

**8 LOWER PARKLANDS  
OLD EGLISH ROAD  
DUNGANNON  
CO. TYRONE  
BT71 7JN**



*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](mailto:tom@tomhenryandco.com)

## **“PRISTINE IN PARKLANDS”**

**SPACIOUS & VERSATILE WITH AN ENVIABLE FINISH IN ONE OF DUNGANNONS MOST PRESTIGIOUS RESIDENTIAL AREAS...**

SITUATED ON WHAT MAY ONLY BE DESCRIBED AS A PRIME, GENEROUS & PRIVATE SITE IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT, JUST-OFF THE PRESTIGIOUS & CONVENIENT OLD EGLISH ROAD, WITHIN WALKING DISTANCE OF SUPERB SCHOOLS, THE PICTURESQUE BLACK LOUGH, DUNGANNON TOWN CENTRE AMENITIES AND BOASTING SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO EAST OR WEST OF THE PROVINCE, TOM HENRY AND COMPANY ARE DELIGHTED TO PRESENT TO THE MARKET THIS RARE OPPORTUNITY TO ACQUIRE ONE OF THESE FANTASTIC HOMES.

OFFERED FOR SALE IN IMMACULATE ORDER THROUGHOUT BY ITS CURRENT OWNER OCCUPIERS, NUMBER 8 LOWER PARKLANDS PROVIDES THE BEST IN MODERN LIVING, WITH UP TO 5 BEDROOMS, MASTER ENSUITE, 3 RECEPTION AREAS & ENVIABLE GARDENS INCLUDING A HOME OFFICE / CONSULTING ROOM & A SEPARATE GARDEN ROOM.

**READY TO BE ENJOYED BY ITS NEW FORTUNATE OWNERS, THIS PROPERTY IS AN OPPORTUNITY NOT TO BE MISSED FOR THOSE SEEKING A HOME IN AN ENVIABLE TOWN LOCATION.**



**GUIDE PRICE: £369,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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

## PROPERTY FEATURES...

- AN EXCEPTIONALLY SPACIOUS & VERSATILE DETACHED CHALET BUNGALOW.
- PRESENTED FOR SALE IN FANTASTIC ORDER THROUGHOUT.
- SITUATED ON A MOST GENEROUS & PRIVATE SITE.
- IN ONE OF DUNGANNONS MOST PREMIER RESIDENTIAL DEVELOPMENTS.
- WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOL, PICTURESQUE BLACK LOUGH & DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE M1 / A4 FOR COMMUTING TO FURTHER AFIELD.
- 5 DOUBLE BEDROOMS; MASTER WITH LUXURY ENSUITE WITH NATURAL MARBLE.
- 3 RECEPTION AREAS.
- DUAL ASPECT SITTING ROOM WITH GLASS FRONTED STOVE.
- SNUG / LIVING ROOM.
- KITCHEN WITH ISLAND UNIT / BREAKFAST BAR FOR CASUAL DINING.
- KITCHEN PART OPEN TO SUNROOM / FORMAL DINING AREA.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- GORGEOUS FIRST FLOOR BATHROOM.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- AMPLE OFF-STREET PARKING TO FRONT / SIDE.
- GARDEN ROOM; GREAT FOR SUMMERTIME ENTERTAINING!
- DETACHED HOME OFFICE / CONSULTING ROOM.
- GARDENS LAID TO LAWNS WITH PAVIA PATIO AREA; ROBOTIC LAWNMOWER INCLUDED IN SALE.
- AN ENVIABLE PROPERTY IN THE RIGHT LOCATION.

