

**20 ALOHA VIEW
CUNNINGHAMS LANE
DUNGANNON
CO. TYRONE
BT71 6TJ**



working harder to make your move easier

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“ALLURING IN ALOHA VIEW”

A SPACIOUS SEMI-DETACHED PROPERTY WITH A GARAGE IN THIS POPULAR & MOST CONVENIENT LOCATION

SITUATED ON A PLEASANT ELEVATED SITE IN THIS ESTABLISHED & MOST SOUGHT-AFTER RESIDENTIAL DEVELOPMENT, JUST-OFF MOST CONVENIENT CUNNINGHAMS LANE, THIS SEMI-DETACHED PROPERTY IS PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT, YET OFFERS A SUPERB OPPORTUNITY FOR THE FORTUNATE PURCHASER TO ASSERT THEIR OWN STAMP / ADD FURTHER VALUE.

AFFORDING SPACIOUS & VERSATILE ACCOMMODATION INCLUDING 3 DOUBLE BEDROOMS, A SITTING ROOM WITH A COSY OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, A HANDY GROUND FLOOR CLOAK W.C / POWDER ROOM, A FIRST FLOOR BATHROOM WITH A 4 PIECE SUITE PLUS A DETACHED GARAGE WITH A SEPARATE UTILITY ROOM; THIS PROPERTY BOASTS ACCOMMODATION THAT IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.

LOCATED WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LOCAL SHOPS, PICTURESQUE DUNGANNON PARK & MAJOR EMPLOYERS AND ONLY MINUTES BY CAR TO JUNCTION 15 OF THE M1 / A4 BYPASS FOR COMMUTING TO FURTHER AFIELD, PROPERTY WITHIN THIS DEVELOPMENT RARELY COMES TO THE MARKET AND THIS ONE IS SURE TO ATTRACT SIGNIFICANT INTEREST FROM FIRST-TIME BUYERS, FAMILIES & DISCERNING INVESTORS ALIKE.



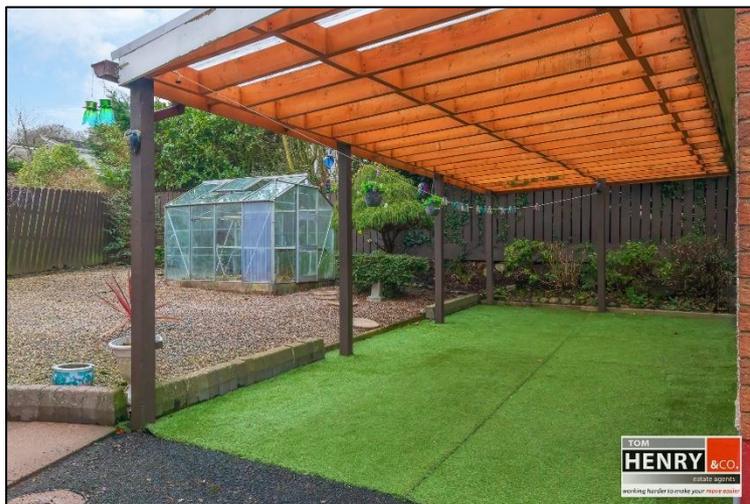
OFFERS OVER: £174,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS SEMI-DETACHED PROPERTY WITH A DETACHED GARAGE.
- PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.
- POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE.
- SITUATED ON A PLEASANT, ELEVATED SITE.
- ESTABLISHED & SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LOCAL SHOPS, MAJOR EMPLOYERS, PICTURESQUE DUNGANNON PARK, ETC.
- MINUTES BY CAR TO JUNCTION 15 FOR COMMUTING TO FURTHER AFIELD.
- 3 DOUBLE BEDROOMS.
- SITTING ROOM WITH COSY OPEN FIREPLACE.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- MAJORITY P.V.C. DOUBLE GLAZED WINDOWS (NOT PATIO DOORS).
- GOOD PROVISION OF OFF-STREET PARKING TO FRONT / SIDE.
- DETACHED GARAGE WITH REMOTE DOOR.
- SEPARATE UTILITY ROOM.
- PRIVATE REAR GARDEN.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- SURE TO ALSO APPEAL TO THE DISCERNING BUY-TO-LET INVESTOR.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
TILED STEP. OUTSIDE LIGHT.

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH GLASS PANEL & SIDE PANEL. CARPET TO FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN IN VANITY UNIT WITH TILED SPLASH BACK.
TOILET. VINYL TO FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH MARBLE HEARTH & SURROUND. VINYL TO FLOOR. COVING & CENTRE PIECE TO CEILING. ARCH / PART OPEN TO DINING AREA / KITCHEN.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. PELMET OVER S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. LOW LEVEL DIVIDER FROM KITCHEN TO DINING AREA. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL FROM KITCHEN TO SIDE OF DWELLING. GLAZED PATIO DOORS FROM DINING AREA TO REAR GARDEN. VINYL TO FLOOR. ARCH / PART OPEN TO / FROM DINING AREA TO SITTING ROOM.





