

**179 CALEDON ROAD
AUGHNACLOY
CO. TYRONE
BT69 6JD**



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

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“TIMELESS DESIGN ON THE CALEDON ROAD”

A DREAM COUNTRY RESIDENCE SITUATED ON AN IDYLIC SITE IN A SEMI-RURAL YET COMMUTER CONVENIENT LOCATION...

CONSTRUCTED CIRCA. 2004 FOR OWNER OCCUPATION & MAINTAINED TO A HIGH STANDARD SINCE, THIS ARCHITECT DESIGNED, 3 BEDROOM (POTENTIALLY 4), 3 RECEPTION AREA, DETACHED COUNTRY RESIDENCE PROVIDES EXCEPTIONALLY SPACIOUS, VERSATILE & INTERESTING ACCOMMODATION IN A QUIET, SCENIC LOCATION, SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE, YET IS CONVENIENT BY CAR TO CALEDON, AUGHNACLOY, BALLYGAWLEY, ARMAGH, DUNGANNON & THE M1.

THE TIMELESS DESIGN OF THIS STUNNING PROPERTY OFFERS ARCHITECTURAL CHARACTER, WITH SUN-DRENCHED ROOMS & FEATURE FLOOR-TO-CEILING WINDOWS, WITH AN AIRY OPEN PLAN LAYOUT.

SITUATED ON AN ENVIABLE SITE EXTENDING TO APPROX. 0.6 ACRES, APPROACHED THROUGH A PILLARED & GATED ENTRANCE WITH A GRAVELLED DRIVEWAY, AMPLE PARKING TO ITS FRONT, SIDE & REAR & MATURING GARDENS SURROUNDING LAID TO LAWNS, BEDS & SHRUBBERY, THIS PROPERTY HAS EXTERNAL SPACE TO MATCH THE VERSATILITY OF ITS INTERNAL ACCOMMODATION, AND IS SURE TO APPEAL TO THE MODERN FAMILY OR TO THOSE WHO LOVE TO ENTERTAIN...

MUST BE VIEWED TO BE FULLY APPRECIATED!



GUIDE PRICE: £319,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SUPERIOR DETACHED COUNTRY RESIDENCE.
- CONSTRUCTED C. 2004 & MAINTAINED TO A HIGH STANDARD.
- VERSATILE & INTERESTING ARCHITECT DESIGNED ACCOMMODATION.
- GENEROUS MATURING SITE EXTENDING TO APPROX. 0.6 ACRES.
- SEMI-RURAL LOCATION WITH COMMUTER CONVENIENCE.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO AUGHNACLOY, BALLYGAWLEY, CALEDON, DUNGANNON, ARMAGH & THE M1.
- 3 DOUBLE BEDROOMS; POTENTIAL FOR 4TH.
- ENVIABLE MASTER SUITE, ENSUITE WITH DRESSING ROOM.
- 3 RECEPTION ROOMS.
- IMPRESSIVE ENTRANCE HALL WITH SEMI-MINSTRELS GALLERY.
- SITTING ROOM WITH OPEN FIREPLACE & FEATURE WINDOW.
- SUPERB OPEN PLAN KITCHEN / DINING / LIVING AREA; A GREAT SPACE FOR FAMILIES OR ENTERTAINING.
- TRIPLE ASPECT SUNROOM WITH VAULTED CEILING & EXPOSED TRUSSES.
- SEPARATE UTILITY ROOM WITH SPACE TO IRON!
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE INCLUDING ELEGANT FREE-STANDING BATH.
- PILLARED & GATED ENTRANCE.
- PARKING TO FRONT, SIDE & REAR.
- MATURING GARDENS LAID TO LAWNS, SHRUBS & PATIO AREA.
- GARDEN STORE INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- CONVENTIONAL CONSTRUCTION WITH CONCRETE FIRST FLOOR.
- FULL FIBRE UNDERGROUND INSTALLATION.
- A STUNNING HOME THAT MUST BE VIEWED TO BE FULLY APPRECIATED.

