

**52 TREWMOUNT ROAD
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6RL**



working harder to make your move easier

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“PREPARE TO BE WOWED BY THIS WONDERFUL PROPERTY”

A TRULY UNIQUE & UTTERLY CHARMING PROPERTY ENJOYING A GENEROUS SITE IN A PICTURESQUE SETTING.

ORIGINALLY A SCHOOL HOUSE DATING BACK TO THE 1800S & OCCUPIED BY THE VENDORS AS A FAMILY HOME SINCE DOMESTICATION, THIS PROPERTY HAS BEEN EXTENSIVELY EXTENDED & REFURBISHED TO A HIGH STANDARD IN APPROX. 2011; SUCCESSFULLY BLENDING MODERN LIVING ACCOMMODATION WHILST MAINTAINING CHARM & CHARACTER THROUGHOUT.

ACCESSED VIA A GRAVEL DRIVEWAY BOUNDED BY A PRETTY STONE WALL, THE PROPERTY IS SITUATED ON A MOST GENEROUS SITE EXTENDING TO APPROX. 0.95 ACRES WITH PICTURESQUE, WELL-STOCKED GARDENS OFFERING A TRANQUIL SETTING AWAY FROM THE HUSTLE & BUSTLE OF MODERN LIFE, YET IS ONLY MINUTES BY CAR TO KILLYMAN, MOY, DUNGANNON & THE M1 INTERSECTION FOR COMMUTING. OFFERING SPACIOUS & VERSATILE ACCOMMODATION WITH 4 BEDROOMS, MASTER ENSUITE, 3 RECEPTION ROOMS, A GORGEOUS KITCHEN WITH OAK IN-FRAME UNITS, A GROUND FLOOR POWDER ROOM, A FIRST FLOOR BATHROOM, AN ENVIABLE SUN TERRACE WITH IDYLIC VIEWS OF THE GARDENS, PLUS A DETACHED GARAGE; THIS UNIQUE PROPERTY WOULD MAKE A WONDERFUL FAMILY HOME!

“SIGNIFICANT INTEREST ANTICIPATED - ACCOMMODATION, BEAUTIFUL GARDENS & A SUPERB SITUATION”



OFFERS OVER: £349,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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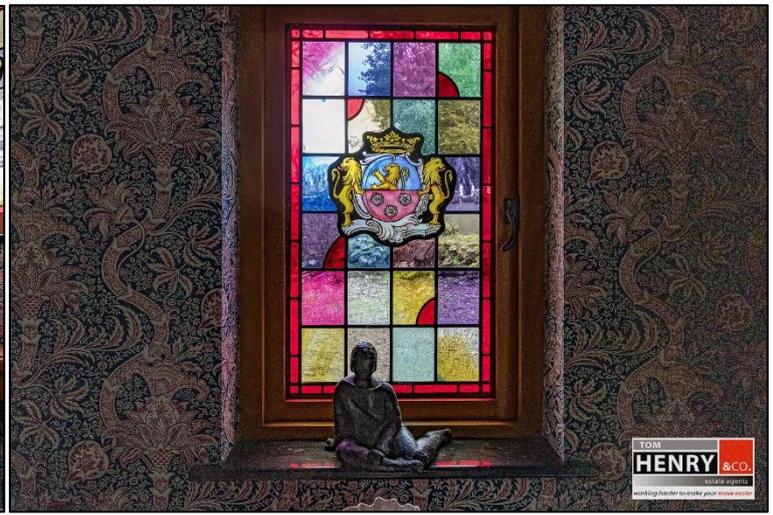
PROPERTY FEATURES...