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FIRST FLOOR:

STAIRS & LANDING:

FEATURE WINDOW TO HALF TURN. CARPET TO STAIRS & LANDING.

ATTIC:

ACCESSED VIA A FOLD DOWN LADDER. PART FLOORED FOR STORAGE.

HOTPRESS:

SHELVED.



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BEDROOM 1:
TO FRONT. CARPET TO FLOOR.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.





BEDROOM 3:
TO REAR. CARPET TO FLOOR.

BATHROOM:
CORNER BATH WITH MIXER TAP FITTING. WASH HAND BASIN WITH MIXER TAP FITTING. FULLY TILED THERMOSTATIC SHOWER. TOILET. ½ TILED WALLS. VINYL TO FLOOR.





OUTSIDE:

ELEVATED SITE. TARMAC DRIVE & PARKING TO FRONT & SIDE TO DETACHED GARAGE. GARDEN TO FRONT LAID TO LAWN WITH MATURING SHRUBS.



GARAGE:
REMOTE ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.
CENTRAL HEATING BURNER.

UTILITY ROOM:
FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER. PLUMBED FOR
A.W.M. TILED SPLASH BACK. TILED FLOOR.



COVERED AREA WITH ARTIFICIAL GRASS TO SIDE OF GARAGE. GARDEN TO REAR LAID TO GRAVEL WITH PAVED PATIO AREA. OUTSIDE WATER TAP.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

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FLOORPLANS FOR I.D. PURPOSES ONLY.

KITCHEN / DINING
3.2m x 6.7m



W.C.

ENTRANCE

SITTING ROOM
4.1m x 3.4m



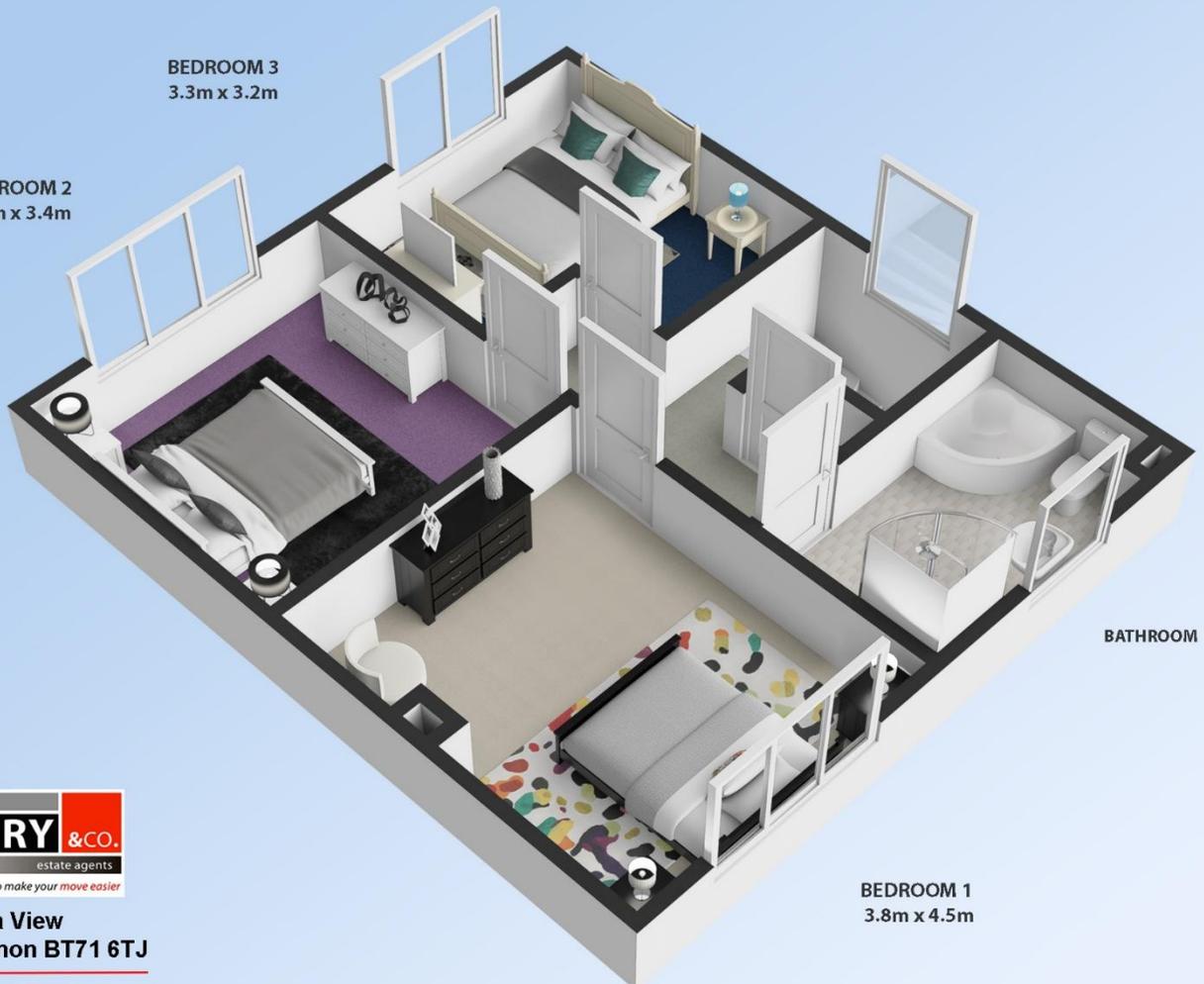
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(Floorplan for illustrative purposes only)