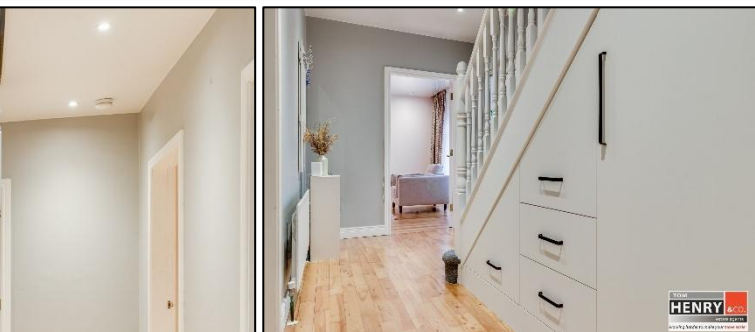
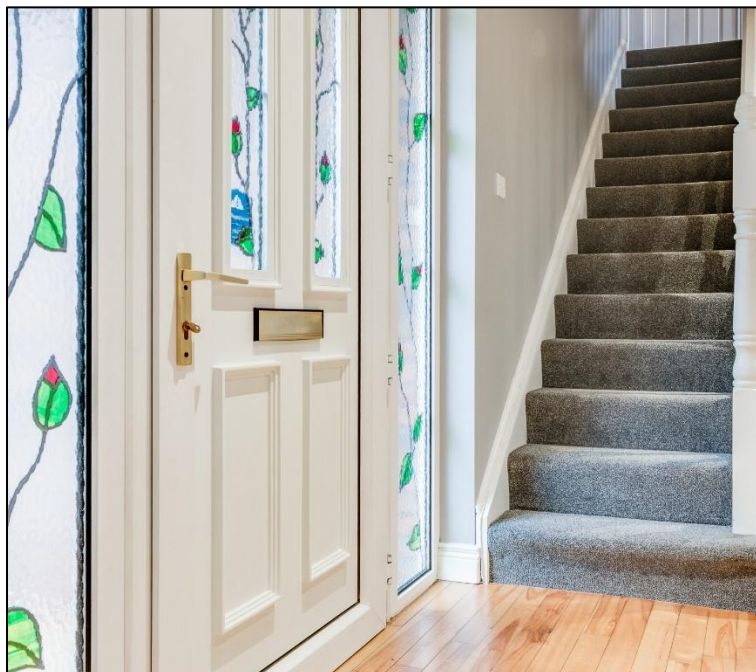
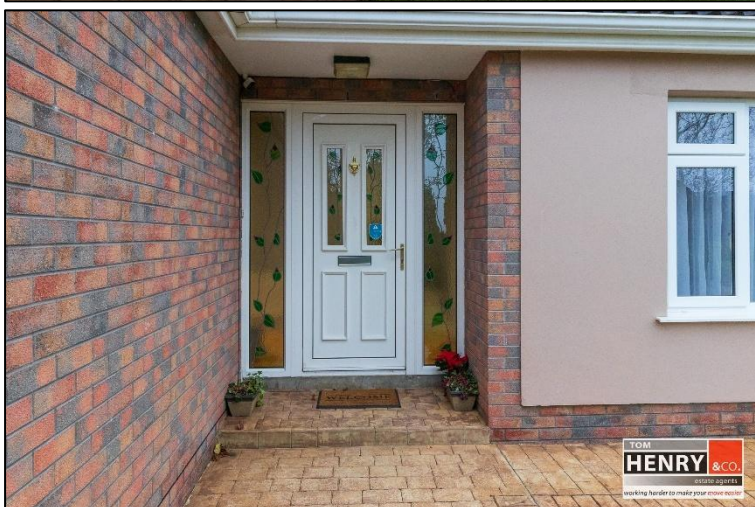




## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
PAVIA STEP. OUTSIDE LIGHT.

ENTRANCE HALL:  
U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANELS & SIDE PANELS. SOLID WOODEN FLOOR. CARPET TO STAIRS TO FIRST FLOOR. FITTED UNDER STAIR STORAGE.





**SITTING ROOM:**

DUAL ASPECT TO FRONT & REAR. GLASS FRONTED STOVE WITH GRANITE & STONE SURROUND OVER GRANITE HEARTH. SOLID WOODEN FLOOR. RECESSED & CENTRE LIGHTING TO CIELING. FRENCH DOORS TO REAR GARDEN.







