

**20A WHITETOWN ROAD
NEWMILLS
DUNGANNON
CO. TYRONE
BT71 4ES**



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

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WONDERFUL ON THE WHITETOWN ROAD

ESCAPE TO THE COUNTRY WITH THIS BEAUTIFUL DETACHED BUNGALOW SITUATED ON A GENEROUS SITE IN THIS SEMI-RURAL YET COMMUTER CONVENIENT LOCATION; A DREAM HOME!

SITUATED ON A GENEROUS, ELEVATED & MATURING SITE EXTENDING TO APPROX. 0.5 ACRES & ONLY MINUTES BY CAR TO NEWMILLS VILLAGE AND DUNGANNON & COOKSTOWN, THIS IMMACULATELY PRESENTED DETACHED BUNGALOW OFFERS SPACIOUS & VERSATILE ACCOMMODATION THAT WILL UNDOUBTEDLY APPEAL TO A WIDE SPECTRUM OF PURCHASERS; FROM THOSE SEEKING A FOREVER COUNTRY HOME, TO THOSE REQUIRING THE BEST IN ACCOMMODATION ON ONE LEVEL.

BOASTING GENEROUS ACCOMMODATION WITH UP TO 3 DOUBLE BEDROOMS INCLUDING AN ENVIABLE MASTER SUITE WITH A DRESSING AREA & ENSUITE, A SPACIOUS SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A BEAUTIFUL KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING, PART OPEN TO A SNUG / 2ND RECEPTION ROOM WITH A FURTHER STOVE WITH BACK BOILER, A SEPARATE UTILITY ROOM WITH ENOUGH SPACE TO IRON & A GORGEOUS BATHROOM WITH A 4 PIECE SUITE, PLUS THE OPTION FOR FURTHER ACCOMMODATION TO ITS FIRST FLOOR IF REQUIRED / DESIRED (SUBJECT TO REQUIRED CONSENTS).

COMPLIMENTING THE INTERNAL ACCOMMODATION, EXTERNALLY THERE IS AMPLE PARKING, A DETACHED GARAGE WITH LOFT ACCESS, A GARDEN UTENSIL STORE & FANTASTIC MATURING GARDENS BACKING ONTO OPEN FIELDS...

“A DREAM COUNTRY HOME THAT IS SURE TO ATTRACT SIGNIFICANT INTEREST... MUST BE VIEWED TO BE FULLY APPRECIATED”



OFFERS OVER: £324,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SPACIOUS & VERSATILE DETACHED BUNGALOW.
- PRESENTED FOR SALE IN ABSOLUTELY IMMACULATE ORDER.
- SITUATED ON A GENEROUS MATURING SITE APPROX. 0.5 ACRES.
- QUIET, SEMI-RURAL, YET COMMUTER CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO NEWMILLS, COOKSTOWN & DUNGANNON.
- CONSTRUCTED CIRCA. 2007.
- 3 DOUBLE BEDROOMS.
- POTENTIAL FOR FURTHER ACCOMMODATION TO FIRST FLOOR (SUBJECT TO REQUIRED CONSENTS).
- MASTER SUITE WITH DRESSING AREA & ENSUITE.
- 2 RECEPTION ROOMS.
- GENEROUS SITTING ROOM WITH GLASS FRONTED STOVE.
- COSY SNUG WITH STOVE WITH BACK BOILER.
- QUALITY FITTED KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM WITH ENOUGH SPACE TO IRON.
- LUXURY BATHROOM WITH 4 PIECE SUITE.
- SOLID WOOD INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- WINDOW COVERINGS INCLUDED IN SALE.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- CLADDING TO FASCIA & SOFFITS.
- AMPLE PARKING.
- DETACHED GARAGE WITH ACCESS TO LOFT.
- NO. 2 CARPORTS.
- ENVIABLE GARDENS LAID TO LAWNS, SHRUBS & PATIO AREA.
- FURTHER GARDEN UTENSIL STORE.
- A DREAM HOME; MUST BE VIEWED TO BE FULLY APPRECIATED.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C EXTERNAL DOOR WITH LEADED GLASS PANELS & SIDE PANELS. TILED FLOOR. LEFT WIDE ENOUGH TO ACCOMMODATE A STAIRCASE TO FIRST FLOOR FOR FURTHER ACCOMMODATION IF REQUIRED (SUBJECT TO REQUIRED CONSENTS). HOTPRESS: SHELVED WITH ELECTRIC LIGHT.





