

**45 HOLLYFIELDS  
OLD ENGLISH ROAD  
DUNGANNON  
CO. TYRONE  
BT71 7BH**



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

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## **“A HANDSOME PROPOSITION IN HOLLYFIELDS”**

**AN IMMACULATE & SPACIOUS DETACHED PROPERTY IN THIS MOST DESIRABLE LOCATION...**

IDEALLY SITUATED IN A QUIET, TREE LINED CUL-DE-SAC WITHIN THIS HIGHLY SOUGHT-AFTER & MOST DESIRABLE RESIDENTIAL DEVELOPMENT, THIS DETACHED HOME IS PRESENTED FOR SALE IN EXCELLENT DECORATIVE ORDER THROUGHOUT, READY FOR ITS NEW OWNERS TO SIMPLY MOVE-IN & ENJOY!

OFFERING SPACIOUS & VERSATILE ACCOMMODATION INCLUDING 4 BEDROOMS, MASTER ENSUITE, 3 RECEPTION ROOMS INCLUDING A SITTING ROOM WITH A BEAUTIFUL BAY WINDOW & AN OPEN FIREPLACE, A WELL-APPOINTED KITCHEN, A CONVENIENT SEPARATE UTILITY ROOM & A GROUND FLOOR CLOAK W.C. AND A MODERN FAMILY BATHROOM WITH A 4 PIECE SUITE; ALL ON A FANTASTIC SITE WITH MATURE SHRUBBERY AFFORDING PRIVACY, AMPLE OFF-STREET PARKING, A GENEROUS REAR GARDEN LAID TO LAWN WITH A PATIO & DECKED AREA, A GARDEN SHED & A SELF-CONTAINED HOME OFFICE.

LOCATED ONLY A STROLL FROM THE PICTURESQUE BLACK LOUGH & LOCAL PRIMARY SCHOOL, WITHIN WALKING DISTANCE OR EASY DRIVING DISTANCE OF ALL TOWN AMENITIES; GOOD SCHOOLS, SHOPS, TESCOs, ETC AND ONLY MINUTES BY CAR TO THE M1 / A4 INTERSECTION, THIS PROPERTY IS SURE TO ATTRACT SIGNIFICANT INTEREST FROM FAMILIES & DISCERNING FIRST-TIME BUYERS ALIKE.

**“IT WON’T HANG ABOUT, SO DON’T MISS OUT!”**



**OFFERS OVER: £257,500**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES...

- A BEAUTIFULLY PRESENTED DETACHED PROPERTY READY FOR OCCUPATION.
- SITUATED ON A QUIET TREE LINED AVENUE IN THIS POPULAR DEVELOPMENT.
- MOST CONVENIENT & HIGHLY SOUGHT-AFTER LOCATION.
- WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOL, TESCO, BUS DEPOT, THE PICTURESQUE “BLACK LOUGH” & DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE M1 / A4 INTERSECTION FOR COMMUTING.
- 4 DOUBLE BEDROOMS; MASTER ENSUITE.
- 3 RECEPTION ROOMS.
- SITTING ROOM WITH BAY WINDOW & OPEN FIREPLACE.
- LIVING ROOM / SNUG WITH FEATURE ELECTRIC FIREPLACE.
- FORMAL DINING ROOM WITH FRENCH DOORS TO REAR GARDEN.
- WELL-APPOINTED KITCHEN WITH APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM WITH WHITE GOODS INCLUDED.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- BLINDS & LIGHT FIXTURES INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- GAS FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- GARDENS TO FRONT & REAR LAID TO LAWN WITH MATURE SHRUBBERY.
- OFF-STREET PARKING TO FRONT / SIDE.
- HOME OFFICE INCLUDED IN SALE.
- WOULD MAKE A SUPERB FIRST OR FAMILY HOME.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

OUTSIDE LIGHTING. COMPOSITE EXTERNAL DOOR WITH GLAZED SIDE PANELS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



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**SITTING ROOM:**

BAY WINDOW. OPEN FIREPLACE WITH WOODEN MANTLE OVER MARBLE HEARTH. PRE-FINISHED FLOOR. GLAZED GEORGIAN STYLE DOUBLE DOORS TO DINING ROOM.



