

**20 EASTVALE AVENUE
KILLYMAN ROAD
DUNGANNON
CO. TYRONE
BT71 6DL**



*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

“ENTICING IN EASTVALE AVENUE”

AN IMMACULATE & MOST CONVENIENT END-OF-TERRACE PROPERTY WITH A GARAGE

LOCATED WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS & LOCAL SHOPS, THIS EXTENDED 3 BEDROOM TOWN PROPERTY ENJOYS A GENEROUS CORNER SITE WITH OFF-STREET PARKING, A GARAGE & A REAR GARDEN.

PRESENTED FOR SALE IN “READY TO OCCUPY” CONDITION THROUGHOUT, ITS INTERNAL ACCOMMODATION BOASTS A BRIGHT ENTRANCE HALL, A SITTING ROOM, A WELL-APPOINTED KITCHEN WITH SPACE FOR FAMILY DINING, A GROUND FLOOR BATHROOM AND 3 BEDROOMS TO ITS FIRST FLOOR.

WITH THE OPTION FOR THE DISCERNING INVESTOR TO ACQUIRE SAME WITH A GOOD TENANT IN SITU OR MAY ALSO BE SOLD WITH VACANT POSSESSION, THIS AFFORDABLE & CONVENIENT PROPERTY IS SURE TO APPEAL TO A RANGE OF PURCHASERS...

“A LITTLE GEM! PERFECT FOR INVESTORS, FIRST-TIME BUYERS & DOWN-SIZERS”



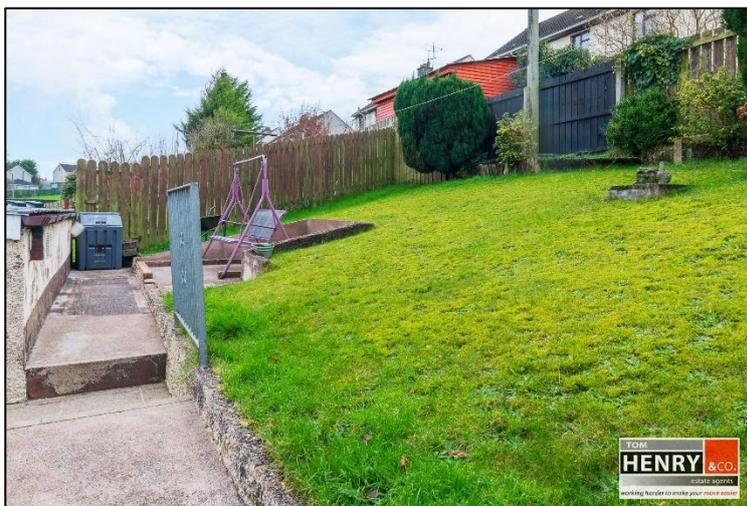
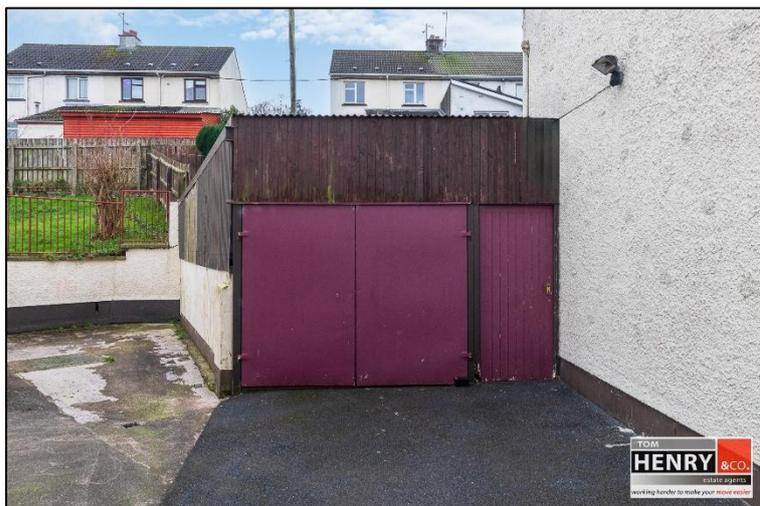
OFFERS OVER: £114,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- AN EXTENDED END-OF-TERRACE TOWN PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- SITUATED ON A GENEROUS CORNER SITE.
- OFF-STREET PARKING & GARAGE.
- LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS, RENOWNED SCHOOLS & MAJOR EMPLOYERS.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS.
- SITTING ROOM WITH FEATURE ELECTRIC FIREPLACE.
- EXTENDED KITCHEN WITH SPACE FOR FAMILY DINING.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- GROUND FLOOR BATHROOM WITH 3 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- GOOD TENANT IN SITU; CURRENTLY PAYING £700 PER MONTH.
- MAY ALSO BE SOLD WITH VACANT POSSESSION.
- SURE TO APPEAL AS AN AFFORDABLE & CONVENIENT HOME.
- GREAT AS A “READY-TO-GO” BUY-TO-LET.