- A TRULY UNIQUE DETACHED RESIDENCE.
- SITUATED ON AN ENVIABLE SITE EXTENDING TO C. 0.95 ACRES.
- LOCATED ON THE OUTSKIRTS OF POPULAR KILLYMAN VILLAGE.
- WITHIN WALKING DISTANCE OF LOCAL SCHOOLS & OPEN COUNTRYSIDE.
- MINUTES BY CAR TO DUNGANNON, MOY, TAMNAMORE “PARK & RIDE”, ETC.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- FORMER SCHOOL HOUSE DATING BACK TO 1800S.
- EXTENSIVELY EXTENDED & REFURBISHED C. 2011.
- INTERESTING & VERSATILE ACCOMMODATION.
- BEAUTIFULLY PRESENTED; OOZING CHARM & CHARACTER.
- STAINED GLASS WINDOWS, EXPOSED BEAMS & FIRST FLOOR SUN TERRACE.
- 4 BEDROOMS; MASTER ENSUITE TO GROUND FLOOR.
- 3 RECEPTION AREAS.
- QUALITY FITTED KITCHEN WITH OAK IN-FRAME UNITS.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM TO FIRST FLOOR.
- WINDOW COVERINGS INCLUDED IN SALE.
- DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- ALARM SYSTEM.
- DETACHED GARAGE WITH REMOTE ROLL-UP DOOR & FURTHER STORAGE ROOMS.
- STUNNING GARDENS WITH MATURE TREES, SHRUBBERY & HEDGING; PERFECT FOR SUMMER BBQS OR TO ADMIRE FROM INSIDE IN COLDER WEATHER.
- A ONCE IN A LIFETIME OPPORTUNITY.
- WOULD MAKE A WONDERFUL FAMILY HOME!



ACCOMMODATION IN BRIEF...

VESTIBULE / ENTRANCE PORCH:
OUTSIDE LIGHTS. WOODEN EXTERNAL DOOR. FEATURE STAINED GLASS WINDOW. TILED FLOOR.



CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN WITH MIXER TAP FITTING WITH MIRROR & SHELF OVER. TOILET. TILED FLOOR. X-FAN.



PARLOUR / RECEPTION HALL:
OPEN FIREPLACE WITH BRICK INGLENOOK & GRANITE HEARTH & SURROUND. WOODEN FLOOR. STAIRS TO FIRST FLOOR WITH CARPET RUNNER.





SITTING ROOM:

GLASS FRONTED STOVE IN INGLENOOK WITH MARBLE SURROUND & GRANITE HEARTH. BEAMED CEILING. WOODEN FLOOR.





SIDE HALLWAY:
TILED FLOOR. COMPOSITE EXTERNAL DOOR WITH GLASS PANEL.



KITCHEN / CASUAL DINING AREA:
OAK IN-FRAME FITTED HIGH & LOW LEVEL UNITS. WINE & GLASS RACKING WITH DISPLAY SHELVING OVER BREAKFAST BAR. GRANITE WORK TOP & UPSTAND. LARDER TYPE UNITS. CERAMIC BELFAST STYLE SINK WITH MIXER TAP FITTING. RANGEMASTER GAS COOKER (INCLUDED). INTEGRATED EYE LEVEL OVEN. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. PLUMBED FOR A.W.M..TILED FLOOR. SHUTTER TYPE DOOR TO DINING ROOM / SUNROOM.





DINING ROOM / SUNROOM:

GLAZED PANELS. 2 NO. FRENCH DOORS TO SIDE & REAR GARDENS. TILED FLOOR. DOWN LIGHTING TO CEILING.





BEDROOM 1:
TO REAR. TILED FLOOR. FRENCH DOORS TO TERRACE.



ENSUITE:
WET ROOM TYPE SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. HEATED TOWEL RAIL. TILED WALLS & FLOOR. FEATURE STAINED GLASS WINDOW. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
CARPET RUNNER TO STAIRS. CARPET TO LANDING.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BEDROOM 4:
TO SIDE. CARPET TO FLOOR.



BATHROOM:
VANITY UNIT WITH DUAL WASH BASINS WITH MIXER TAP FITTING. TILED SPLASH BACK. ILLUMINATED MIRROR OVER. ELECTRIC SHAVER SOCKET. BATH WITH MIXER TAP SHOWER HEAD FITTING. FITTED SHELVING. SOME WALL TILING. WOODEN FLOOR.



HOTPRESS:
WALK-IN WITH ELECTRIC LIGHT. SHELVED. CARPET TO FLOOR.

SUN TERRACE:
ACCESSED FROM FIRST FLOOR LANDING. LAID TO IMITATION GRASS.
GLAZED BALUSTRADES. EXTERNAL POWER SOCKETS. BEAUTIFUL
VIEWS OF GARDENS & COUNTRYSIDE.





