

**18 CLAREFIELD GRANGE
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6WU**



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

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“CLASS IN CLAREFIELD GRANGE”

A WELL-PRESENTED SEMI-DETACHED PROPERTY ENJOYING WHAT IS UNDOUBTEDLY ONE OF THE BEST SITES IN THIS POPULAR RESIDENTIAL DEVELOPMENT...

CONSTRUCTED CIRCA. 2018 & OWNER OCCUPIED SINCE NEW, THIS TIDY SEMI-DETACHED PROPERTY IS SITUATED ON A MOST GENEROUS CORNER SITE WITH VIEWS OF OPEN COUNTRYSIDE TO ITS REAR, IN THIS HIGHLY-SOUGHT AFTER RESIDENTIAL DEVELOPMENT BY RENOWNED DEVELOPER COROVE LIMITED.

LOCATED WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOLS & ONLY MINUTES BY CAR TO DUNGANNON TOWN, PICTURESQUE MOY VILLAGE & JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS SPACIOUS & VERSATILE PROPERTY BOASTS ACCOMMODATION THAT IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS; FROM FIRST-TIME BUYERS, TO FAMILIES & THOSE SEEKING TO DOWNSIZE ALIKE.

“PROPERTY WITHIN THIS EXCLUSIVE DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST; DON'T MISS OUT!”



GUIDE PRICE: £189,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2018 & OWNER OCCUPIED SINCE NEW.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- SITUATED ON A CORNER SITE IN THIS SOUGHT-AFTER DEVELOPMENT.
- VIEWS OF OPEN COUNTRYSIDE TO REAR.
- WITHIN WALKING DISTANCE OF VILLAGE SCHOOLS.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN & MOY VILLAGE.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS; MASTER ENSUITE.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- GORGEOUS KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- OAK FINISH INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- BLINDS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- ALARM SYSTEM.
- ROOF SPACE WITH LADDER ACCESS; PART FLOORED FOR STORAGE.
- OFF-STREET PARKING TO FRONT & SIDE.
- GENEROUS & PRIVATE REAR GARDEN.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & DOWNSIZERS ALIKE.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. COMPOSITE EXTERNAL DOOR WITH GLAZED TOP PANELS. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

GLASS FRONTED STOVE IN INGLENOOK WITH GRANITE HEARTH & SURROUND. PRE-FINISHED FLOOR. PART OPEN TO KITCHEN / DINING AREA.





KITCHEN / DINING AREA:
 FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. DOWN LIGHTING TO CEILING.



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UTILITY ROOM:

FITTED UNITS TO COMPLIMENT KITCHEN. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M.. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN. COMPOSITE EXTERNAL DOOR WITH GLAZED TOP PANEL.

POWDER ROOM:

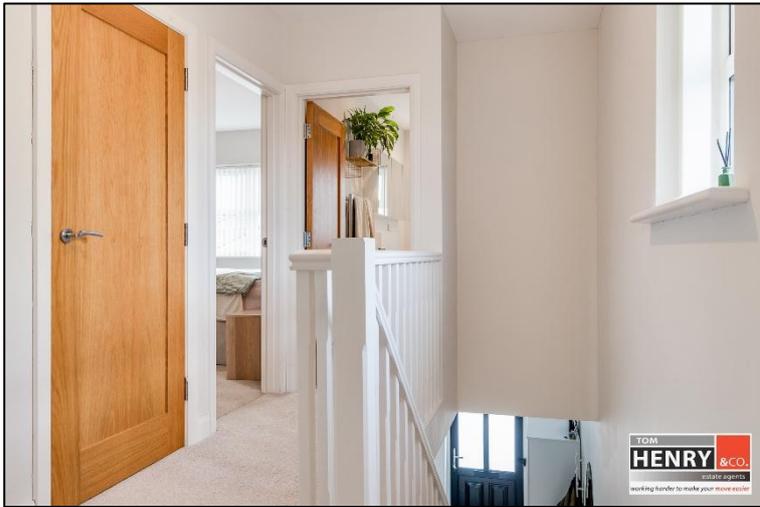
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO STAIRS & LANDING. HOTPRESS: SHELVED. ROOF SPACE: ACCESS VIA A PULL-DOWN LADDER. ELECTRIC LIGHT. PART FLOORED FOR STORAGE.



BEDROOM 1:

TO FRONT. CARPET TO FLOOR.





ENSUITE:
WASH HAND BASIN WITH MIXER TAP FITTING. PROVISION FOR ILLUMINATED MIRROR. P.V.C. CLAD SHOWER. TOILET. TILED FLOOR. DOWN LIGHTING TO CEILING. X-FAN.



BEDROOM 2:
TO REAR. CARPET TO FLOOR. VIEWS OF OPEN COUNTRYSIDE.





