

**11 ARDEAN MANOR
MOY
DUNGANNON
CO. TYRONE
BT71 7TF**



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

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“ATTRACTIVE IN ARDEAN MANOR”

BEAUTIFULLY PRESENTED WITH A GARAGE WITHIN WALKING DISTANCE OF PICTURESQUE MOY VILLAGE...

TOM HENRY & COMPANY ARE PLEASED TO WELCOME TO THE MARKET THIS SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY, PRESENTED FOR SALE BY ITS CURRENT OWNER OCCUPIERS IN IMMACULATE ORDER THROUGHOUT AND SITUATED ON A GENEROUS SITE IN THIS ESTABLISHED & HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.

LOCATED WITHIN WALKING DISTANCE OF EVER POPULAR & PICTURESQUE MOY VILLAGE WITH ITS EATERIES, SCHOOLS & LOCAL SHOPS AND BENEFITTING FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, ARMAGH CITY, PORTADOWN OR FURTHER AFIELD, THIS PROPERTY HAS CONVENIENCE TO MATCH ITS ACCOMMODATION & PRESENTATION. BOASTING 3 DOUBLE BEDROOMS, MASTER ENSUITE, 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 AN INTEGRAL GARAGE AND A SUPERB REAR GARDEN, THIS PROPERTY IS SURE TO APPEAL TO BOTH FIRST-TIME BUYERS & FAMILIES ALIKE.

PROPERTY WITHIN THIS DEVELOPMENT TRADITIONALLY ATTRACTS SIGNIFICANT INTEREST; EARLY VIEWING IS RECOMMENDED!



OFFERS OVER: £194,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN IMMACULATE SEMI-DETACHED PROPERTY.
- OWNER OCCUPIED & PRESENTED FOR SALE IN BEAUTIFUL ORDER.
- OFFERING SPACIOUS & VERSATILE ACCOMMODATION.
- SITUATED ON A GOOD SITE WITHIN THIS ESTABLISHED DEVELOPMENT.
- WITHIN WALKING DISTANCE OF PICTURESQUE MOY VILLAGE; SHOPS, SCHOOLS, EATERIES, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR TRAVEL TO DUNGANNON, ARMAGH, PORTADOWN, ETC.
- 3 DOUBLE BEDROOMS, MASTER ENSUITE.
- SITTING ROOM WITH COSY OPEN FIREPLACE.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- INTEGRAL GARAGE.
- OFF-STREET PARKING TO FRONT.
- METICULOUSLY MAINTAINED, SPACIOUS REAR GARDEN.
- WHITE 6 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- WINDOW BLINDS INCLUDED IN SALE.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FABULOUS FIRST OR FAMILY HOME.



ACCOMMODATION IN BRIEF...

**COVERED PORCH:
OUTSIDE LIGHT.**



**ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH GLAZED FAN LIGHT. TILED FLOOR. UNDERSTAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.**



**SITTING ROOM:
OPEN FIREPLACE WITH STONE MANTLE & SURROUND WITH STONE HEARTH. PRE-FINISHED FLOOR.**





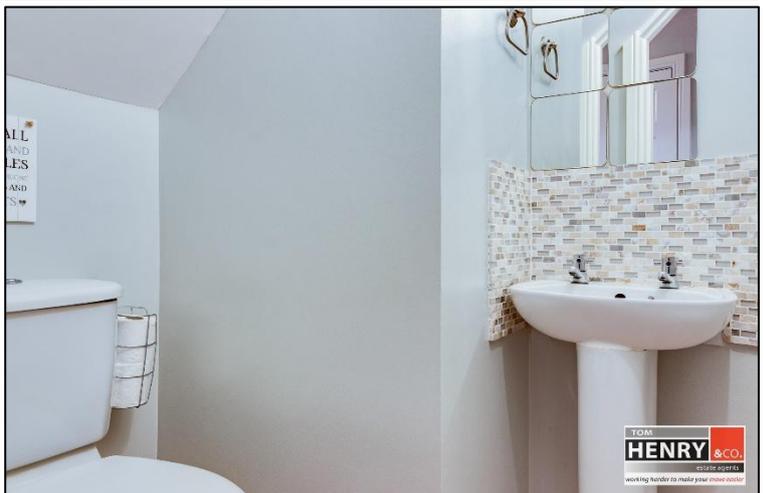
KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. ILLUMINATED GLAZED DISPLAY UNITS. S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. INTEGRATED "HOOVER" SMART FRIDGE FREEZER. PLUMBED FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR. GLAZED FRENCH DOORS FROM DINING AREA TO REAR GARDEN.





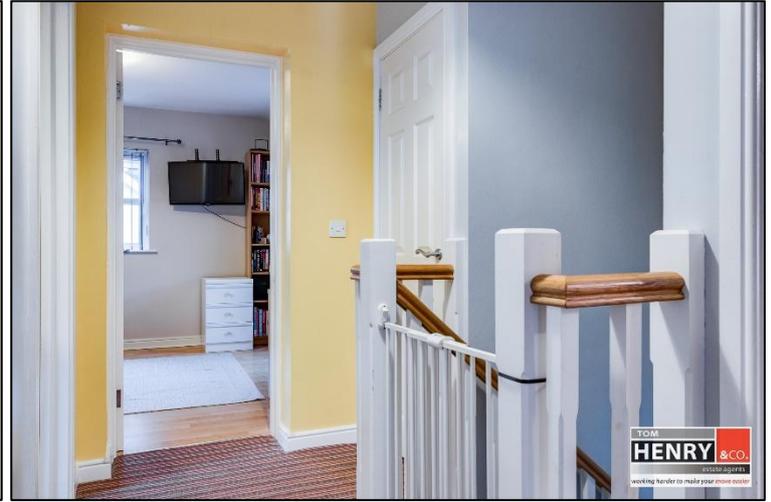
CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED FLOOR.
X-FAN.