OUTSIDE:

THE EXTERIOR OF THIS VERY SPECIAL PROPERTY IS JUST AS ENVIABLE AS THE INTERIOR. THE GARDENS EXTEND TO C. 0.95 ACRES & OFFER A TRANQUIL SETTING TO ENJOY SUMMER BBQS, A MORNING COFFEE, FOR CHILDREN PLAYING OR TO ADMIRE FROM IN FRONT OF THE FIRE IN THE COLDER WEATHER!

THE PROPERTY IS ACCESSED VIA A PILLARED ENTRANCE, TO SWEEPING GRAVEL DRIVEWAY BOUNDED BY WALL TO GRAVEL & CONCRETE PARKING.

GARAGE: REMOTE ROLL-UP DOOR. PEDESTRIAN DOOR. (ALARMED). ELECTRIC LIGHTS & POWER POINTS. 2 NO. STORAGE ROOMS TO REAR OF GARAGE; BOTH WITH ELECTRIC LIGHTS & POWER POINTS.

MATURE TREES, SHRUBBERY & HEDGING.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?



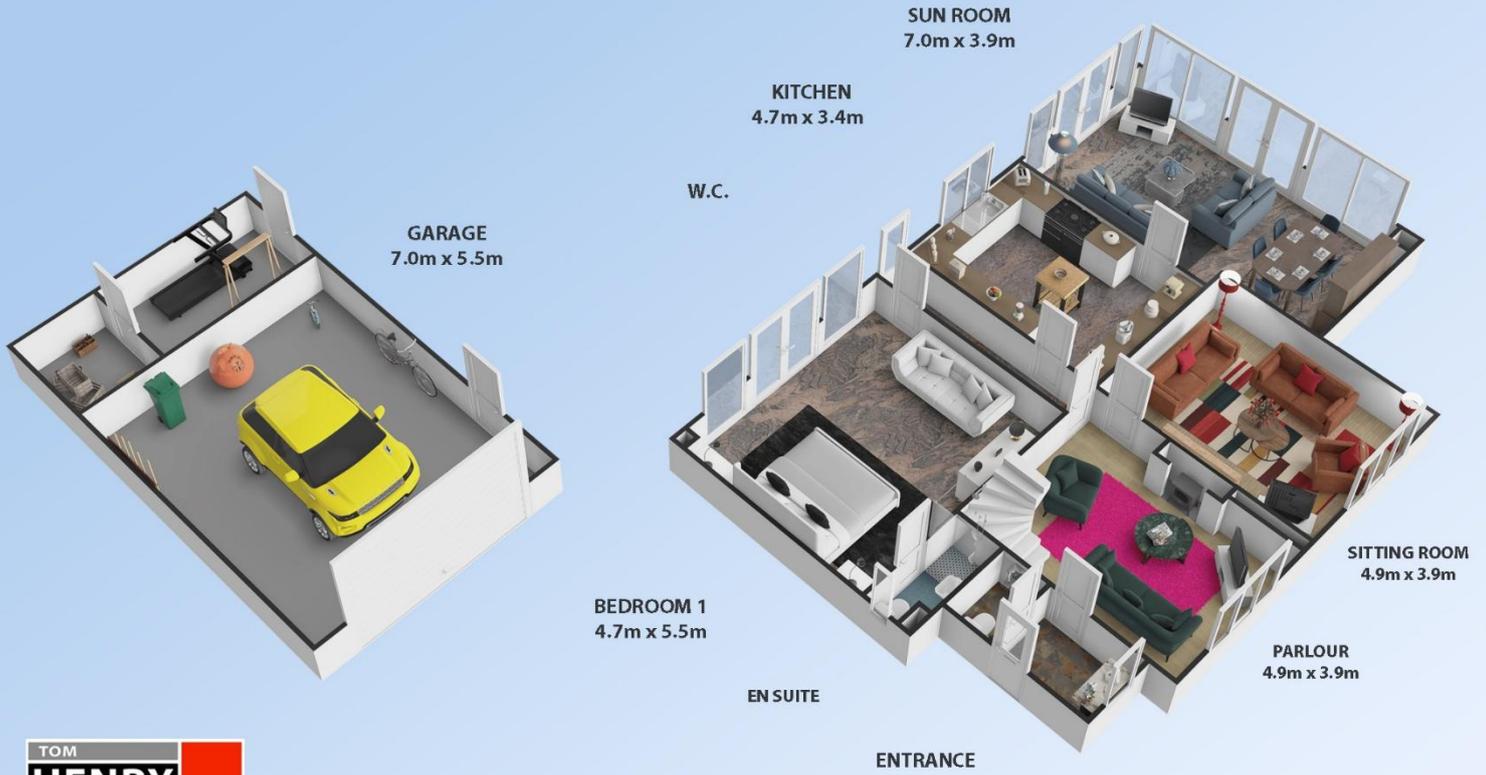
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- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

