

**2 RANFURLY HEIGHTS
DUNGANNON
CO. TYRONE
BT71 6PL**

**TOM
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working harder to make your move easier

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REMARKABLE IN RANFURLY HEIGHTS

A SPACIOUS DETACHED BUNGALOW IN THIS ESTABLISHED & POPULAR RESIDENTIAL DEVELOPMENT

ENJOYING A PRIME CORNER SITE AT THE ENTRANCE TO THIS ESTABLISHED & EVER POPULAR RESIDENTIAL DEVELOPMENT, THIS FANTASTIC DETACHED BUNGALOW HAS BEEN METICULOUSLY MAINTAINED BY ITS CURRENT OWNERS BOTH INTERNALLY & EXTERNALLY.

BOASTING 3 BEDROOMS (2 WITH FITTED / BUILT-IN STORAGE), AN ENTERTAINMENT-SIZED DUAL ASPECT SITTING ROOM WITH AN OPEN FIREPLACE, A MODERN KITCHEN WITH SPACE FOR CASUAL DINING, PLUS A FURTHER FORMAL DINING ROOM / LIVING AREA, A BATHROOM WITH A 4 PIECE SUITE & A DOUBLE GARAGE WITH REMOTE ROLL-UP DOOR; ALL SURROUNDED BY MATURE, LANDSCAPED GARDENS & AMPLE OFF-STREET PARKING FOR MULTIPLE CARS... THIS PROPERTY IS SURE TO BE EXTREMELY APPEALING TO A WIDE RANGE OF POTENTIAL PURCHASERS, FROM FAMILIES TO THOSE REQUIRING ACCOMMODATION ON ONE LEVEL.

MOST CONVENIENTLY LOCATED MOMENTS BY CAR TO THE M1 INTERSECTION FOR COMMUTING AND WITHIN WALKING DISTANCE OF LOCAL AMENITIES INCLUDING THE PICTURESQUE DUNGANNON PARK, DUNGANNON RUGBY CLUB, THE FAMOUS LINEN GREEN RETAIL OUTLET & RENOWNED SCHOOLS.

WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT!



OFFERS OVER: £274,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A METICULOUSLY MAINTAINED DETACHED BUNGALOW.
- SITUATED ON A PRIME SITE AT THE ENTRANCE TO THIS RENOWNED RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF DUNGANNON RUGBY CLUB, DUNGANNON SWIFTS, LOCAL PRIMARY SCHOOL, DUNGANNON PARK & THE LINEN GREEN.
- SUPERB ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.
- 3 BEDROOMS; 2 WITH FITTED / BUILT-IN STORAGE.
- 2 RECEPTION ROOMS.
- ENTERTAINMENT-SIZED DUAL ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- FORMAL DINING ROOM / LIVING ROOM PART OPEN TO KITCHEN.
- KITCHEN WITH SPACE FOR CASUAL DINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- BATHROOM WITH 4 PIECE SUITE.
- MAJORITY PRE-FINISHED FLOORS.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- WINDOW COVERINGS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- ALARM SYSTEM & SECURITY CAMERAS.
- BEAUTIFUL MATURE LANDSCAPED GARDENS.
- AMPLE OFF-STREET PARKING.
- ATTACHED DOUBLE GARAGE.
- SURE TO APPEAL AS A FABULOUS FAMILY HOME & TO THOSE SEEKING ACCOMMODATION ON ONE LEVEL ALIKE.



ACCOMMODATION IN BRIEF...