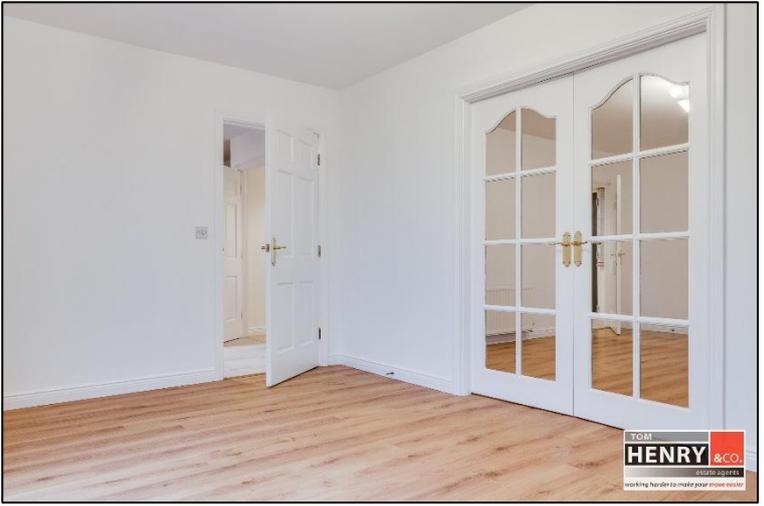
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**DINING ROOM:**

GLAZED GEORGIAN STYLE DOUBLE DOORS FROM SITTING ROOM. PRE-FINISHED FLOOR. GLAZED FRENCH DOORS TO REAR GARDEN.





**KITCHEN:**  
FITTED HIGH & LOW LEVEL UNITS. WINE RACKING. ILLUMINATED PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED FRIDGE FREEZER. SPACE FOR DISHWASHER (INCLUDED). TILED BETWEEN UNITS. TILED FLOOR.



**LIVING ROOM / SNUG:**

**FEATURE FIREPLACE WITH WOODEN MANTLE & SURROUND WITH ELECTRIC INSET. PRE-FINISHED FLOOR.**

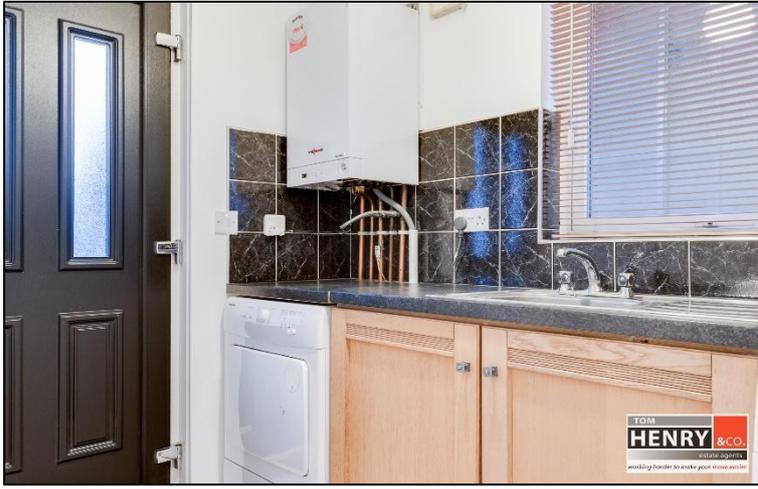


**UTILITY ROOM:**

**FITTED LOW LEVEL UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. (INCLUDED). SPACE FOR TUMBLE DRYER (INCLUDED). GAS FIRED CENTRAL HEATING BOILER. TILED FLOOR. COMPOSITE EXTERNAL DOOR WITH GLAZED TOP PANELS.**

CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR.



