

**35 MOYGASHEL PARK
MOYGASHEL
DUNGANNON
CO. TYRONE
BT71 7RL**



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

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“COMFORTABLE VILLAGE CONVENIENCE”

A COMFORTABLE 2 BEDROOM VILLAGE PROPERTY; PERFECT AS AN AFFORDABLE FIRST HOME OR A BUY-TO-LET.

PRESENTED FOR SALE BY ITS CURRENT OWNER OCCUPIERS IN GOOD ORDER THROUGHOUT, THIS 2 BEDROOM MID-TERRACE PROPERTY IS SITUATED IN A MOST CONVENIENT VILLAGE LOCATION, WITHIN WALKING DISTANCE OF THE LOCAL SUPERMARKET, PICTURESQUE DUNGANNON PARK, PRIMARY SCHOOL, VILLAGE CHIPPY & THE FAMOUS LINEN GREEN RETAIL OUTLET.

OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION PLUS A PRIVATE, ENCLOSED, LOW MAINTENANCE REAR PATIO WITH PLEASANT VIEWS OF OPEN COUNTRYSIDE, THIS PROPERTY WOULD MAKE A FANTASTIC FIRST HOME, IS ALSO SURE TO APPEAL TO THE DISCERNING INVESTOR OR TO THOSE WISHING TO DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING.

ONLY MINUTES BY CAR TO DUNGANNON TOWN & MOMENTS TO THE M1 INTERSECTION FOR COMMUTING, THIS AFFORDABLE PROPERTY WILL ATTRACT INTEREST FROM A WIDE RANGE OF PURCHASERS...

“READY TO GO, SO DON'T BE SLOW”



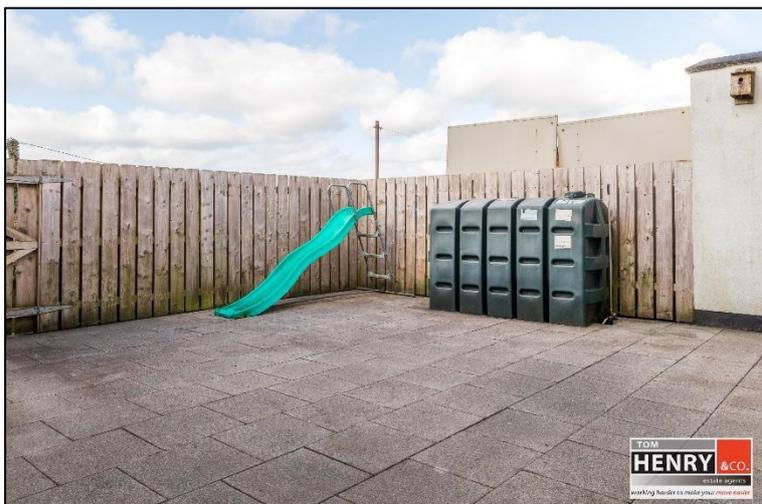
GUIDE PRICE: £84,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN AFFORDABLE MID-TERRACE VILLAGE PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- WITHIN WALKING DISTANCE OF ALL MOYGASHEL VILLAGE AMENITIES.
- ONLY MINUTES BY CAR TO DUNGANNON TOWN.
- GOOD ACCESS TO THE M1 / A4 FOR COMMUTING.
- 2 BEDROOMS; MASTER WITH BUILT-IN STORAGE.
- SITTING ROOM WITH GLASS FRONTED STOVE WITH SOLID FUEL LINK-UP.
- KITCHEN WITH SPACE FOR DINING.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- OAK INTERNAL DOORS.
- WINDOW COVERINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- GRAVELLED GARDEN TO FRONT.
- PRIVATE, LOW MAINTENANCE GARDEN TO REAR .
- NO DEVELOPMENT TO REAR.
- WOULD MAKE A FANTASTIC FIRST HOME.
- DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING?
- MAY ALSO APPEAL AS A BUY-TO-LET.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. PART TILED, PART CARPET TO FLOOR. FEATURE BAY WINDOW. DOWN LIGHTING TO CEILING. UNDER STAIR STORAGE.



SITTING ROOM:

GLASS FRONTED STOVE WITH SOLID FUEL LINK-UP. CARPET TO FLOOR.

