

**1 HOLLYFIELDS
OLD EGLISH ROAD
DUNGANNON
CO. TYRONE
BT71 7BH**



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

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Dungannon,
Co. Tyrone,
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NUMBER 1 BY NAME, NUMBER 1 BY NATURE...

A SPACIOUS & VERSATILE DETACHED PROPERTY LOCATED ON A PRIME SITE IN THIS POPULAR RESIDENTIAL DEVELOPMENT.

TOM HENRY & COMPANY ARE DELIGHTED TO PRESENT TO THE MARKET NO. 1 HOLLYFIELDS, OLD EGLISH ROAD, DUNGANNON...

NUMBER 1 FOR LOCATION: ONLY A STROLL TO PICTURESQUE OPEN COUNTRYSIDE & THE BLACK LOUGH, YET WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOL, TESCO, BUS DEPOT & DUNGANNON TOWN CENTRE. ALSO BENEFITTING FROM SUPERB ACCESS TO THE M1 / A4 BYPASS FOR COMMUTING.

NUMBER 1 SITUATION: SITUATED ON A MOST GENEROUS, MATURING & PRIME "FRONT ROW" SITE WITHIN THIS ESTABLISHED & HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT... A FAVOURITE WITH FAMILIES!

NUMBER 1 FOR ACCOMMODATION: PROVIDING SPACIOUS & VERSATILE ACCOMMODATION INCLUDING 4 BEDROOMS, 2 ENSUITE, 2 RECEPTION ROOMS, A KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM & A LARGE SHED / GARAGE.

NUMBER 1 FOR REALISTIC PRICING: SURE TO ATTRACT SIGNIFICANT INTEREST FROM DISCERNING FIRST TIME-BUYERS SEEKING "SPACE TO GROW" & MODERN FAMILIES LOOKING FOR ACCOMMODATION & CONVENIENCE.

MAKE IT NUMBER 1 ON YOUR VIEWING LIST!



OFFERS OVER: £259,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- SITUATED ON A GENEROUS PRIME “FRONT ROW” SITE.
- POPULAR & HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOL, DUNGANNON TOWN CENTRE, TRANSLINK BUS STATION, TESCO & THE PICTURESQUE “BLACK LOUGH”.
- SUPERB ACCESS TO THE M1 / A4 FOR COMMUTING TO FURTHER AFIELD.
- 4 DOUBLE BEDROOMS; 2 NO. ENSUITE & ALL WITH FITTED STORAGE.
- 2 RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE & BOW WINDOW.
- FAMILY ROOM / SNUG WITH FITTED STORAGE UNIT.
- KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- P.V.C. CLADDING TO FASCIA & SOFFITS.
- OFF-STREET PARKING TO FRONT / SIDE.
- LARGE UTILITY STORE / GARAGE.
- PRIVATE REAR GARDEN WITH PATIO AREA, LAWN & MATURING SHRUBS.
- GOOD PROVISION OF EXTERNAL POWER POINTS & WATER TAPS.
- SURE TO APPEAL TO DISCERNING FIRST-TIME BUYERS OR AS A FAMILY HOME.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHTS. WOODEN EXTERNAL DOOR WITH GLAZED SIDE PANELS. WOODEN FLOOR. STAIRS TO FIRST FLOOR WITH CARPET RUNNER.



SITTING ROOM:

OPEN FIREPLACE WITH STONE MANTLE, SURROUND & HEARTH.
BOW WINDOW. WOODEN FLOOR. GEORGIAN GLAZED DOUBLE
DOORS TO KITCHEN / DINING AREA.





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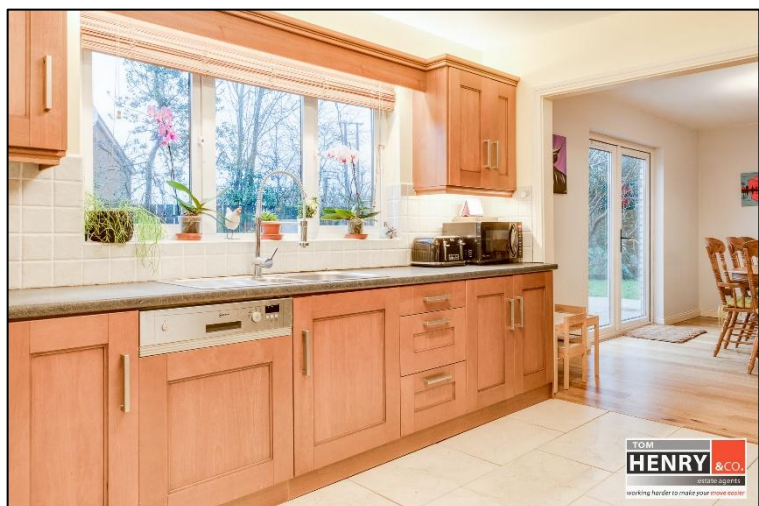
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KITCHEN / DINING:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNIT. PELMET OVER S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. ELECTRIC HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR TO KITCHEN. WOODEN FLOOR TO DINING AREA. GLAZED FRENCH DOORS FROM DINING AREA TO REAR GARDEN.