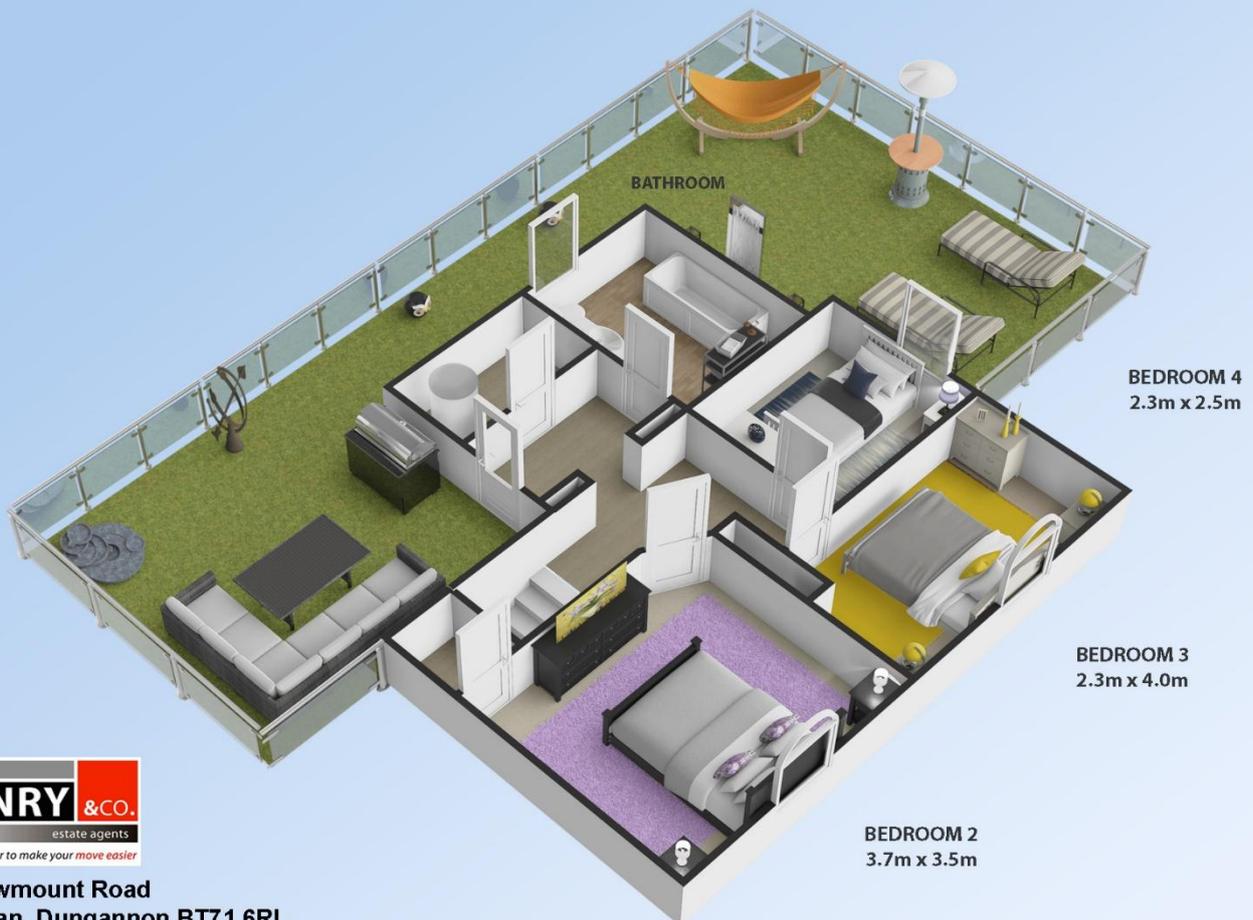
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FLOORPLANS FOR I.D. PURPOSES ONLY.



52 Trewmount Road
Killyman, Dungannon BT71 6RL

(Floorplan for illustrative purposes only)



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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.