

**53 FOXBOROUGH
MULLAGHMORE ROAD
DUNGANNON
CO. TYRONE
BT70 1FB**



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

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“FABULOUS IN FOXBOROUGH”

A VERSATILE DETACHED PROPERTY WITH A GARAGE ON A PRIME SITE IN THIS AWARD-WINNING DEVELOPMENT

SITUATED ON A PRIME & PRIVATE SITE WITH PLEASANT VIEWS TO ITS REAR OF DUNGANNON GOLF COURSE, IN THIS ESTABLISHED & HIGHLY SOUGHT-AFTER AWARD-WINNING RESIDENTIAL DEVELOPMENT, THIS SPACIOUS & VERSATILE DETACHED PROPERTY BOASTS 3 GENEROUS BEDROOMS, MASTER ENSUITE, 2 RECEPTION AREAS, A KITCHEN WITH A COSY OIL FIRED RAYBURN, A SEPARATE UTILITY ROOM, A MOST CONVENIENT GROUND FLOOR CLOAK W.C. / POWDER ROOM AND A FIRST FLOOR BATHROOM WITH A 4 PIECE SUITE.

EXTERNALLY THIS ATTRACTIVE PROPERTY OFFERS OFF-STREET PARKING FOR 2 VEHICLES, AN INTEGRAL GARAGE AND A PRIVATE, ENCLOSED REAR GARDEN WITH A GENEROUS PATIO AREA; PERFECT FOR FAMILY BBQS OR ENTERTAINING!

LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS, DUNGANNON GOLF CLUB & DUNGANNON TOWN CENTRE, THIS IS AN OPPORTUNITY NOT TO BE MISSED...

“SURE TO APPEAL TO THE DISCERNING FIRST-TIME BUYER OR AS A FAMILY HOME”



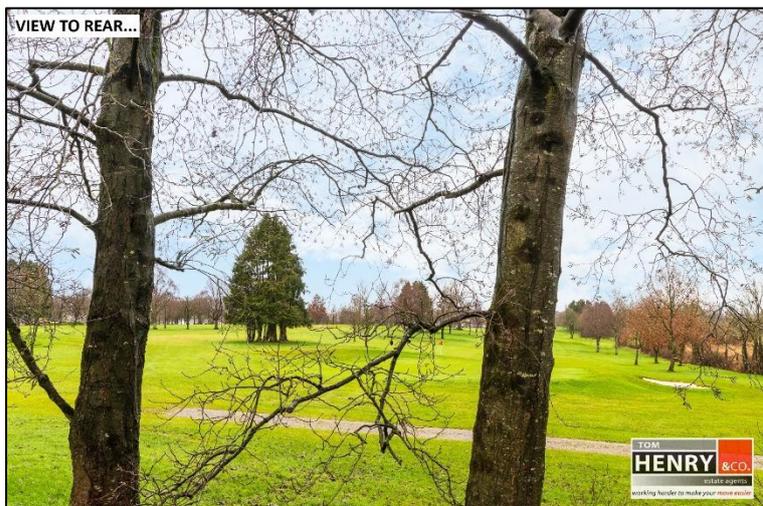
GUIDE PRICE: £234,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A VERSATILE DETACHED PROPERTY WITH A GARAGE.
- ON A PRIME SITE WITH VIEWS OF DUNGANNON GOLF COURSE TO ITS REAR.
- SITUATED IN A QUIET RESIDENTIAL CUL-DE-SAC IN THIS AWARD WINNING RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS & DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE ROADS NETWORK FOR TRAVEL TO COOKSTOWN OR FURTHER AFIELD.
- 3 BEDROOMS; MASTER ENSUITE.
- 2 RECEPTION AREAS.
- SITTING ROOM WITH MARBLE FIREPLACE.
- FORMAL DINING AREA.
- KITCHEN WITH OIL FIRED RAYBURN.
- SEPARATE UTILITY ROOM WITH ELECTRIC HOB & OVEN.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- WINDOW COVERINGS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- U.P.V.C. CLADDING TO FASCIA & SOFFITS.
- ZONED OIL FIRED CENTRAL HEATING.
- ALARM SYSTEM.
- PAVED OFF-STREET PARKING TO FRONT TO INTEGRAL GARAGE.
- MATURE GARDENS LAID TO LAWNS, BEDS & PATIO.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.