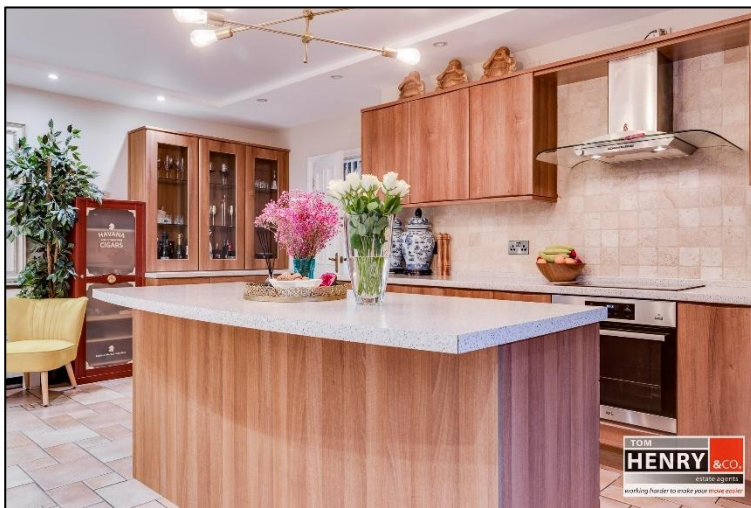
**SNUG / LIVING ROOM:**  
SOLID WOODEN FLOOR.



**KITCHEN / CASUAL DINING AREA:**  
FITTED HIGH & LOW LEVEL UNITS. DRESSER TYPE UNIT WITH GLAZED DISPLAY UNITS. SINK & DRAINER WITH MIXER TAP FITTING. ISLAND UNIT / BREAKFAST BAR FOR CASUAL DINING. INTEGRATED HOB & UNDER OVEN WITH S.S. & GLASS X-FAN OVER. PLUMBED FOR DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. OPEN TO FORMAL DINING AREA / SUNROOM. P.V.C. DOOR WITH GLAZED PANEL TO REAR LOBBY.







**DINING AREA / SUNROOM:**  
OPEN FROM KITCHEN. TILED FLOOR. RECESSED & CENTRE LIGHTING TO CIELING. GLAZED FRENCH DOORS TO REAR PATIO AREA.





#### REAR LOBBY:

U.P.V.C. DOOR WITH GLAZED PANEL FROM KITCHEN. TILED FLOOR. FEATURE LEADED GLASS WINDOW TO CORRESPOND & COMPLEMENT GLAZING TO FRONT OF DWELLING. U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL.