**FIRST FLOOR:**

STAIRS & LANDING:

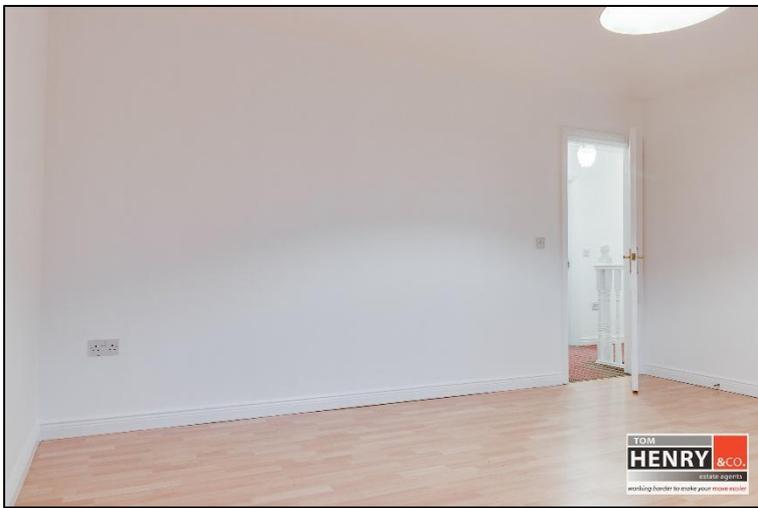
CARPET TO FLOOR. HOTPRESS: WALK-IN & SHELVED. ACCESS TO ROOF SPACE: FLOORED FOR STORAGE.



BEDROOM 1:

TO FRONT. PRE-FINISHED FLOOR.





ENSUITE:  
WASH HAND BASIN WITH MIXER TAP FITTING. FULLY TILED ELECTRIC SHOWER. TOILET. SOME WALL TILING. TILED FLOOR.



BEDROOM 2:  
TO FRONT. PRE-FINISHED FLOOR.





BEDROOM 3:  
TO REAR. PRE-FINISHED FLOOR.

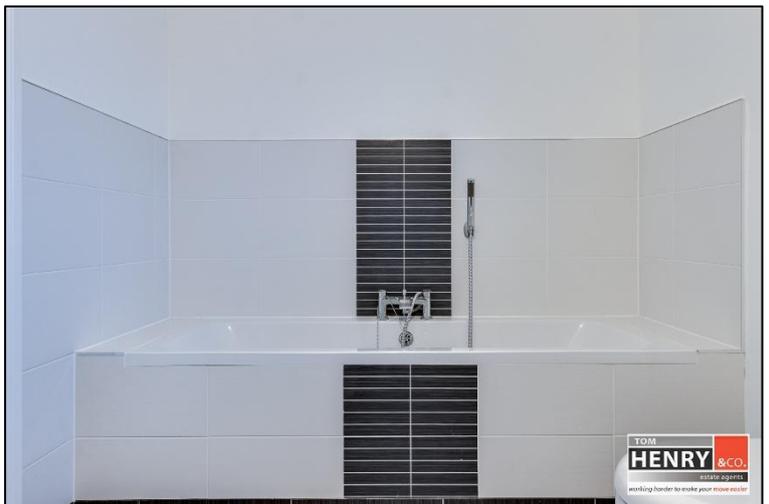


BEDROOM 4:  
TO REAR. PRE-FINISHED FLOOR.



**BATHROOM:**

**BATH WITH MIXER TAP SHOWER FITTING WITH FEATURE TILED PANEL & TILED SPLASH BACK. FULLY TILED THERMOSTATIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. TOILET. TILED FLOOR. X-FAN.**



**OUTSIDE:**

MATURE BOUNDARY HEDGING / SHRUBBERY / TREES TO FRONT. GARDEN TO FRONT LAID TO LAWN.

TARMAC DRIVEWAY / PARKING TO FRONT & SIDE.