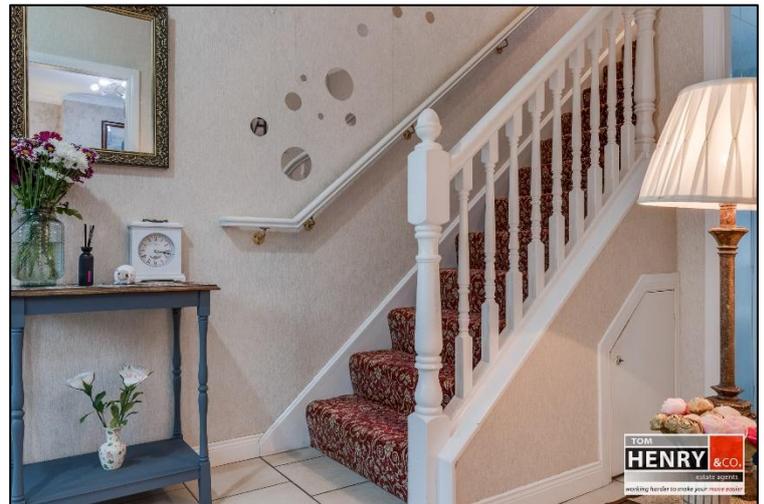


ACCOMMODATION IN BRIEF...

**COVERED PORCH:
TILED STEP.**



**ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL & GLAZED SIDE PANELS. TILED FLOOR. UNDER STAIRS STORAGE. COVING TO CEILING.
CARPET TO STAIRS TO FIRST FLOOR. GLAZED DOOR TO SITTING ROOM.**



SITTING ROOM:

GLAZED DOOR FROM ENTRANCE HALL. FEATURE FIREPLACE WITH STONE SURROUND & HEARTH WITH ELECTRIC INSET. CARPET TO FLOOR. COVING TO CEILING. HOTPRESS: SHELVED WITH IMM. HEATER. GLAZED DOOR TO KITCHEN / DINING AREA.



KITCHEN / DINING AREA:

GLAZED DOOR FROM SITTING ROOM. FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. ILLUMINATED GLAZED DISPLAY UNIT. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER (INCLUDED) WITH X-FAN OVER. INTEGRATED DISHWASHER. SPACE FOR FRIDGE FREEZER (INCLUDED). PLUMBED FOR A.W.M. (INCLUDED). TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING. P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANELS.





BATHROOM:
 BATH WITH MIXER TAP SHOWER FITTING. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. TILED WALLS. TILED FLOOR. X-FAN. LINEN STORE.



FIRST FLOOR:

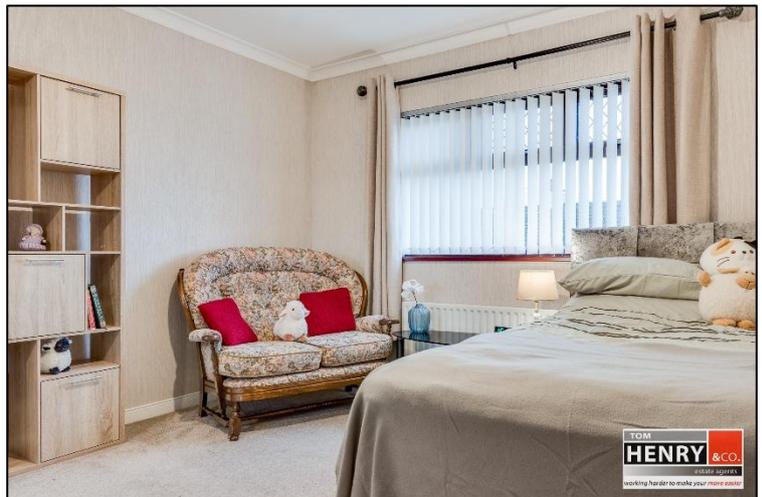
STAIRS & LANDING:

CARPET TO STAIRS & LANDING. COVING TO CEILING. ATTIC: PART FLOORED FOR STORAGE WITH ELECTRIC LIGHT.



BEDROOM 1:

TO FRONT. CARPET TO FLOOR. COVING TO CEILING.





BEDROOM 2:
TO REAR. CARPET TO FLOOR. COVING TO CEILING.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR. COVING TO CEILING. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE.



OUTSIDE:

TARMAC PARKING TO FRONT.

GARAGE:
ELECTRIC LIGHT & POWER POINTS.

GARDEN TO REAR LAID TO LAWN & SHRUBS. ENCLOSED PATIO AREA.

UTILITY STORE / BOILER HOUSE:
CENTRAL HEATING BURNER. SPACE FOR TUMBLE DRYER. SPACE FOR FREEZER. ELECTRIC LIGHT & POWER POINTS.

OUTSIDE WATER TAP.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	63 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.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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FLOORPLANS FOR I.D. PURPOSES ONLY.



GARAGE
5.6m x 6.5m

BOILER

KITCHEN / DINING
4.4m x 3.7m

SITTING ROOM
4.0m x 3.5m

BATHROOM

ENTRANCE



**20 Eastvale Avenue
Dungannon BT71 6DL**

(Floorplan for illustrative purposes only)



BEDROOM 3
2.3m x 3.5m

BEDROOM 1
3.7m x 3.2m

BEDROOM 2
2.7m x 2.0m



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(Floorplan for illustrative purposes only)

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.