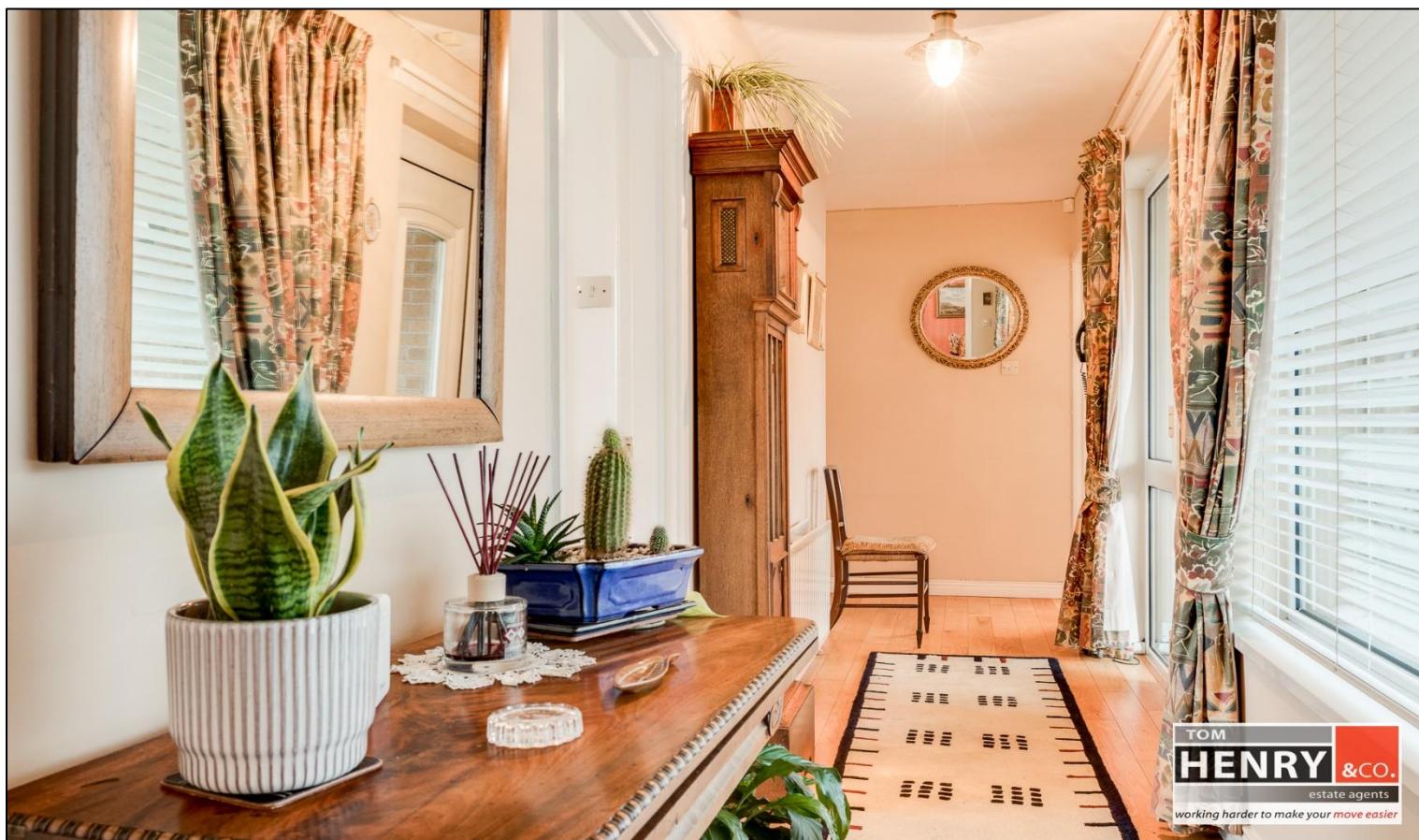
COVERED ENTRANCE PORCH:

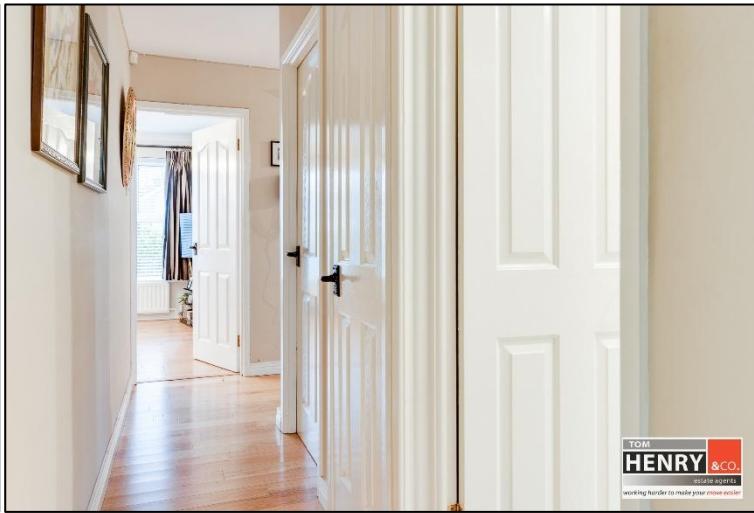
PAVED SEATING AREA. P.V.C. CEILING. OUTSIDE LIGHT.



ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS. WOODEN FLOOR. PICTURE WINDOW. CLOAK ROOM: SHELFED & HANGING SPACE. ELECTRIC LIGHT. HOTPRESS:





SITTING ROOM:

ENTERTAINMENT-SIZED ROOM. DUAL ASPECT TO FRONT & REAR. OPEN FIREPLACE WITH STONE MANTLE, SURROUND & HEARTH. COVING TO CEILING. WOODEN FLOOR.





KITCHEN:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNIT. BREAKFAST BAR FOR CASUAL DINING. PELMET WITH DOWN LIGHTING OVER SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED DOUBLE OVEN. INTEGRATED FRIDGE FREEZER. MICROWAVE. HOB WITH X-FAN OVER. DISHWASHER. PLUMBED FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLASS TOP PANEL. PART OPEN / ARCH TO FORMAL DINING AREA / LIVING ROOM.





FORMAL DINING AREA / LIVING ROOM:

PART OPEN / ARCH TO / FROM KITCHEN. COVING TO CEILING. WOODEN FLOOR.





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BEDROOM 1:

TO REAR. PLEASANT VIEW OF REAR GARDEN. FITTED STORAGE WITH MIRRORED DOORS TO HANGING & SHELVED SPACE. DRESSING MIRROR, FITTED BED HEAD, BEDSIDE UNITS, DISPLAY SHELVING & HAT BOXES. WOODEN FLOOR.



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BEDROOM 2:

TO REAR. PLEASANT VIEW OF REAR GARDEN. FITTED STORAGE WITH MIRRORED DOORS TO HANGING & SHELVED SPACE. WOODEN FLOOR.



BEDROOM 3:

TO REAR. PLEASANT VIEW OF REAR GARDEN. WOODEN FLOOR.



BATHROOM:

CORNER BATH WITH MIXER TAP FITTING. WET ROOM TYPE ELECTRIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.





OUTSIDE:

GENEROUS TARMAC PARKING TO FRONT TO ATTACHED GARAGE. PAVIA AREA WITH HARD LANDSCAPING WITH MATURE SHRUBS.