BEDROOM 3:
TO REAR. CURRENTLY UTILIZED AS A DRESSING ROOM. CARPET TO FLOOR. VIEWS OF OPEN COUNTRYSIDE.



BATHROOM:
BATH. P.V.C. CLAD SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. PROVISION FOR ILLUMINATED MIRROR. TOILET. HEATED TOWEL RAIL. SOME WALL TILING. TILED FLOOR. DOWNLIGHTING TO CEILING. X-FAN.





OUTSIDE:

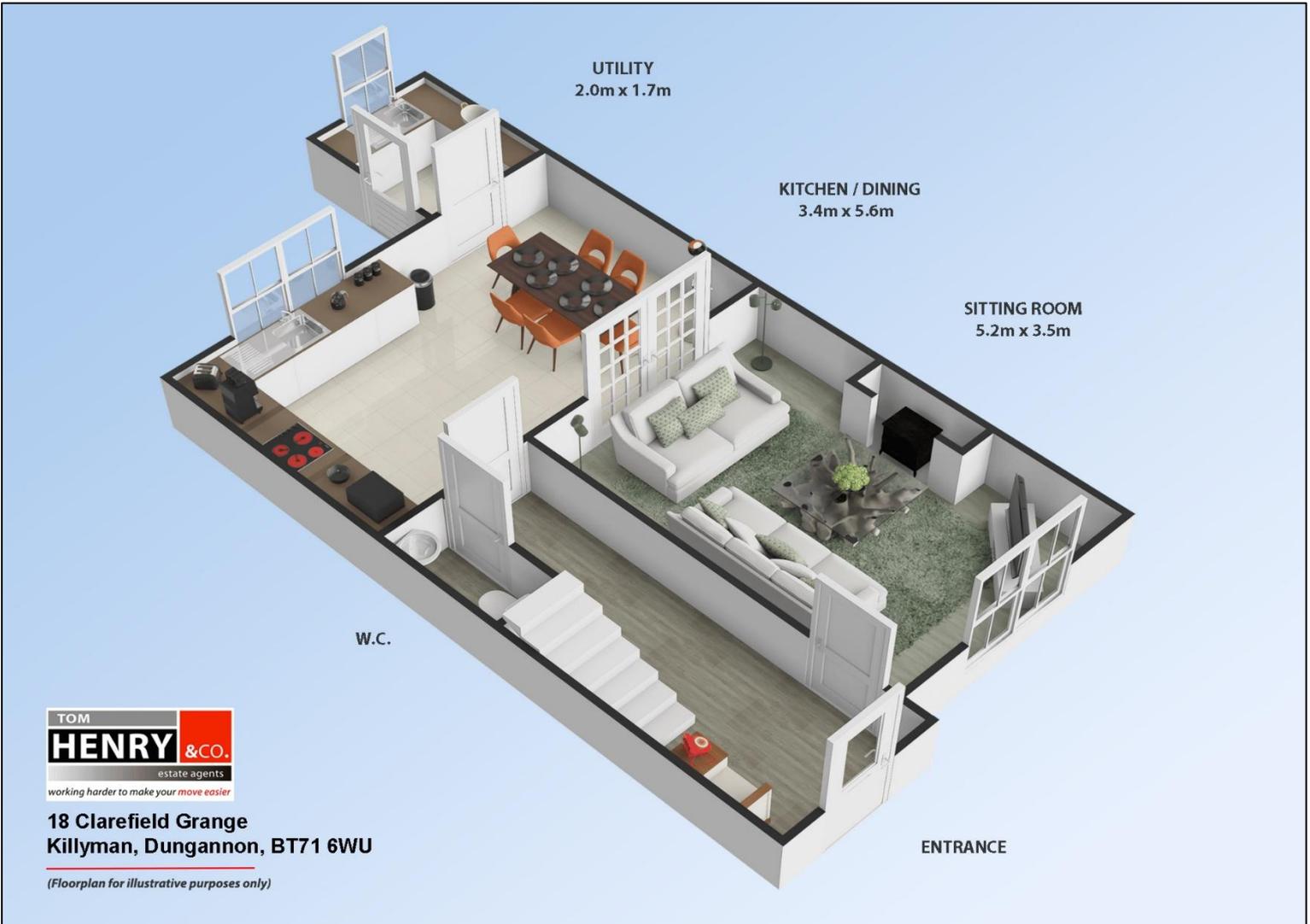
GRAVELLED PARKING TO FRONT & SIDE. PEDESTRIAN GATE TO SIDE TO REAR GARDEN.

GENEROUS, PRIVATE & ENCLOSED GARDEN TO REAR LAID TO LAWN. EXTERNAL WATER TAP. GARDEN SHED.





FLOORPLANS FOR I.D. PURPOSES ONLY.





18 Clarefield Grange
Killyman, Dungannon, BT71 6WU

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	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.**

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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.