FIRST FLOOR:

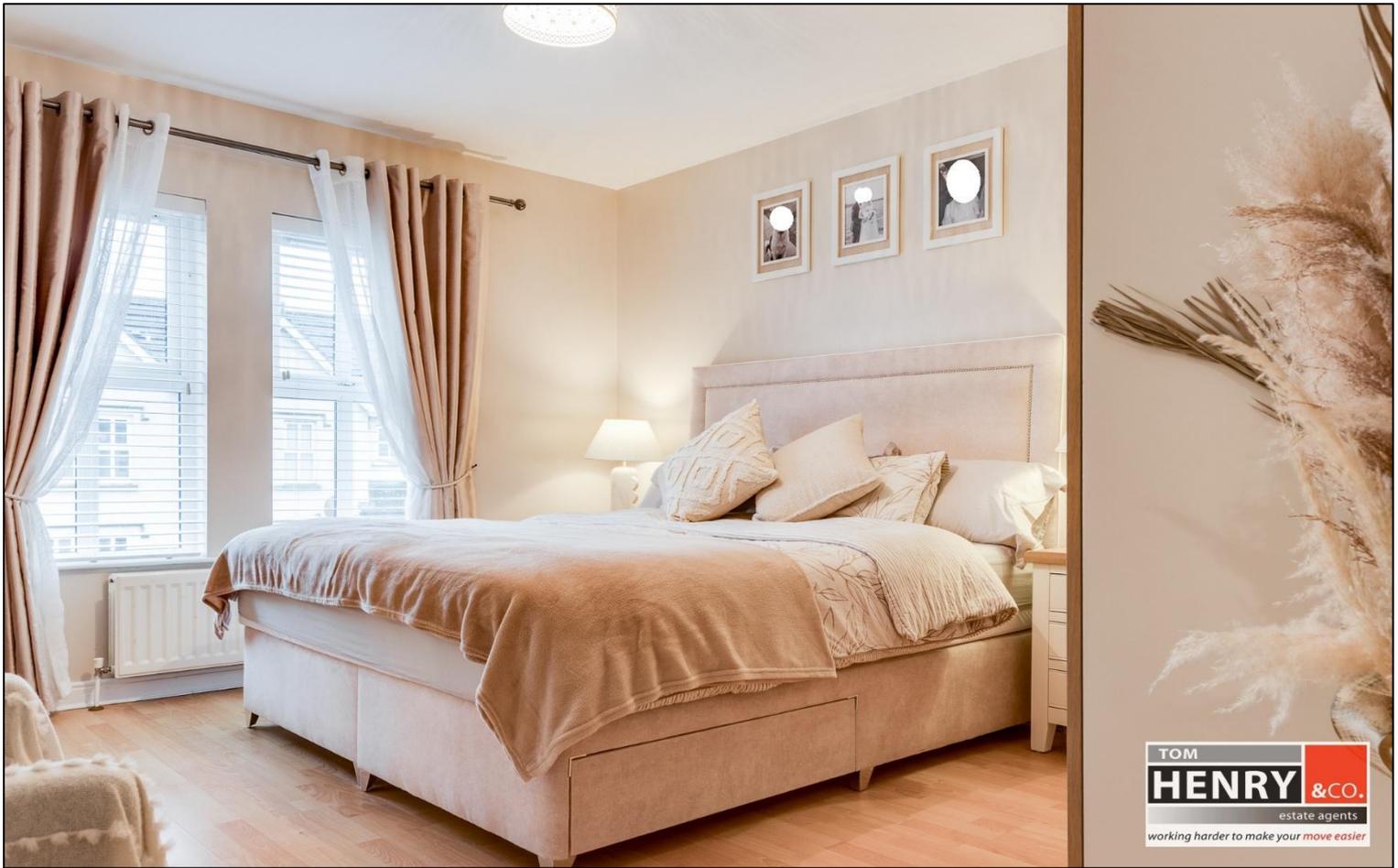
STAIRS & LANDING:

CARPET. HOTPRESS: SHELVED. IMM. HEATER. ELECTRIC LIGHT. ATTIC: FLOORED FOR STORAGE. ELECTRIC LIGHT.



BEDROOM 1:

TO FRONT. PRE-FINISHED FLOOR.



ENSUITE:
FULLY TILED ELECTRIC SHOWER. WASH HAND BASIN. TOILET. ½ TILED WALLS. TILED FLOOR. X-FAN.



BEDROOM 2:
DUAL ASPECT TO FRONT & SIDE. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
BATH. FULLY TILED ELECTRIC SHOWER. WASH HAND BASIN. TOILET. 1/2 TILED WALLS. TILED FLOOR. X-FAN.





OUTSIDE:

GRAVELLED OFF-STREET PARKING TO FRONT TO GARAGE.

GARAGE:
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

ENCLOSED GARDEN TO REAR WITH PAVED PATIO AREAS. GARDEN LAID TO LAWN WITH MATURING SHRUBS. OUTSIDE WATER TAP. EXTERNAL LIGHTING.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 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

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KITCHEN / DINING
4.0m x 5.5m

GARAGE
5.2m x 3.1m

W.C.

ENTRANCE

SITTING ROOM
4.2m x 3.5m



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(Floorplan for illustrative purposes only)



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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.