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FAMILY ROOM / SNUG:
FITTED STORAGE UNIT. WOODEN FLOOR.





UTILITY ROOM:

FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR A.W.M. TILED FLOOR. X-FAN. WOODEN EXTERNAL DOOR WITH GLAZED TOP PANEL.

CLOAK W.C. / POWDER ROOM:

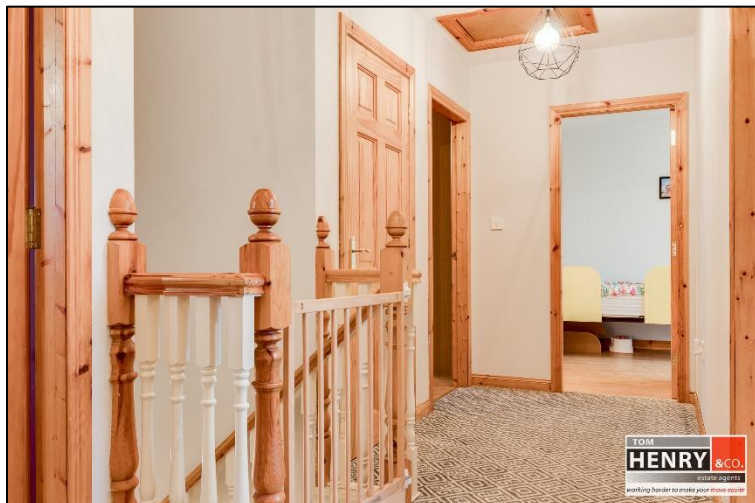
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR. HEATED TOWEL RAIL.



FIRST FLOOR:

STAIRS & LANDING:

CARPET RUNNER TO STAIRS. CARPET TO LANDING. HOTPRESS: SHELVED WITH ELECTRIC LIGHT. ACCESS TO ROOF SPACE VIA A PULL-DOWN LADDER. ROOF SPACE PART FLOORED FOR STORAGE.

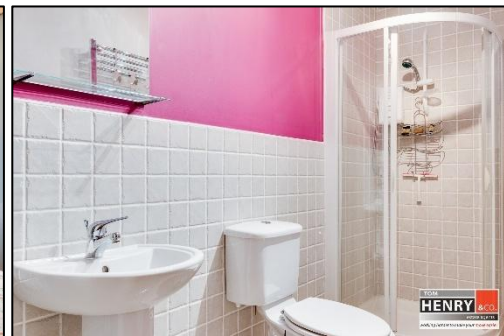


BEDROOM 1:

TO FRONT. PRE-FINISHED FLOOR. FITTED WARDROBES WITH SLIDING DOORS.

ENSUITE:

FULLY TILED ELECTRIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & ELECTRIC SHAVER SOCKET. TOILET. PART TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.