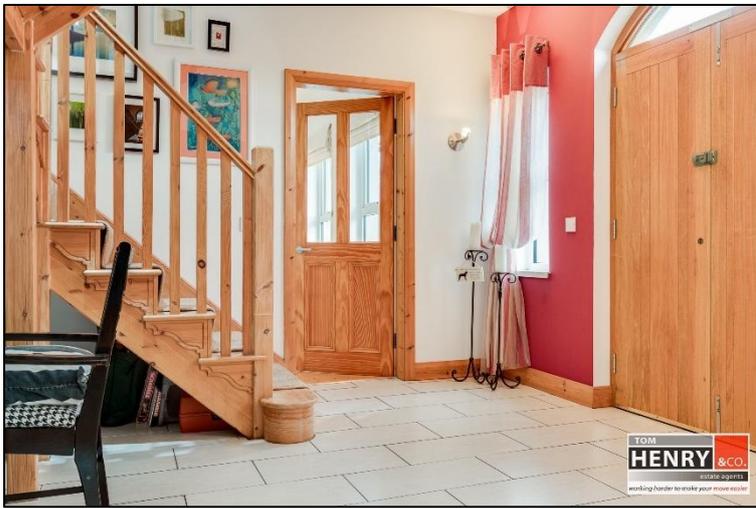


ACCOMMODATION IN BRIEF...

RECEPTION / ENTRANCE HALL:

WOODEN DOUBLE EXTERNAL DOORS WITH GLAZED FANLIGHT. TILED FLOOR. SEMI-MINSTRELS' GALLERY. AREA FOR STUDY / CONTEMPLATION. PART GLAZED DOUBLE DOORS TO SITTING ROOM.





SITTING ROOM:

PART GLAZED DOUBLE DOORS FROM RECEPTION / ENTRANCE HALL. DUAL ASPECT TO FRONT / SIDE WITH FEATURE WINDOW. OPEN FIREPLACE WITH STONE MANTLE & SURROUND. SOLID WOODEN FLOOR.





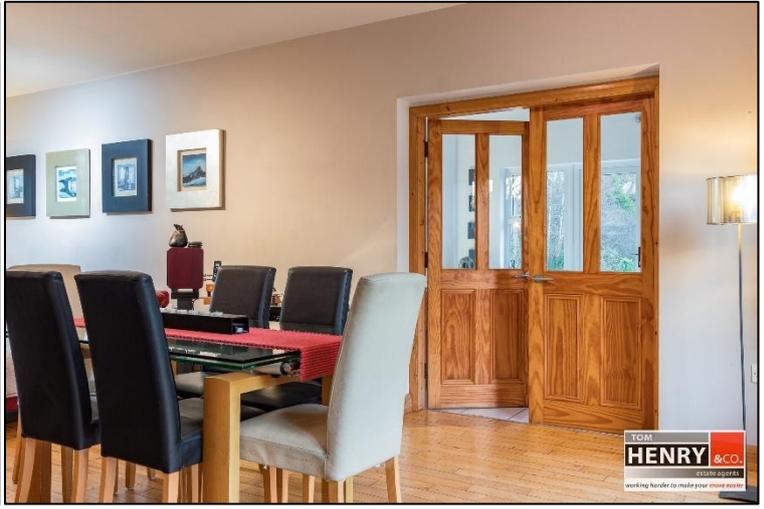
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KITCHEN / DINING / LIVING:

OPEN PLAN. FITTED HIGH & LOW LEVEL UNITS. BLACK SINK & DRAINER WITH MIXER TAP FITTING. WINE RACKING. SIEMENS ELECTRIC HOB WITH X-FAN OVER & GLAZED SPLASH BACK. SIEMENS DOUBLE OVEN. SPACE FOR FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED SPLASH BACK. RECESSED LIGHTING TO KITCHEN. TILED FLOOR TO KITCHEN. SOLID WOODEN FLOOR TO DUAL ASPECT DINING / LIVING AREA WITH FEATURE WINDOW TO REAR GARDEN. PART GLAZED DOUBLE DOORS TO SUNROOM.