SITTING ROOM:
GLASS FRONTED STOVE ON SLATE HEARTH. WOODEN FLOOR. VIEWS TO OPEN COUNTRYSIDE.



KITCHEN / DINING AREA:
FITTED HIGH & LOW LEVEL UNITS. ILLUMINATED GLAZED DISPLAY UNITS. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH SPICE SHELF & X-FAN OVER. INTEGRATED DOUBLE OVEN. INTEGRATED FRIDGEFREEZER. INTEGRATED DISHWASHER. TILED FLOOR. DOWNLIGHTING TO CEILING. P.V.C. STABLE TYPE EXTERNAL DOOR. PART OPEN TO SNUG / LIVING ROOM.



SNUG / LIVING ROOM:
FEATURE CORNER WINDOW. GLASS FRONTED STOVE WITH SOLID
FUEL LINK-UP (HEATS RADIATORS & DOMESTIC HOT WATER) IN
FEATURE BRICK BUILT SURROUND & HEARTH WITH TIMBER MANTLE.



UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS TO COMPLEMENT KITCHEN. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR.



BEDROOM 1:

TO FRONT. PRE-FINISHED FLOOR. FITTED UNIT WITH SHELVED, HANGING & DRAWER SPACE.

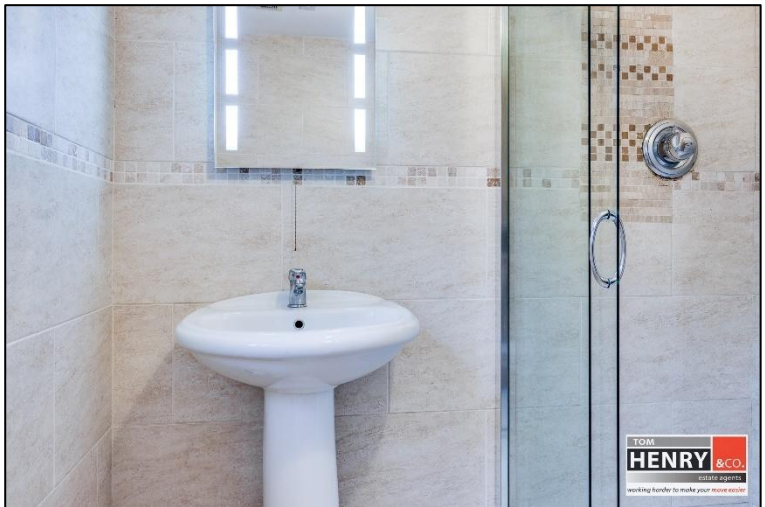
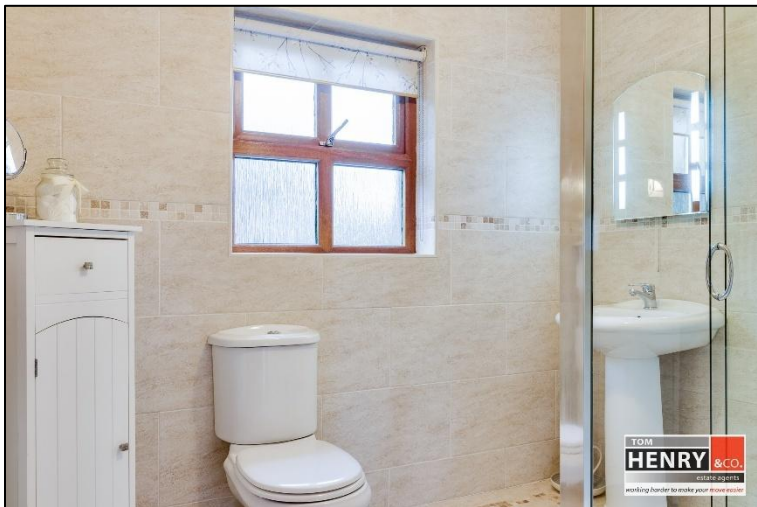
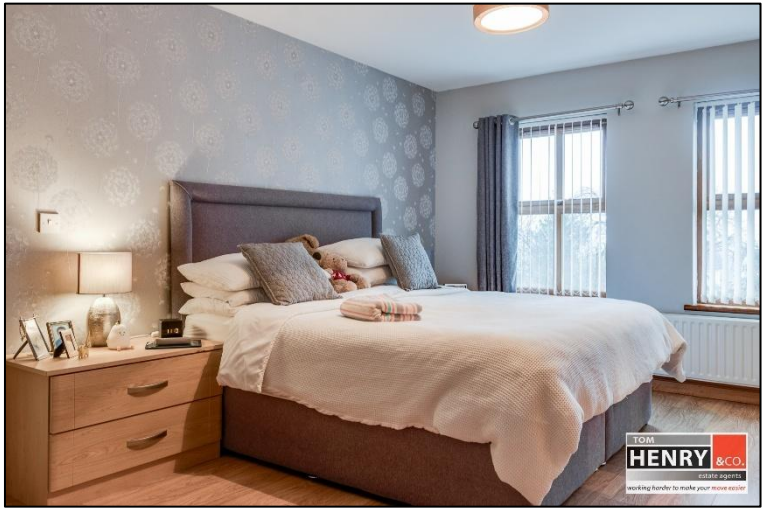
DRESSING ROOM:

