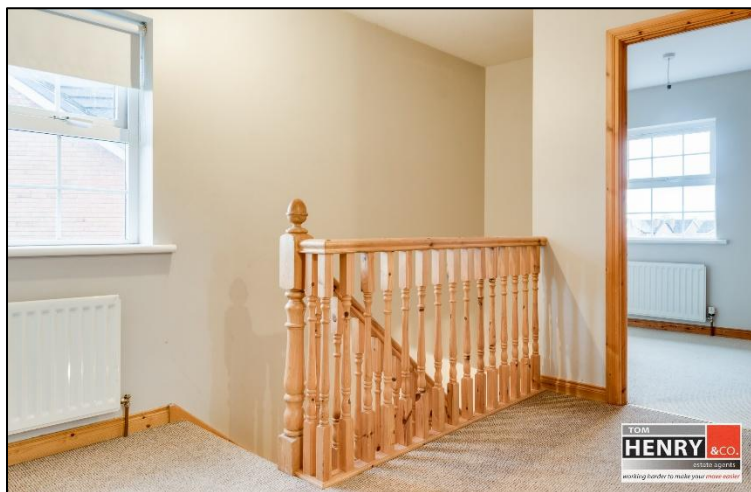
WASH HAND BASIN. TOILET. ½ TILED WALLS. X-FAN.



## FIRST FLOOR:

### STAIRS & LANDING:

CARPET TO STAIRS & LANDING. HOTPRESS: SHELVED WITH IMM. HEATER.



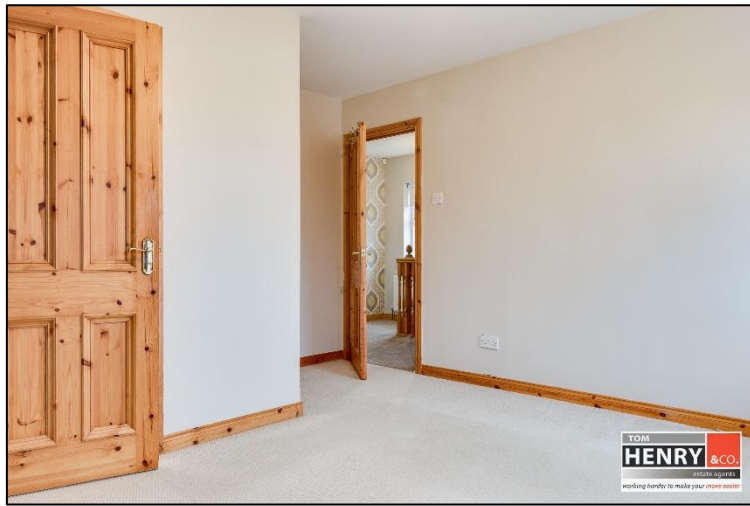
### BEDROOM 1:

TO FRONT. CARPET.

### ENSUITE:

WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. FULLY TILED SHOWER. TILED FLOOR. X-FAN.





BEDROOM 2:  
TO REAR. PRE-FINISHED FLOOR. PLEASANT VIEWS OF OPEN COUNTRYSIDE.





**BEDROOM 3:**  
TO REAR. CARPET TO FLOOR. PLEASANT VIEWS OF OPEN COUNTRYSIDE.



**BEDROOM 4 / STUDY:**  
TO FRONT. CARPET TO FLOOR.



## BATHROOM:

WASH HAND BASIN. BATH. FULLY TILED SHOWER. TOILET. ½ TILED WALLS. TILED FLOOR. X-FAN.

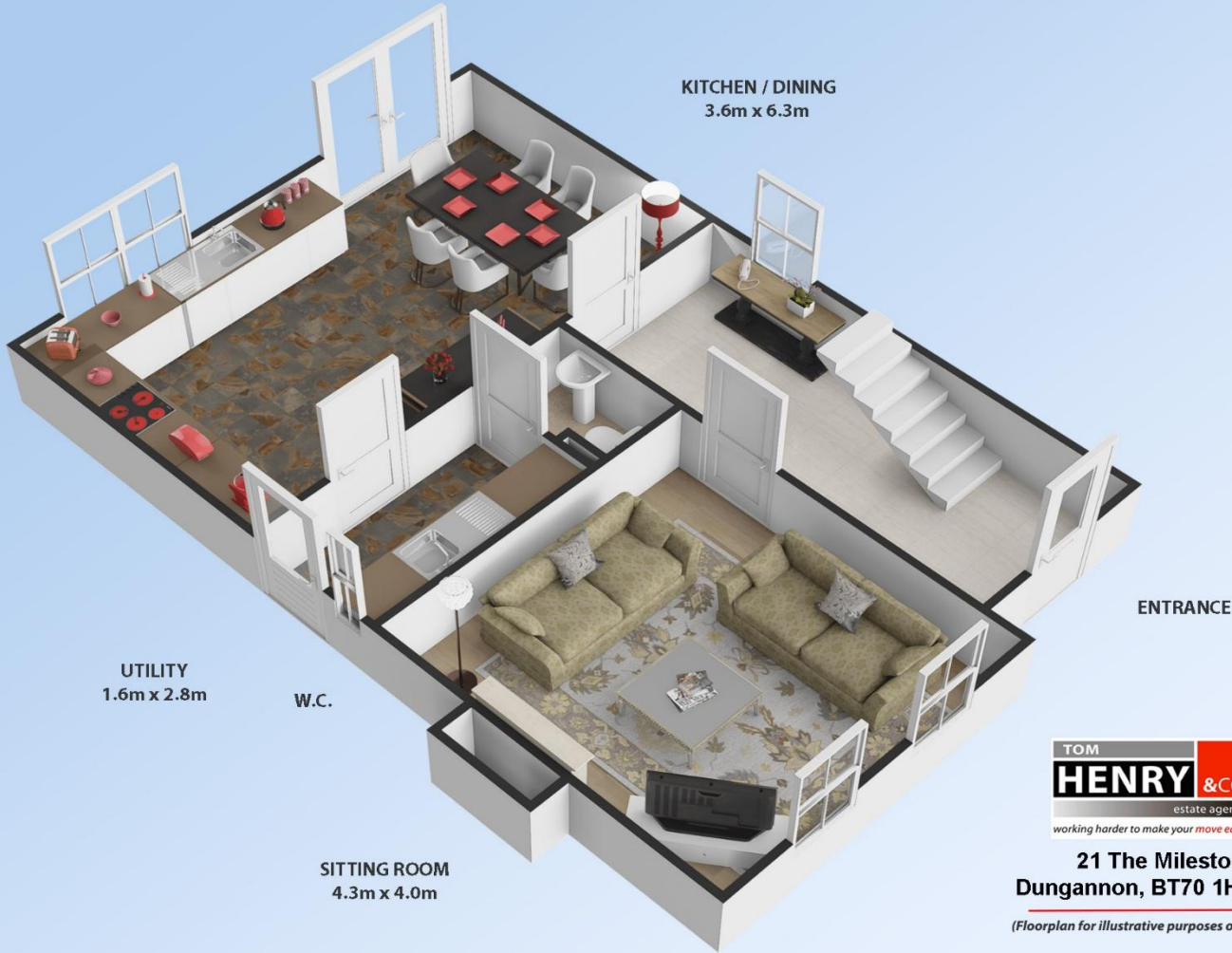


OUTSIDE:

GARDEN TO FRONT LAID TO LAWN. TARMAC PARKING TO FRONT / SIDE. PRIVATE GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		



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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.**