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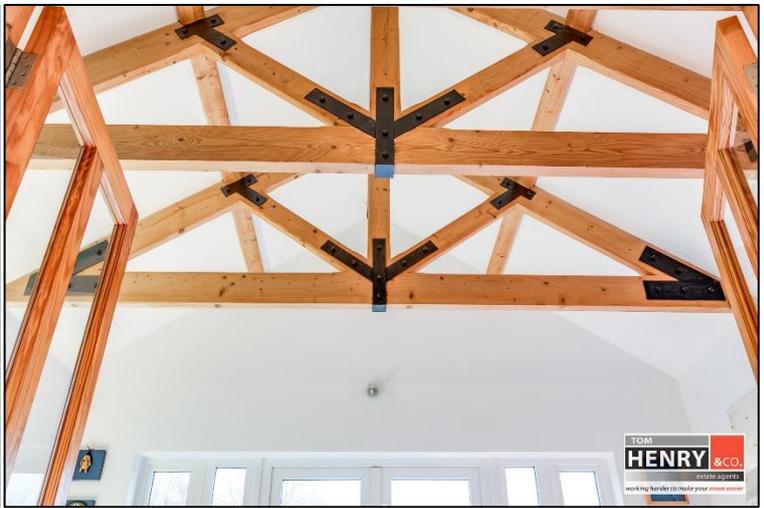




SUNROOM:

PART GLAZED DOUBLE DOORS TO / FROM DINING / LIVING AREA. TRIPLE ASPECT WITH VAULTED CEILING WITH EXPOSED TRUSSES. TILED FLOOR. FRENCH DOORS TO SIDE GARDEN IN GLAZED FRAMING.





REAR HALL:
TILED FLOOR.

UTILITY ROOM:
FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. SPACE FOR FREEZER. TILED FLOOR. WOODEN EXTERNAL DOOR.

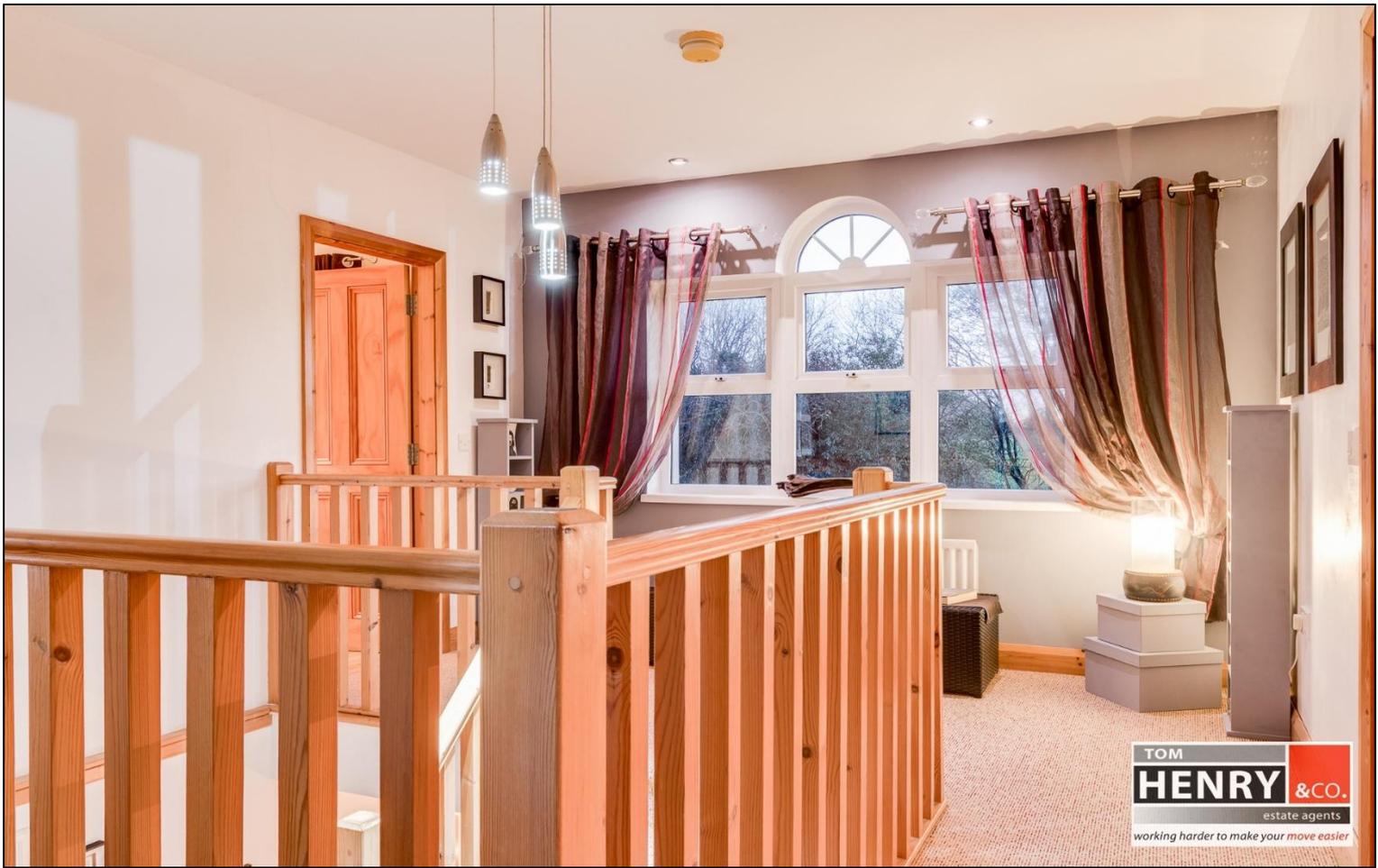
POWDER ROOM:
WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
STAIRS WITH CARPET RUNNER TO FIRST FLOOR. LANDING WITH CARPET. SEATING AREA WITH ASPECT TO SCENIC COUNTRYSIDE. DOWN LIGHTING & CENTRE LIGHT POINT.