FITTED STORAGE.

ENSUITE:

THERMOSTATIC SHOWER WITH "RAINWATER" SHOWER HEAD. WASH HAND BASIN WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. TOILET. TILED WALLS. TILED FLOOR.





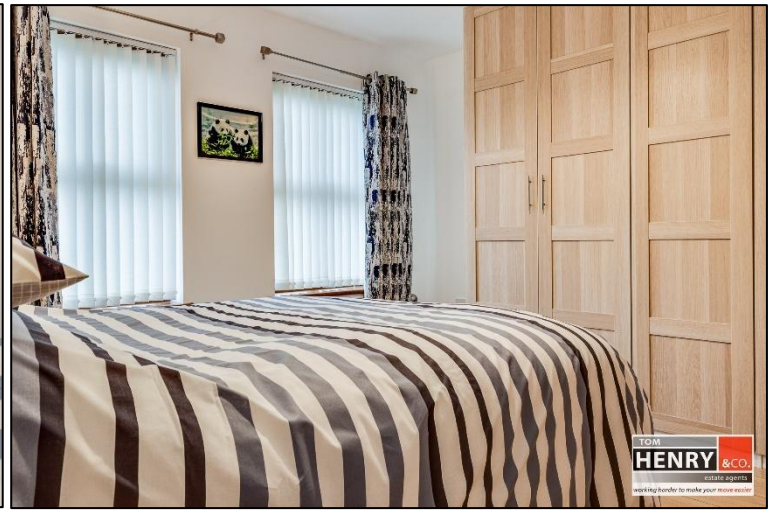
BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.





BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.





BATHROOM:

WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & ILLUMINATED MIRROR OVER. BATH WITH MIXER TAP FITTING. THERMOSTATIC SHOWER. TOILET. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. X-FAN.



ROOF SPACE:

POTENTIAL FOR FURTHER ACCOMMODATION IF REQUIRED (SUBJECT TO REQUIRED CONSENTS). WINDOW TO GABLE. FLOORED. ELECTRIC LIGHT & POWER POINTS.



OUTSIDE:

PILLARED ENTRANCE TO GRAVELLED DRIVE & FORECOURT PARKING TO FRONT TO GARAGE. PAVIA PARKING AREA TO SIDE.

GARAGE:

REMOTE ROLL-UP DOOR. PEDESTRIAN SIDE DOOR. ELECTRIC LIGHT & POWER POINTS. CENTRAL HEATING BURNER. STEPS TO LOFT: WOODEN CEILING. ELECTRIC LIGHT. PRE-FINISHED FLOOR.

COVERED AREA / CARPORT TO REAR OF GARAGE.

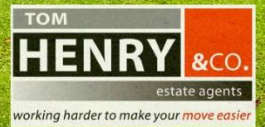
COVERED AREA / CARPORT TO SIDE OF DWELLING.