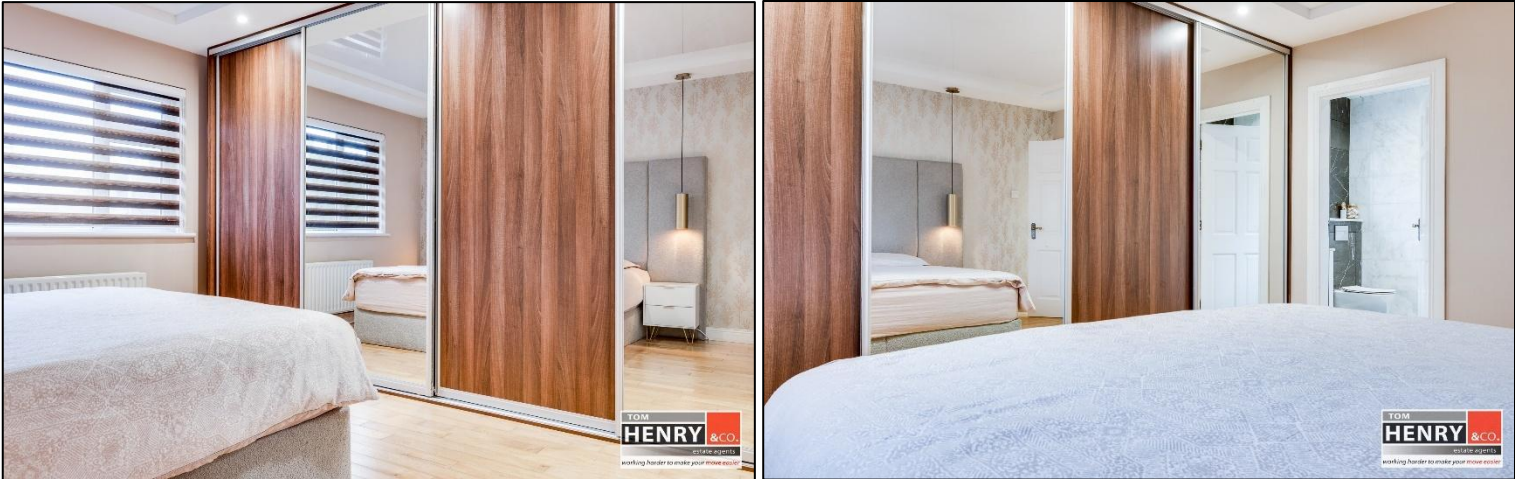


UTILITY ROOM:  
FITTED HIGH & LOW LEVEL UNITS. PLUMBED FOR A.W.M. TILED WALLS. TILED FLOOR. X-FAN.

CLOAK W.C. / POWDER ROOM:  
SINK IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. TILED WALLS. TILED FLOOR. X-FAN.



MASTER SUITE / BEDROOM 1:  
TO FRONT. WALL LENGTH FITTED STORAGE WITH SLIDING DOORS, SHELVED & HANGING SPACE. SOLID WOODEN FLOOR.





ENSUITE:  
SHOWER WITH DUAL HEAD FITTING. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. HEATED TOWEL RAIL. NATURAL MARBLE  
TILED WALLS & FLOOR.



BEDROOM 2:  
TO SIDE. PRE-FINISHED FLOOR.



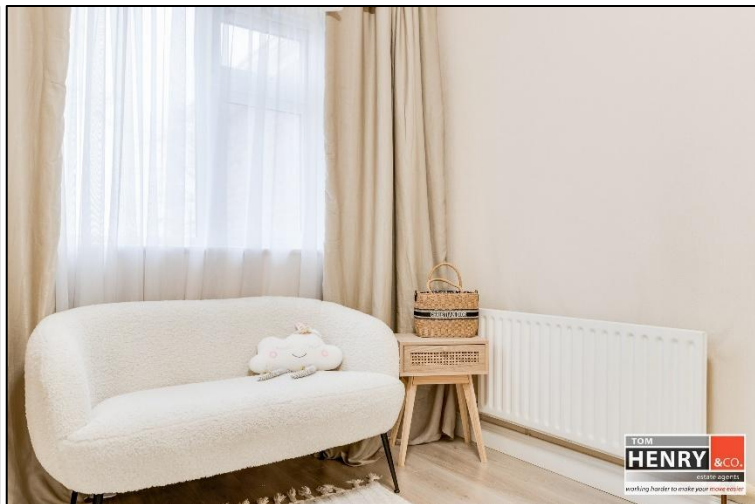
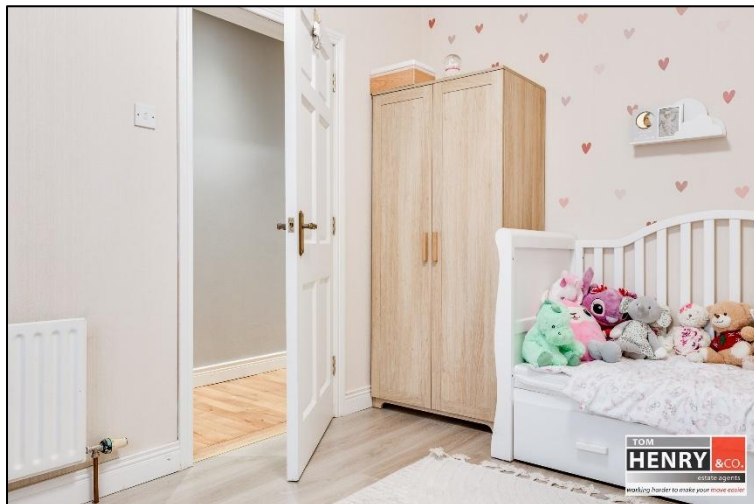