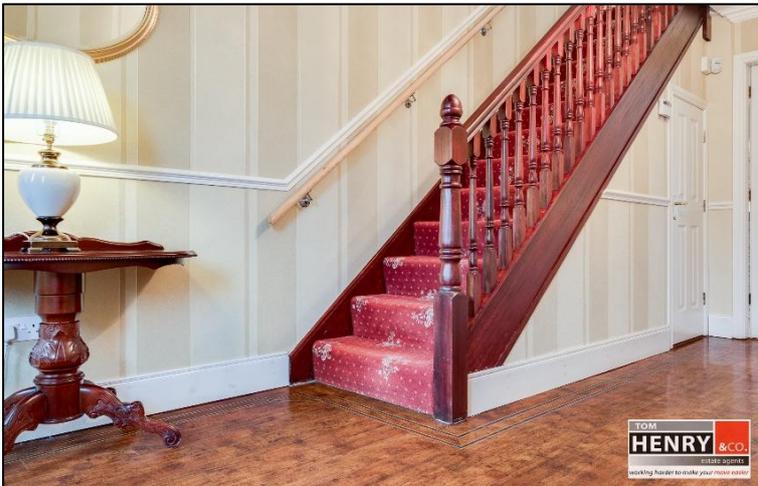


ACCOMMODATION IN BRIEF...

**COVERED PORCH:
PAVIA STEP. DOWNLIGHTING.**



**ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS. AMTICO FLOOR. DADO RAIL. COVING TO CEILING. CARPET TO STAIRS TO FIRST FLOOR.
CLOAK CUPBOARD: UNDER STAIRS. HANGING SPACE FOR COATS, ETC.**



SITTING ROOM:

FIREPLACE WITH MARBLE SURROUND & HEARTH WITH ELECTRIC INSET IN SITU. CARPET TO FLOOR. COVING TO CEILING. OPEN TO FORMAL DINING AREA.



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DINING ROOM:

OPEN FROM SITTING ROOM. CARPET TO FLOOR. COVING TO CEILING. ARCH TO KITCHEN.



KITCHEN:

ARCH TO / FROM FORMAL DINING AREA. FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. ILLUMINATED GLAZED DISPLAY UNITS. DISPLAY SHELVING. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. OIL FIRED RAYBURN (FOR COOKING & HEATS WATER). INTEGRATED FRIDGE. INTEGRATED DISHWASHER. SPACE FOR MICROWAVE. TILED BETWEEN UNITS. VINYL TO FLOOR.



UTILITY ROOM:

FITTED UNITS TO COMPLIMENT KITCHEN. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED UNDER OVEN. PLUMBED FOR A.W.M. VINYL TO FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. DOOR TO INTEGRAL GARAGE.

CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN. TOILET. TILED WALLS. VINYL TO FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO STAIRS & LANDING. DADO RAIL. HOTPRESS: SHELVED.



BEDROOM 1:

TO FRONT. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE WARDROBES, DRAWERS, SHELVING, HATBOXES & DRESSING TABLE.

