

**9 CASTLE GLEN AVENUE  
RANFURLY ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6YF**



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

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## **“CLASSY IN CASTLE GLEN AVENUE”**

**A BEAUTIFUL DETACHED HOME IN THIS CONVENIENT & MOST SOUGHT AFTER RESIDENTIAL DEVELOPMENT.**

SITUATED ON A PRIME SITE IN THIS MOST HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT; NO. 9 CASTLE GLEN AVENUE IS IDEALLY LOCATED JUST OFF THE CONVENIENT RANFURLY ROAD, WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, SUPERB EATERIES, PICTURESQUE DUNGANNON PARK & WINDMILL WOOD, LOCAL SHOPS & ALL DUNGANNON TOWN CENTRE AMENITIES.

CONSTRUCTED TO AN EXACTING STANDARD BY “M & L PROPERTIES” CIRCA. 2019, THIS PROPERTY HAS BEEN MOST TASTEFULLY FITTED OUT BY ITS CURRENT OWNER OCCUPIERS & REMAINS IN FANTASTIC CONDITION THROUGHOUT.

PROVIDING VERSATILE ACCOMMODATION INCLUDING 3 DOUBLE BEDROOMS, MASTER ENSUITE, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE & FRENCH DOORS TO A REAR PATIO, AN ENVIABLE KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM, A GROUND FLOOR CLOAK W.C. / POWDER ROOM & A LUXURY BATHROOM TO ITS FIRST FLOOR WITH A “RAINFALL” SHOWER & GORGEOUS FREESTANDING BATH, PLUS OFF-STREET PARKING & AN ENCLOSED REAR GARDEN; THIS PROPERTY SHOULD BE **A MUST VIEW FOR FIRST-TIME BUYERS, FAMILIES, OR INFANT, ANY BUYER!**

**“A DREAM HOME WITH THE CONVENIENCE OF TOWN LIVING; VIEW EARLY TO AVOID DISAPPOINTMENT”**



**OFFERS OVER: £249,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2019 & OWNER OCCUPIED SINCE NEW.
- PRESENTED TO AN EXCEPTIONALLY TASTEFUL STANDARD THROUGHOUT.
- SITUATED ON A PRIME SITE WITH NO DEVELOPMENT TO ITS REAR.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF MANY TOWN AMENITIES & FACILITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS, MASTER WITH WALK-IN WARDROBE & ENSUITE.
- DUAL ASPECT SITTING ROOM WITH GLASS FRONTED STOVE & FRENCH DOORS TO REAR GARDEN.
- BEAUTIFUL KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- GORGEOUS BATHROOM WITH “RAINFALL” SHOWER & FREESTANDING BATH.
- COTTAGE STYLE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- WINDOW COVERINGS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- GAS FIRED CENTRAL HEATING.
- WIRED FOR ALARM SYSTEM.
- OFF-STREET PARKING TO SIDE.
- ENCLOSED REAR GARDEN LAID TO LAWN WITH PAVED PATIO.
- A DREAM HOME FOR A WIDE RANGE OF PURCHASERS.
- WILL ATTRACT SIGNIFICANT INTEREST; EARLY VIEWING IS RECOMMENDED!



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

OUTSIDE LIGHT. U.P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS & GLAZED FAN LIGHT. TILED FLOOR. FEATURE WALL PANELLING. CARPET TO STAIRS TO FIRST FLOOR.



**SITTING ROOM:**

DUAL ASPECT TO FRONT & REAR. GLASS FRONTED STOVE IN INGLENOK WITH STONE MANTLE & SURROUND. PRE-FINISHED FLOOR. GLAZED FRENCH DOORS TO PAVIA PATIO AREA / REAR GARDEN.





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**KITCHEN / DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. ELECTRIC RANGE COOKER (INCLUDED) WITH X-FAN OVER. INTEGRATED MICROWAVE (INCLUDED). INTEGRATED DISHWASHER (INCLUDED). AMERICAN STYLE FRIDGE FREEZER (INCLUDED). TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING TO CEILING.