BEDROOM 3
3.3m x 3.2m

BEDROOM 2
3.3m x 3.4m



BATHROOM

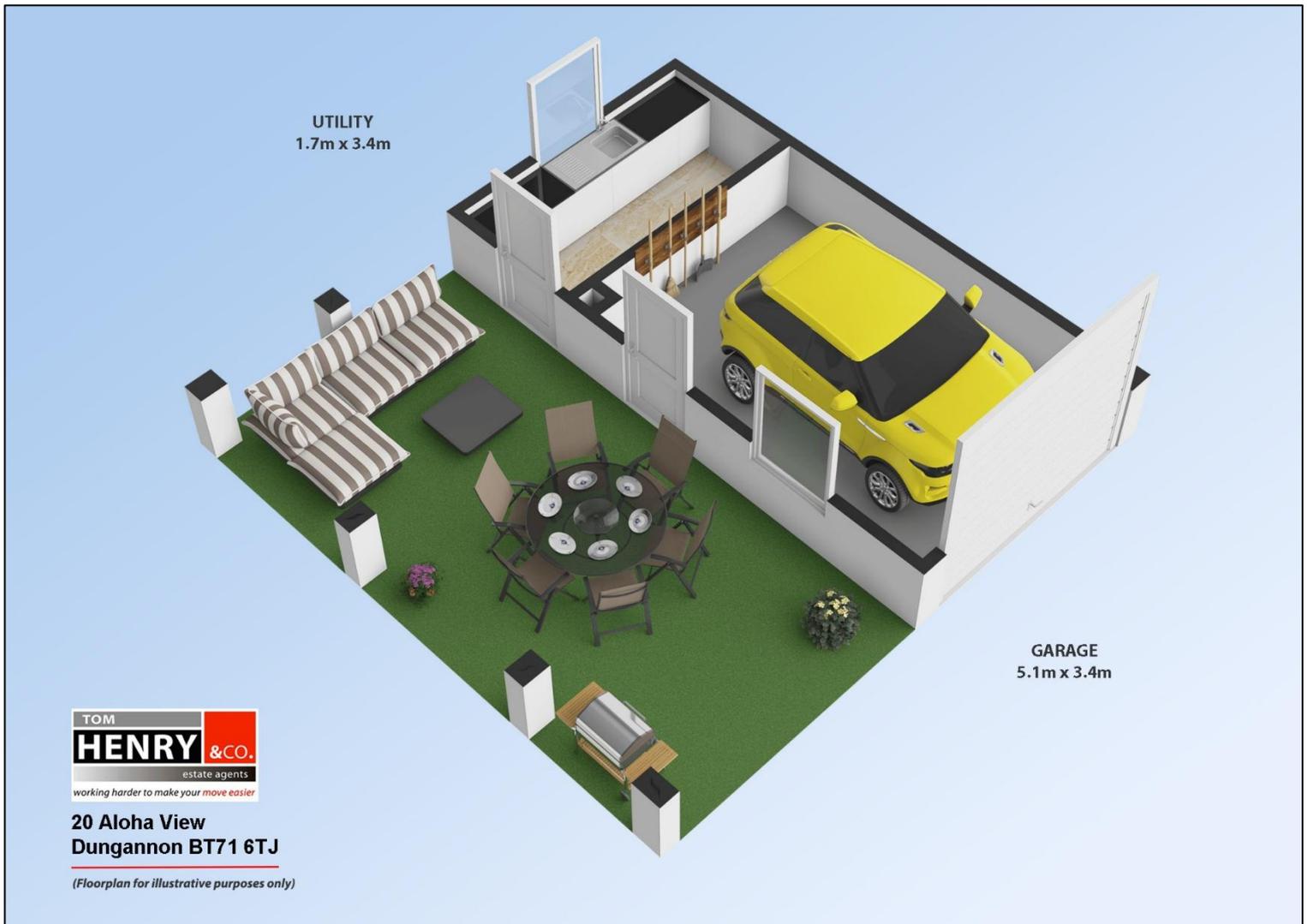
BEDROOM 1
3.8m x 4.5m



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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.