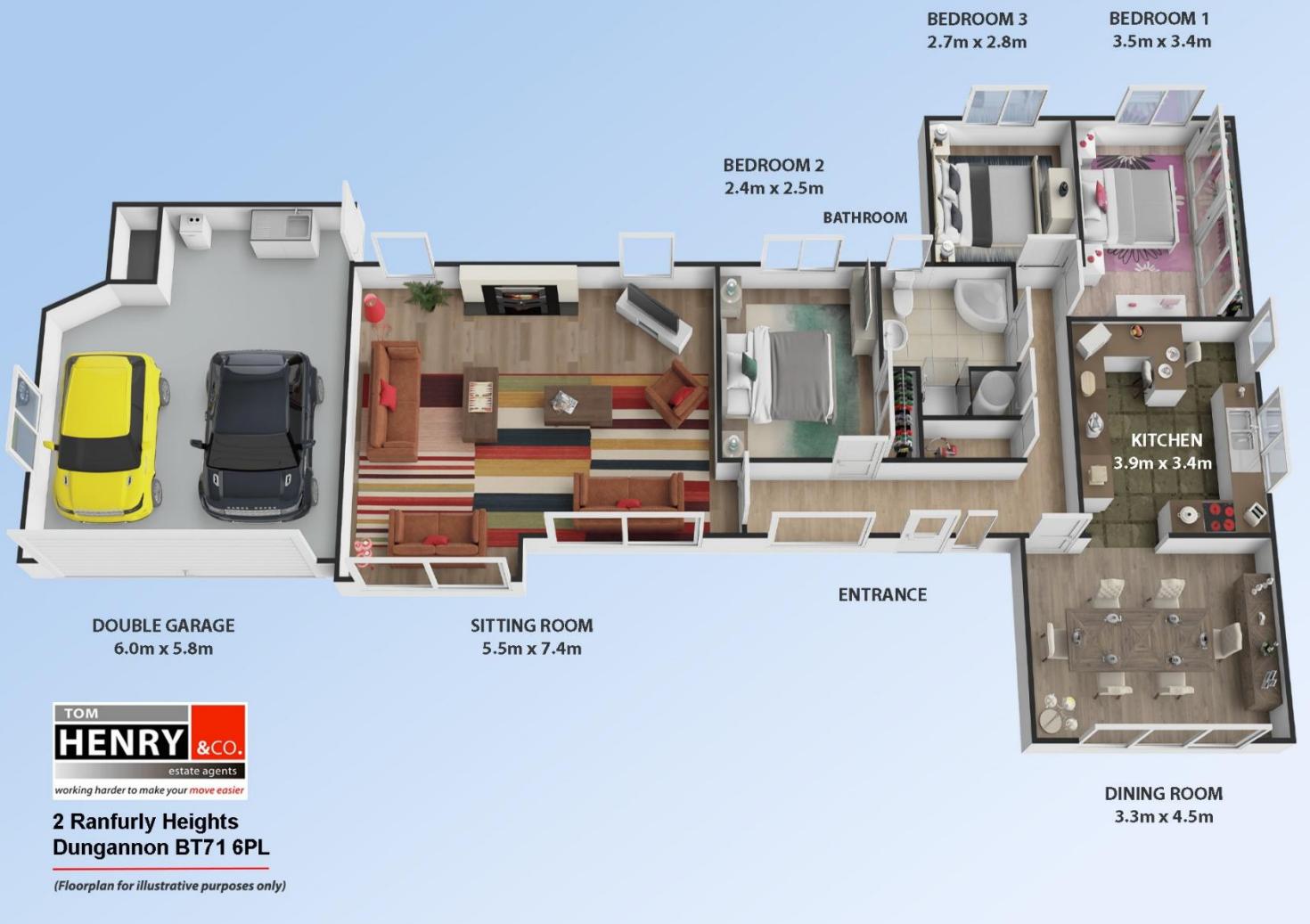
GARAGE: REMOTE DOOR. SEPARATE PEDESTRIAN DOOR TO REAR. ELECTRIC LIGHTS. SINK & DRAINER WITH COLD WATER. PULL-DOWN LADDER TO ROOF SPACE STORAGE. CENTRAL HEATING BURNER.



ENCLOSED GARDEN TO REAR LAID TO LAWNS & MATURE SHRUB BEDS. PAVED PATIO AREA. OUTSIDE WATER TAP. GARDEN STORE / GARDEN ROOM. COVERED AREA FOR BINS, WHEELBARROW, ETC.



FLOORPLANS FOR I.D. PURPOSES ONLY.



| Score | Energy rating | Current | Potential | Thinking of selling or renting your home? |
|-------|---------------|---------|-----------|---|
| 92+ | A | | | TOM HENRY & CO. estate agents est. 1979 |
| 81-91 | B | | | Want to know what your property is worth? |
| 69-80 | C | | | > Free no obligation pre sale/ pre let valuation. |
| 55-68 | D | | 68 D | > Market leading sales record. |
| 39-54 | E | 50 E | | > Competitive sales & rental rates. |
| 21-38 | F | | | > RICS member firm. |
| 1-20 | G | | | > Professional & efficient service. |
| | | | | > Over 100 years local combined experience. |
| | | | | SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE |

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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.