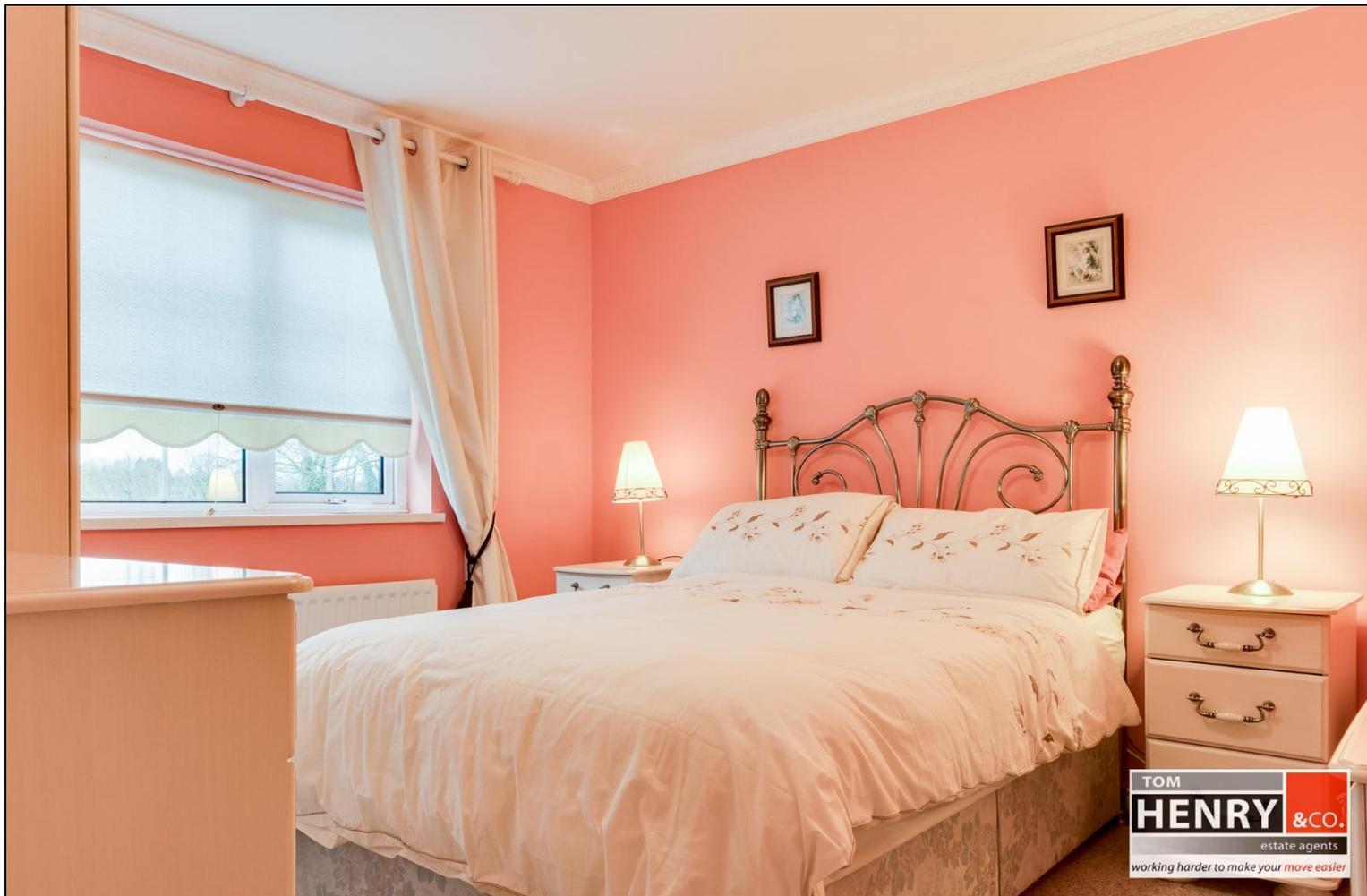
ENSUITE:

VANITY STORAGE UNIT WITH WASH HAND BASIN. FULLY TILED SHOWER. TOILET. TILED WALLS. TILED FLOOR. X-FAN.



BEDROOM 2:

TO REAR. PLEASANT VIEWS OVER DUNGANNON GOLF COURSE. CARPET TO FLOOR. COVING TO CEILING.