BEDROOM 3:  
TO FRONT. PRE-FINISHED FLOOR.



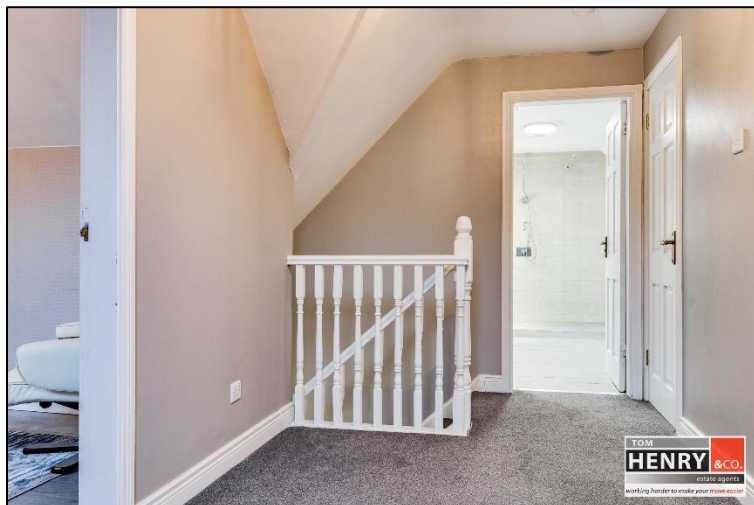




## FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR. STUDY / AREA FOR CONTEMPLATION. HOTPRESS: SHELVED.



BEDROOM 4:

TO SIDE. WALL LENGTH FITTED STORAGE WITH SLIDING DOORS. PRE-FINISHED FLOOR.







**BEDROOM 5:**

TO REAR. PRE-FINISHED FLOOR. DOOR THROUGH TO PLAY AREA / NURSERY / POTENTIAL WALK-IN WARDROBE TO SIDE OF DWELLING.



**BATHROOM:**

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





## OUTSIDE:

THIS PROPERTY ENJOYS A PRIME, GENEROUS & SLIGHTLY ELEVATED SITE WITH EXTENSIVE PRIVATE PATIO AREA, LAWNED AREAS & MATURING SHRUBS.

AMPLE TARMAC DRIVEWAY / PARKING FOR MULTIPLE VEHICLES TO FRONT / SIDE. GARDEN TO FRONT / SIDE LAID TO LAWNS & SHRUBS. GRAVELLED PATIO AREA TO SIDE. AREA FOR OIL TANK / BINS.

## HOME OFFICE:

CAVITY BUILT. ELECTRIC LIGHTS & POWER POINTS. RADIATOR. FUEL & GARDEN STORE TO REAR.

## GARDEN ROOM:

CURRENTLY UTILIZED AS A MAN CAVE / BAR. COVERED OUTSIDE SEATING AREA. INTERNAL ELECTRIC LIGHT & POWER POINTS.

EXTENSIVE PAVED PATIO AREA TO REAR OF DWELLING. RAISED GRAVELLED BED. AREA LAID TO LAWN.