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**UTILITY ROOM:**  
FITTED LOW LEVEL UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. X-FAN.

**POWDER ROOM:**  
WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. TILED SPLASH BACK. FEATURE WALL PANELLING. HEATED TOWEL RAIL. TILED FLOOR. X-FAN.



**FIRST FLOOR:**

**STAIRS & LANDING:**

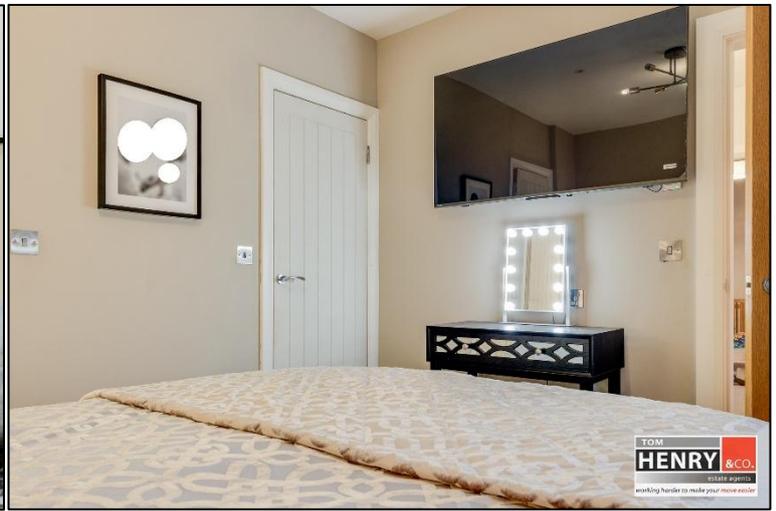
CARPET TO STAIRS & LANDING. FEATURE PANNELLING TO WALLS. ACCESS TO ATTIC VIA A PULL-DOWN LADDER (NOT FLOORED).



**BEDROOM 1:**

TO FRONT. WALK-IN WARDROBE. CARPET TO FLOOR.





ENSUITE:  
WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. SHOWER. TOILET. FULLY TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.



BEDROOM 2:  
TO REAR. CARPET TO FLOOR.





**BEDROOM 3:**  
TO FRONT. CARPET TO FLOOR.



**BATHROOM:**  
WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. FREESTANDING BATH WITH MIXER TAP SHOWER FITTING. FULLY TILED SHOWER WITH DUAL HEAD FITTING. TOILET. SOME WALL TILING. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.

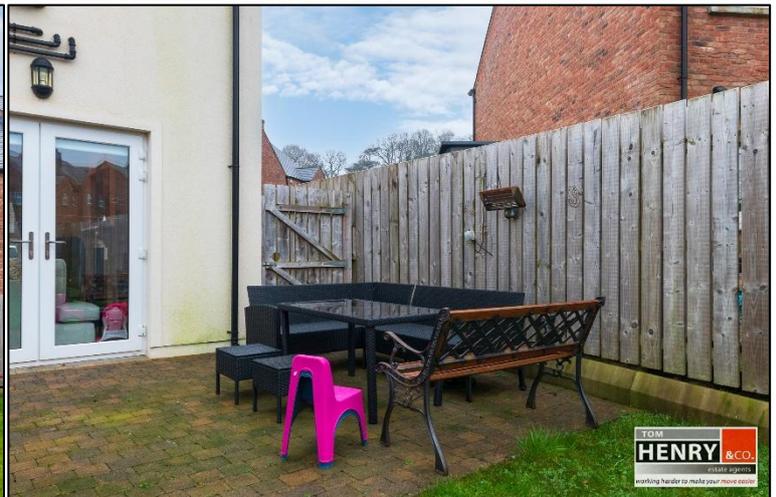




**OUTSIDE:**

TARMAC PARKING TO SIDE. GARDEN TO FRONT LAID TO LAWN WITH ESTATE RAILING.