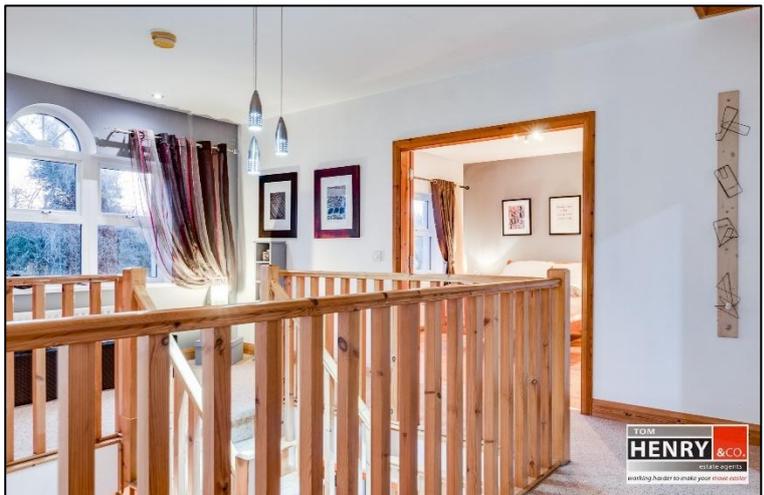




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MASTER SUITE:
POTENTIAL TO CONVERT TO 2 NO. BEDROOMS IF REQUIRED. DOUBLE DOORS FROM LANDING. DUAL ASPECT TO FRONT & SIDE. SOLID BIRCH WOODEN FLOOR. FEATURE WINDOW TO SIDE.

DRESSING ROOM:
TILED FLOOR.



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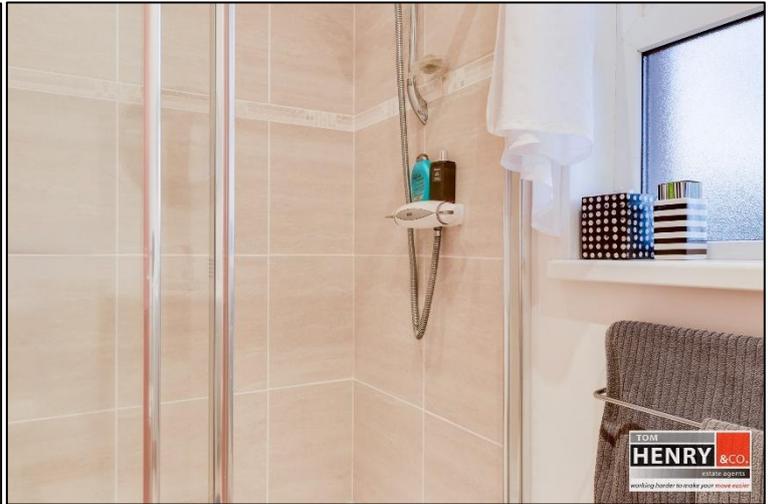


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ENSUITE:
 DOUBLE SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. TILED FLOOR. DOWN LIGHTING TO CEILING. X-FAN.



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BEDROOM 2:
 TO REAR. PRE-FINISHED FLOOR.