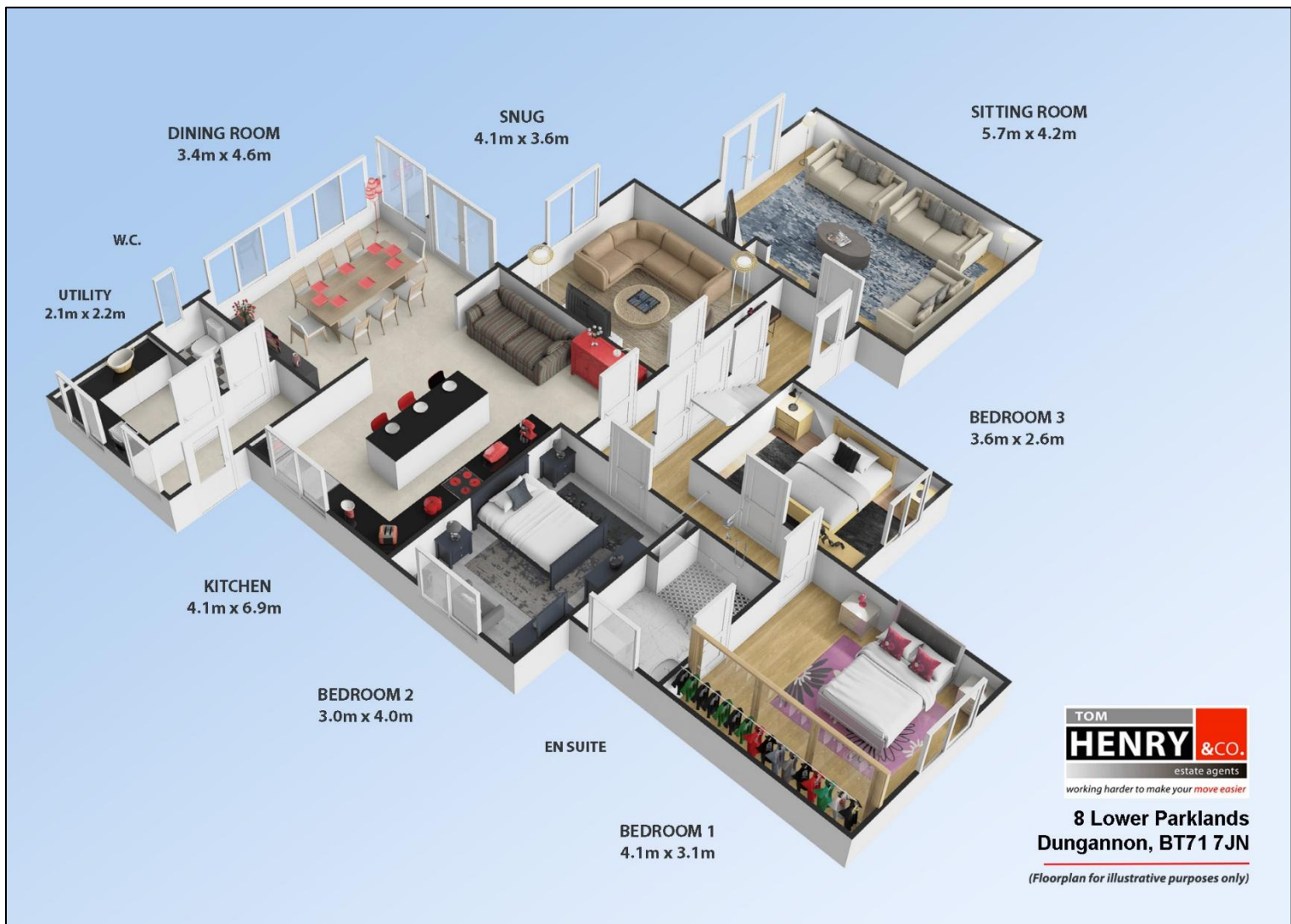




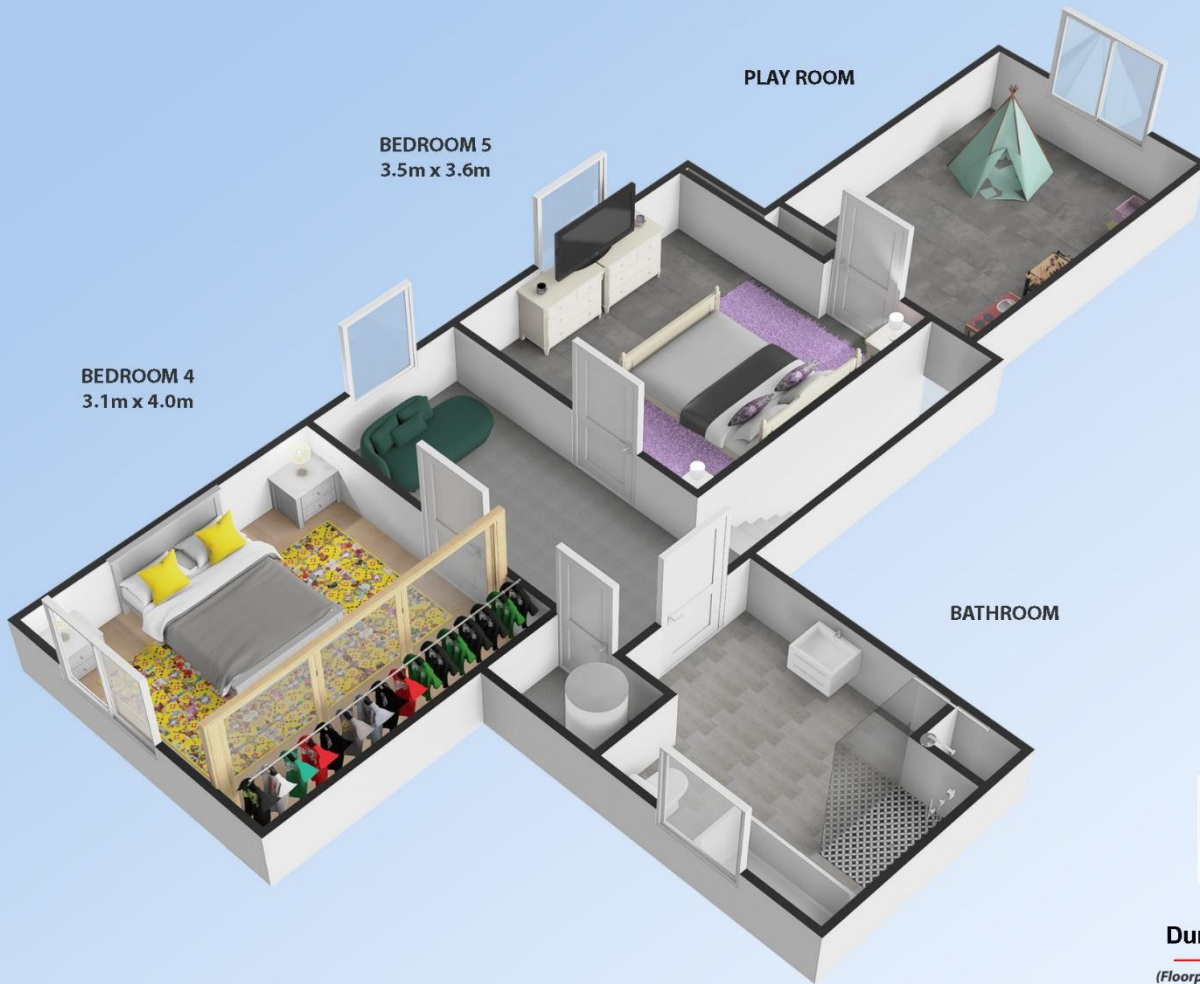


TOM  
**HENRY & CO.**  
estate agents  
working harder to make your move easier

FLOORPLANS FOR I.D. PURPOSES ONLY.