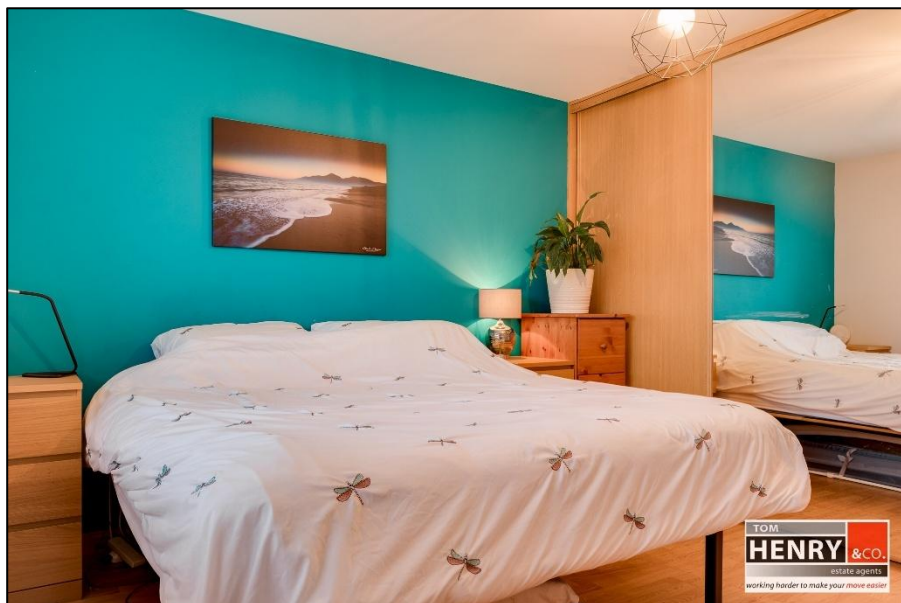


BEDROOM 2:

TO FRONT. PRE-FINISHED FLOOR. FITTED WARDROBES WITH SLIDING DOORS; PART MIRRORED.

ENSUITE:

FULLY TILED ELECTRIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & ELECTRIC SHAVER SOCKET. TOILET. PART TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.





BEDROOM 3:

TO REAR. PRE-FINISHED FLOOR. FITTED WARDROBE WITH SLIDING DOORS.



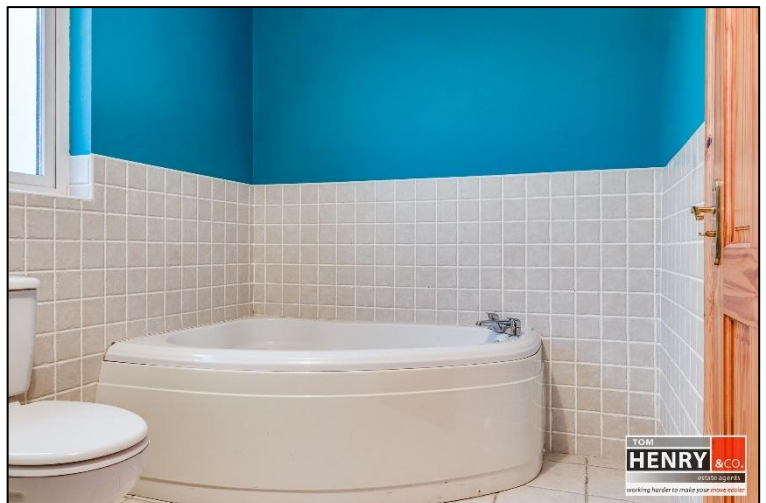
BEDROOM 4:

TO REAR. PRE-FINISHED FLOOR. FITTED WARDROBE WITH SLIDING DOORS.



BATHROOM:

FULLY TILED THERMOSTATIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & ELECTRIC SHAVER SOCKET. BATH WITH MIXER TAP FITTING. TOILET. PART TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.



OUTSIDE:

TARMAC DRIVEWAY & PARKING TO FRONT & SIDE. EXTERNAL POWER SOCKET. GARDEN TO FRONT LAID TO LAWN & MATURING SHRUBS. GARDEN SHED.



UTILITY STORE / GARAGE:
ROLLER DOOR TO FRONT. ELECTRIC LIGHT & POWER POINTS. FITTED UNIT WITH S.S. SINK & DRAINER. FITTED UNIT FOR STORAGE. P.V.C. PEDESTRIAN DOOR TO REAR.

ENCLOSED GARDEN TO REAR WITH PAVED PATIO AREA, LAWN & MATURING SHRUBS. OUTSIDE HOT & COLD WATER TAP. POWER SOCKETS.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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- > **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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RICS www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

UTILITY
2.4m x 1.6m

KITCHEN
3.4m x 4.1m

DINING ROOM
3.0m x 4.5m



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(Floorplan for illustrative purposes only)

W.C.

**SITTING ROOM 1
5.1m x 4.5m**

**SITTING ROOM 2
4.0m x 3.6m**

ENTRANCE

**BEDROOM 4
3.6m x 2.5m**

BATHROOM

**BEDROOM 3
3.1m x 3.4m**

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(Floorplan for illustrative purposes only)

EN SUITE 1

**BEDROOM 2
3.2m x 3.6m**

EN SUITE 2

**BEDROOM 1
3.8m x 4.5m**

N.B.

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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.