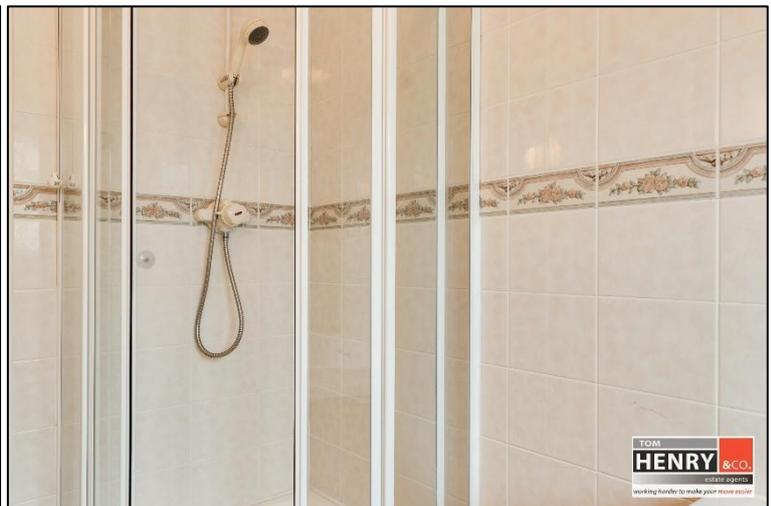
BEDROOM 3:

TO REAR. PLEASANT VIEWS OVER DUNGANNON GOLF COURSE. CARPET TO FLOOR. COVING TO CEILING.



BATHROOM:

WASH HAND BASIN WITH ILLUMINATED MIRROR OVER. FULLY TILED SHOWER. BATH. TOILET. TILED WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

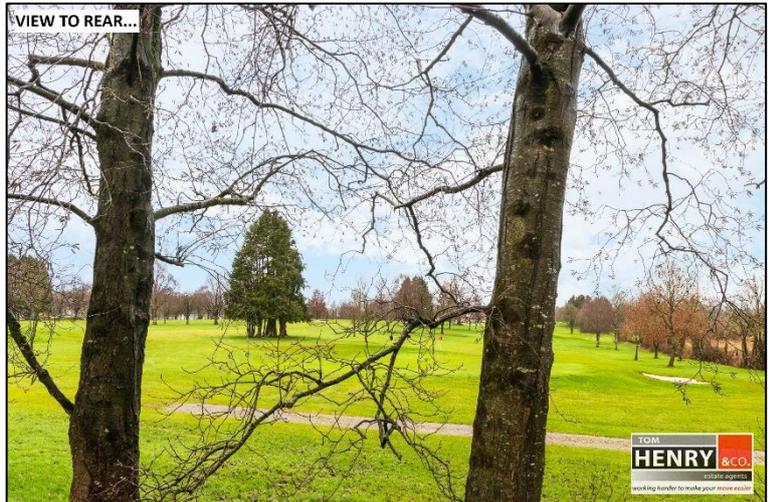
PAVIA PARKING TO FRONT TO GARAGE. GARDEN TO FRONT LAID TO LAWNS & SHRUBS.

GARAGE:

UP & OVER DOOR. BEAM VACUUM SYSTEM. ELECTRIC LIGHT & POWER POINTS. SPACE FOR FREEZER, ETC. ACCESS TO ROOF SPACE STORAGE VIA PULL-DOWN LADDER.

MATURE, ENCLOSED (FENCED & GATED TO BOTH SIDES) GARDEN TO REAR. LAID TO LAWNS & MATURE SHRUBS. PAVED PATIO AREA. OUTSIDE WATER TAP. ENCLOSED AREA FOR OIL TANK. NO DEVELOPMENT TO REAR / VIEWS TO DUNGANNON GOLF COURSE.







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(Floorplan for illustrative purposes only)



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(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

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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.