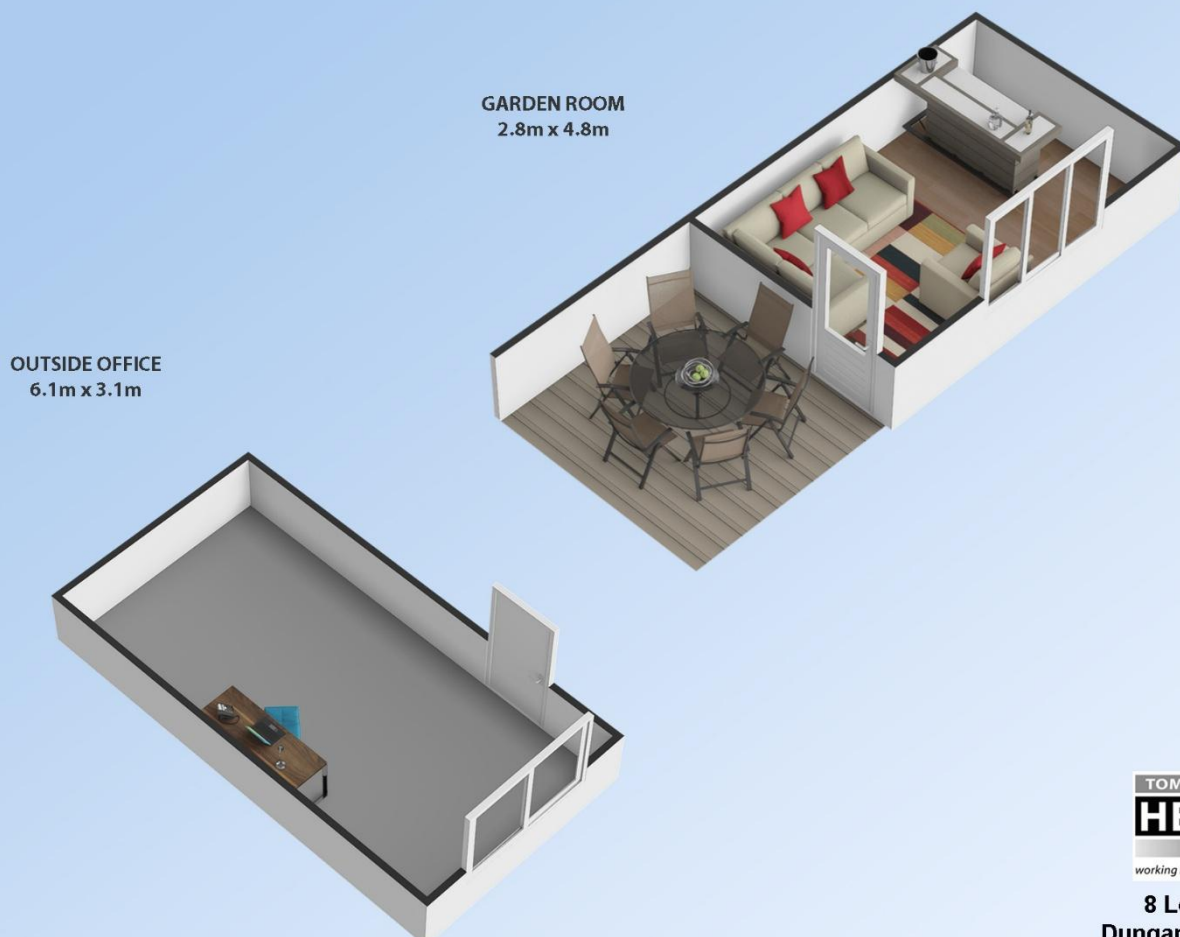






**8 Lower Parklands  
Dungannon, BT71 7JN**

*(Floorplan for illustrative purposes only)*



**8 Lower Parklands  
Dungannon, BT71 7JN**

*(Floorplan for illustrative purposes only)*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	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.

**SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE**

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

#### **N.B.**

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

#### **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.**