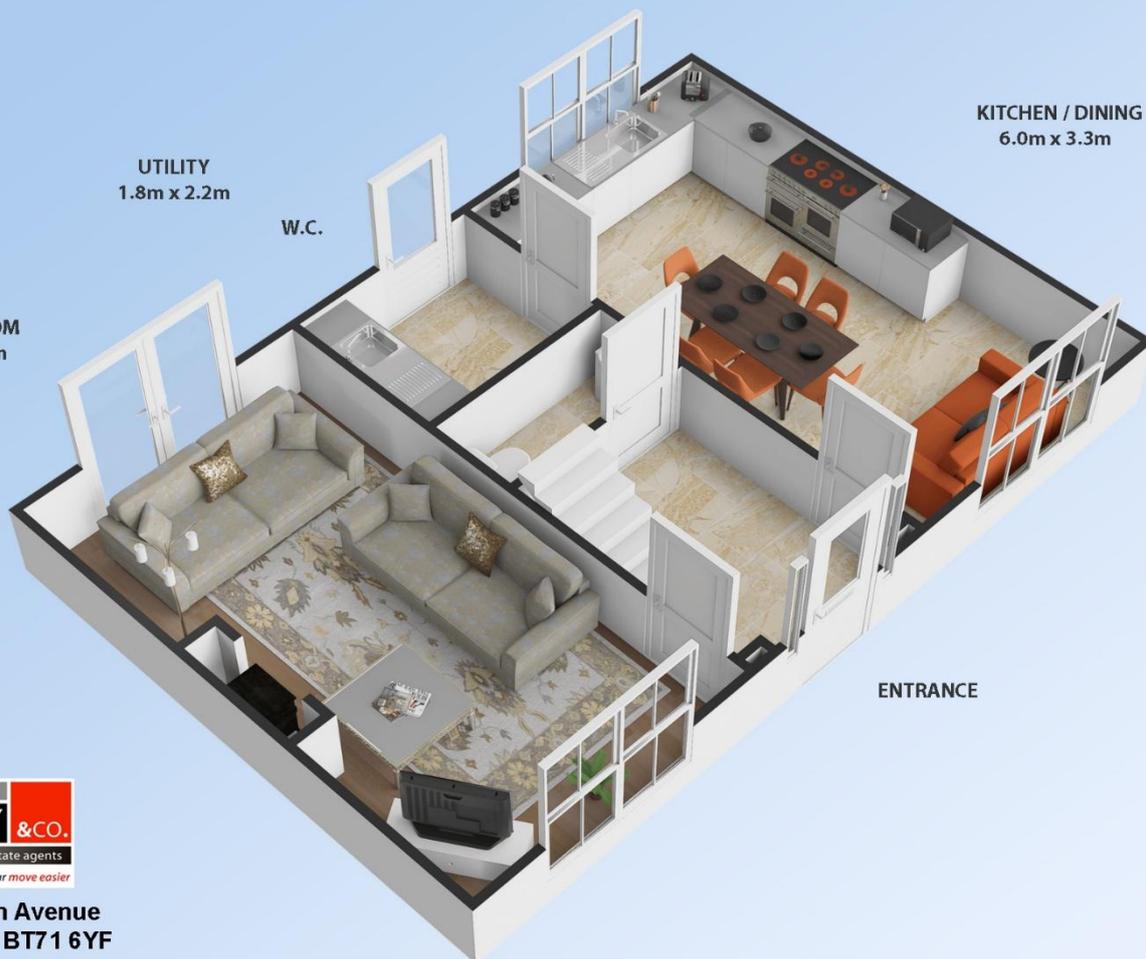
PRIVATE ENCLOSED GARDEN TO REAR WITH NO DEVELOPMENT BEYOND. GARDEN LAID TO LAWN WITH PAVED PATIO AREA. OUTSIDE WATER TAP. GARDEN SHED.





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**FLOORPLANS FOR I.D. PURPOSES ONLY.**



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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	81 B	81 B
69-80	C		
55-68	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.**