GENEROUS SLABBED PATIO AREA TO REAR. OUTSIDE WATER TAP. REAR GARDEN LAID TO LAWNS & SHRUBS.

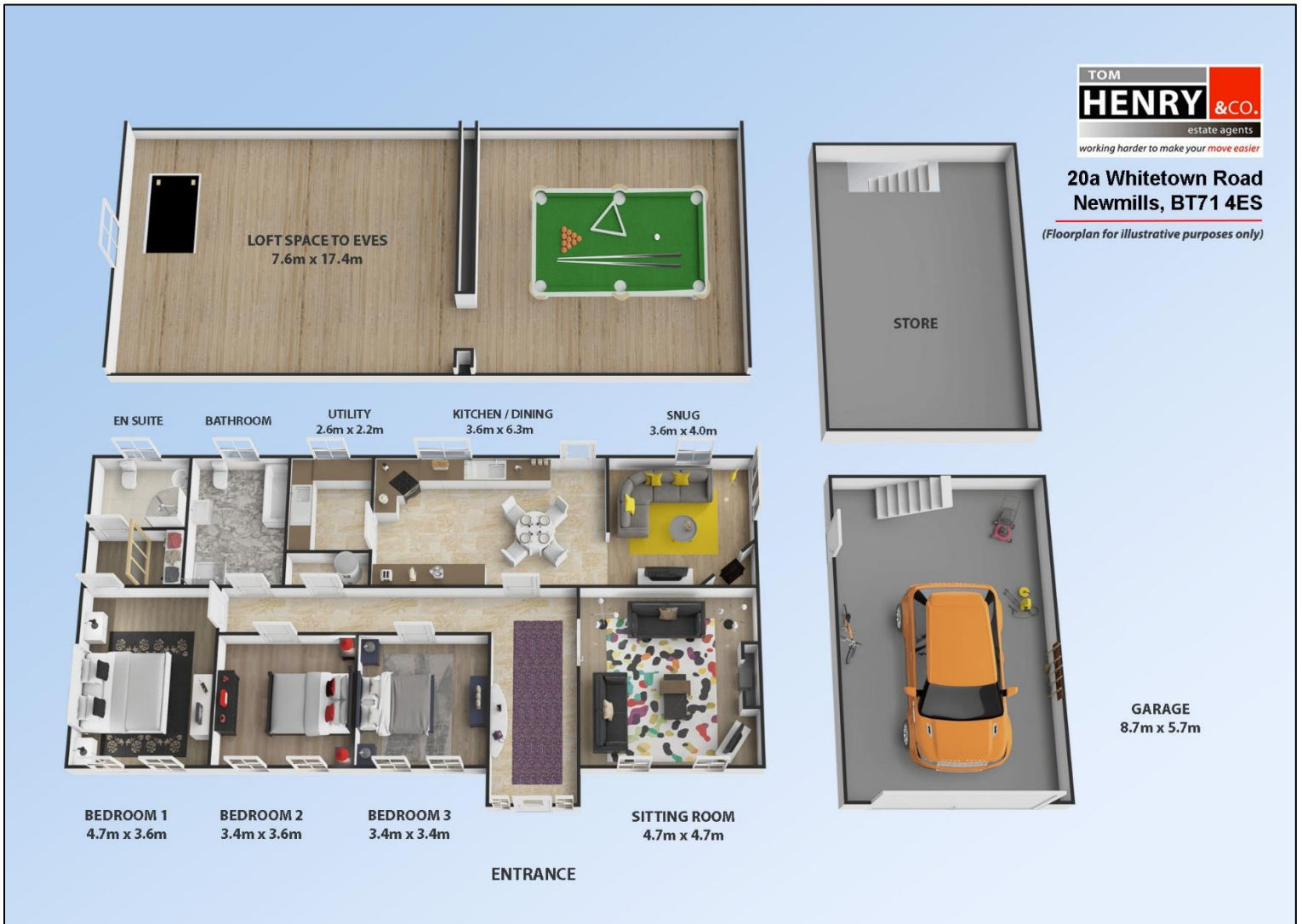
GARDEN UTENSIL STORE:







FLOORPLANS FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
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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.