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BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



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BATHROOM:

FREE-STANDING PEDESTAL BATH WITH MIXER TAP FITTING & FEATURE WALL TILING. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. TILED POWER SHOWER. HEATED TOWEL RAIL. TILED FLOOR. DOWN LIGHTING TO CEILING. X-FAN.



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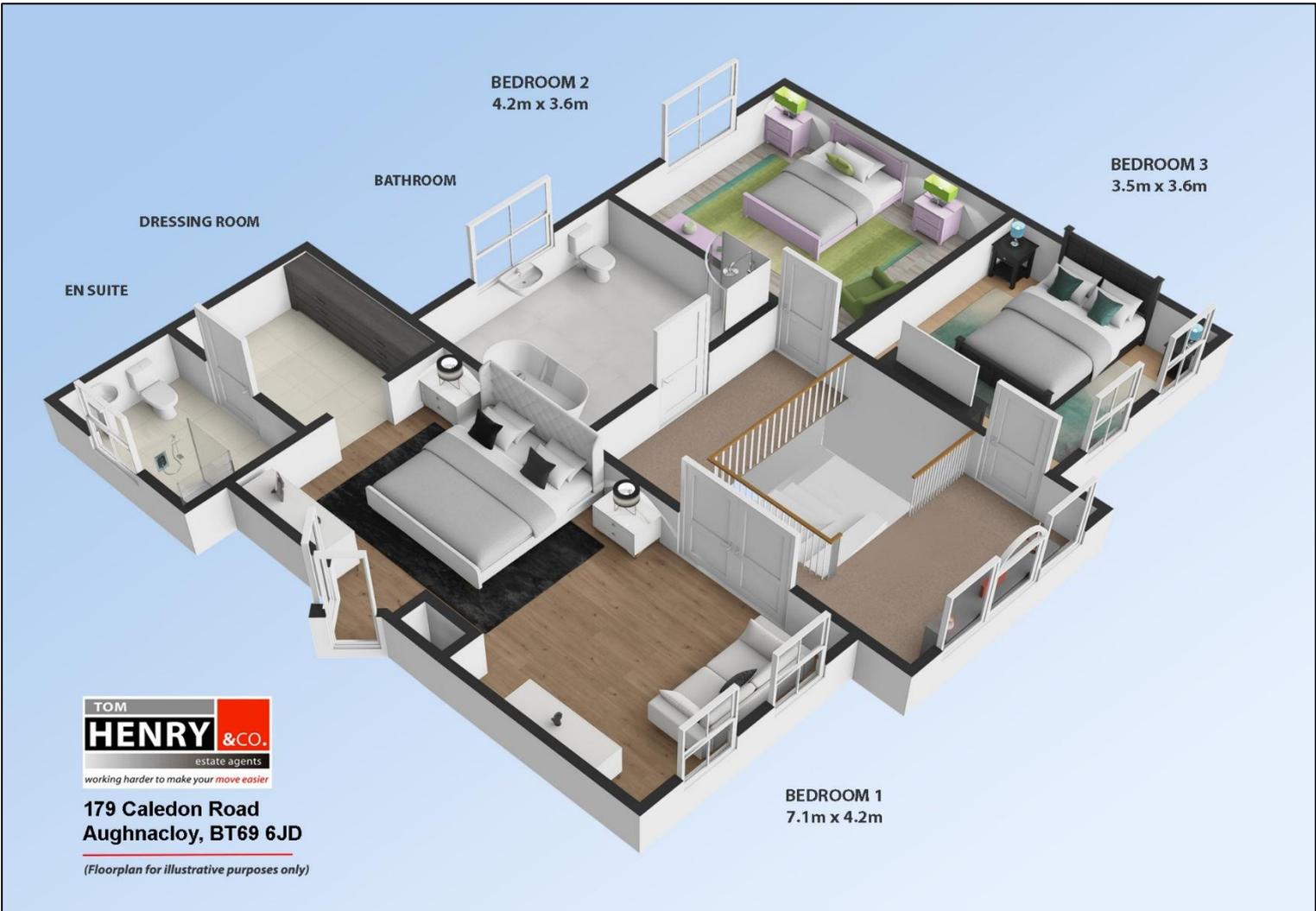
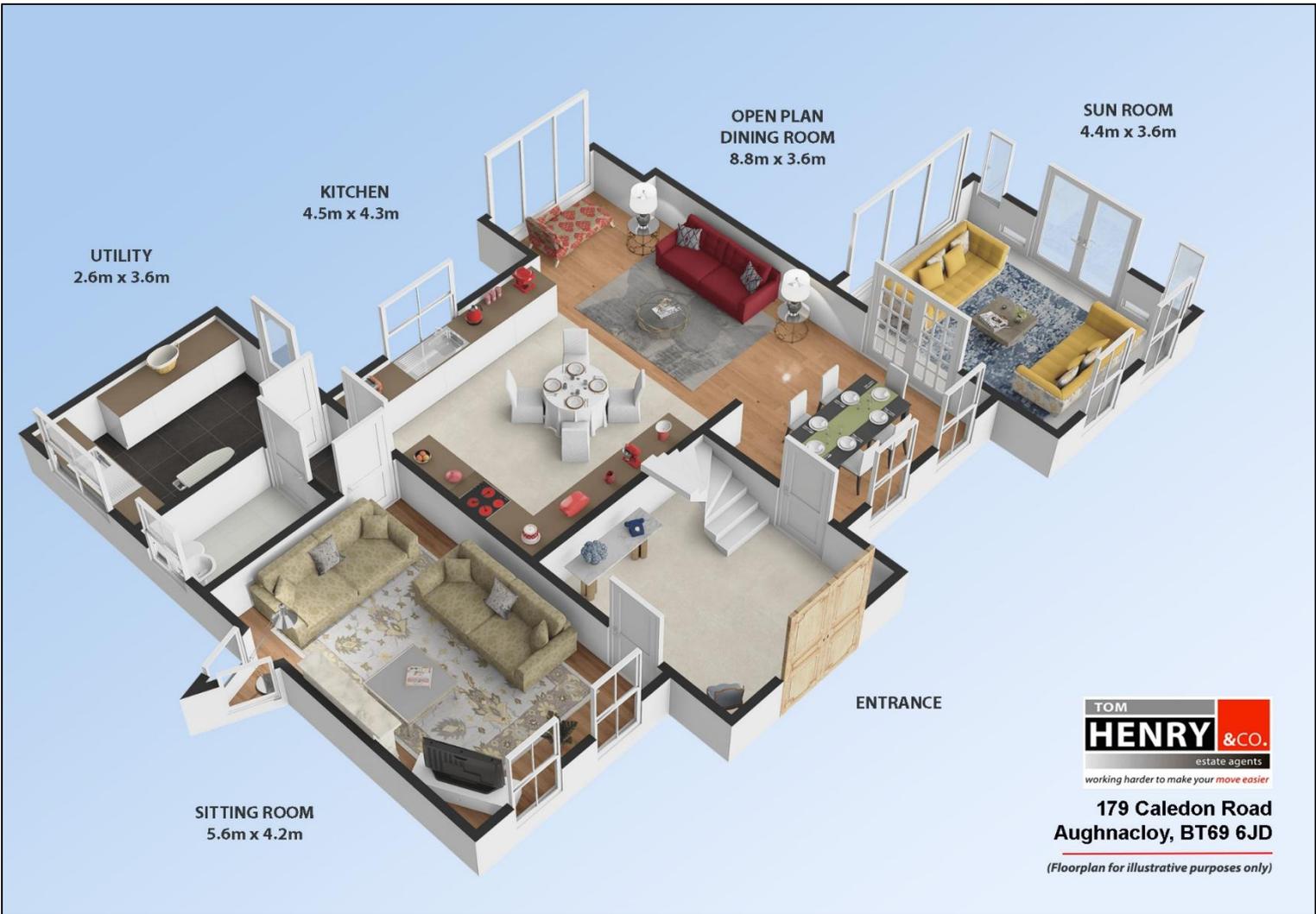
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OUTSIDE:

GENEROUS SITE EXTENDING TO APPROX. 0.6 ACRES BENEFITTING FROM GENEROUS FENCED ROAD FRONTAGE. APPROACHED THROUGH A PILLARED & GATED ENTRANCE WITH GENEROUS FORECOURT PARKING & ABILITY TO DRIVE TO REAR OF PROPERTY. MATURING GARDENS SURROUND THE PROPERTY LAID TO LAWNS, SHRUBS & PATIO AREA. GARDEN SHED. OUTSIDE WATER TAP.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 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.