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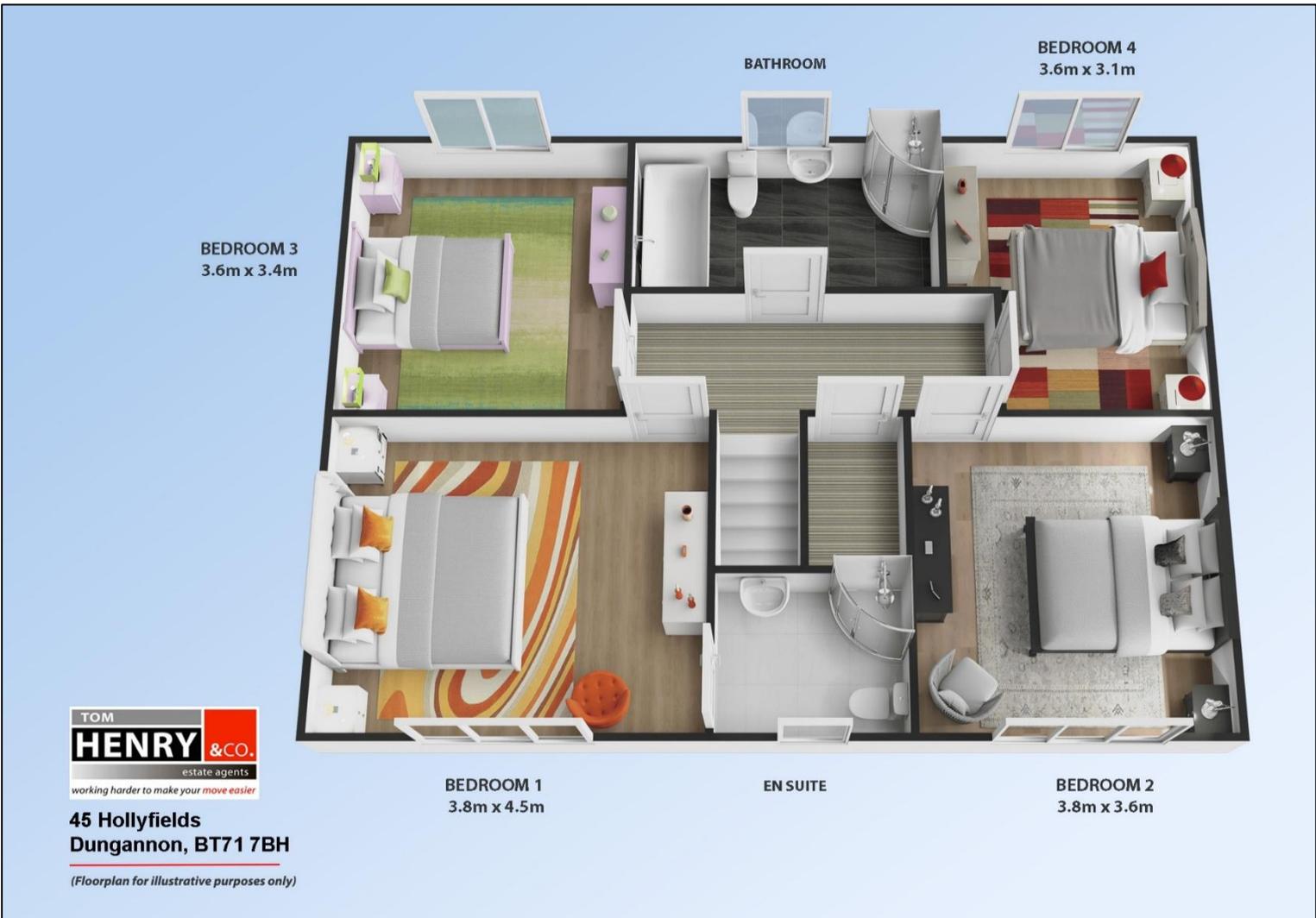
HOME OFFICE: 3M X 3M

ELECTRIC LIGHT, HEATER & POWER POINTS. DESKS & OFFICE CHAIR INCLUDED.



GARDEN TO REAR LAID TO LAWN. PAVED PATIO AREA. WOODEN DECKED AREA. GARDEN SHED (INCLUDED). OUTSIDE WATER TAP.





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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.**