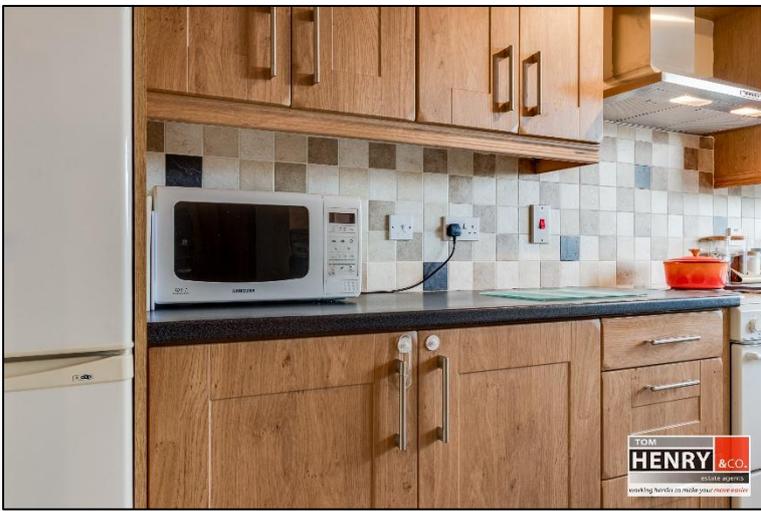




KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. DISPLAY SHELVING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR FRIDGE FREEZER (INCLUDED). SPACE FOR COOKER (INCLUDED) WITH X-FAN OVER. PLUMBED FOR WASHING MACHINE. TILED BETWEEN UNITS. TILED FLOOR. P.V.C. CEILING. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



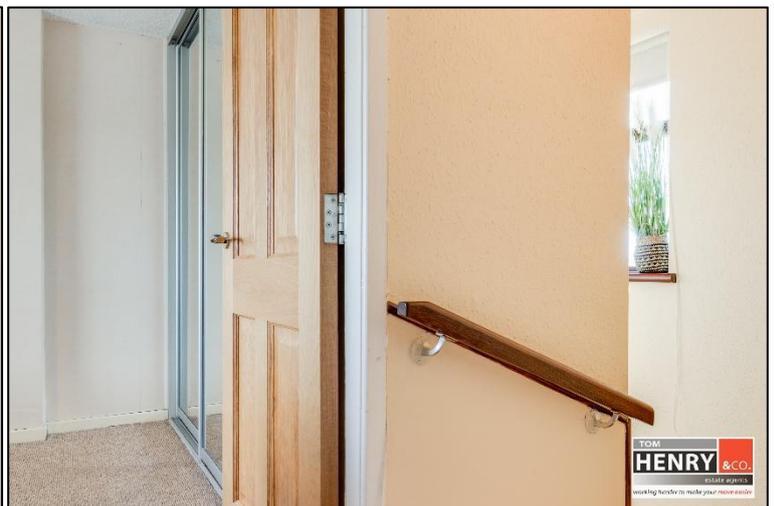


CLOAK W.C. / POWDER ROOM:
 WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK.
 TOILET. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:
 CARPET TO FLOOR.



BEDROOM 1:
 TO REAR WITH PLEASANT VIEWS OF OPEN COUNTRYSIDE. CARPET TO FLOOR. BUILT-IN CUPBOARD. FITTED WARDROBE WITH MIRRORED SLIDING DOORS WITH SHELVED & HANGING SPACE.



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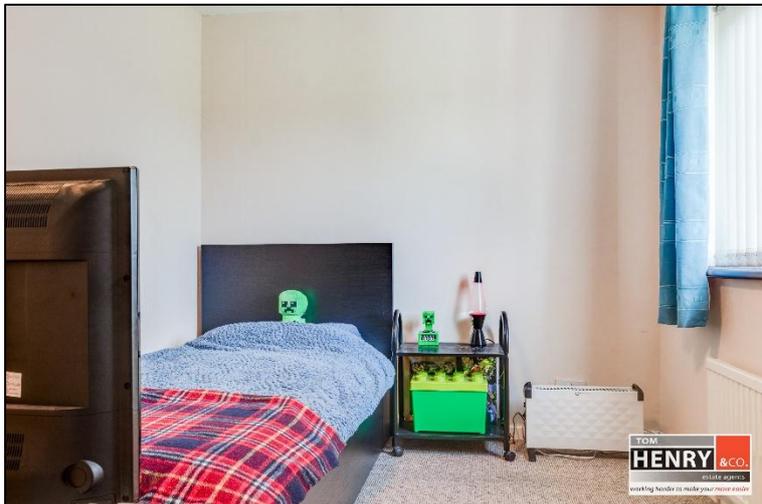


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BEDROOM 2:
TO REAR WITH PLEASANT VIEWS OF OPEN COUNTRYSIDE. CARPET TO FLOOR.



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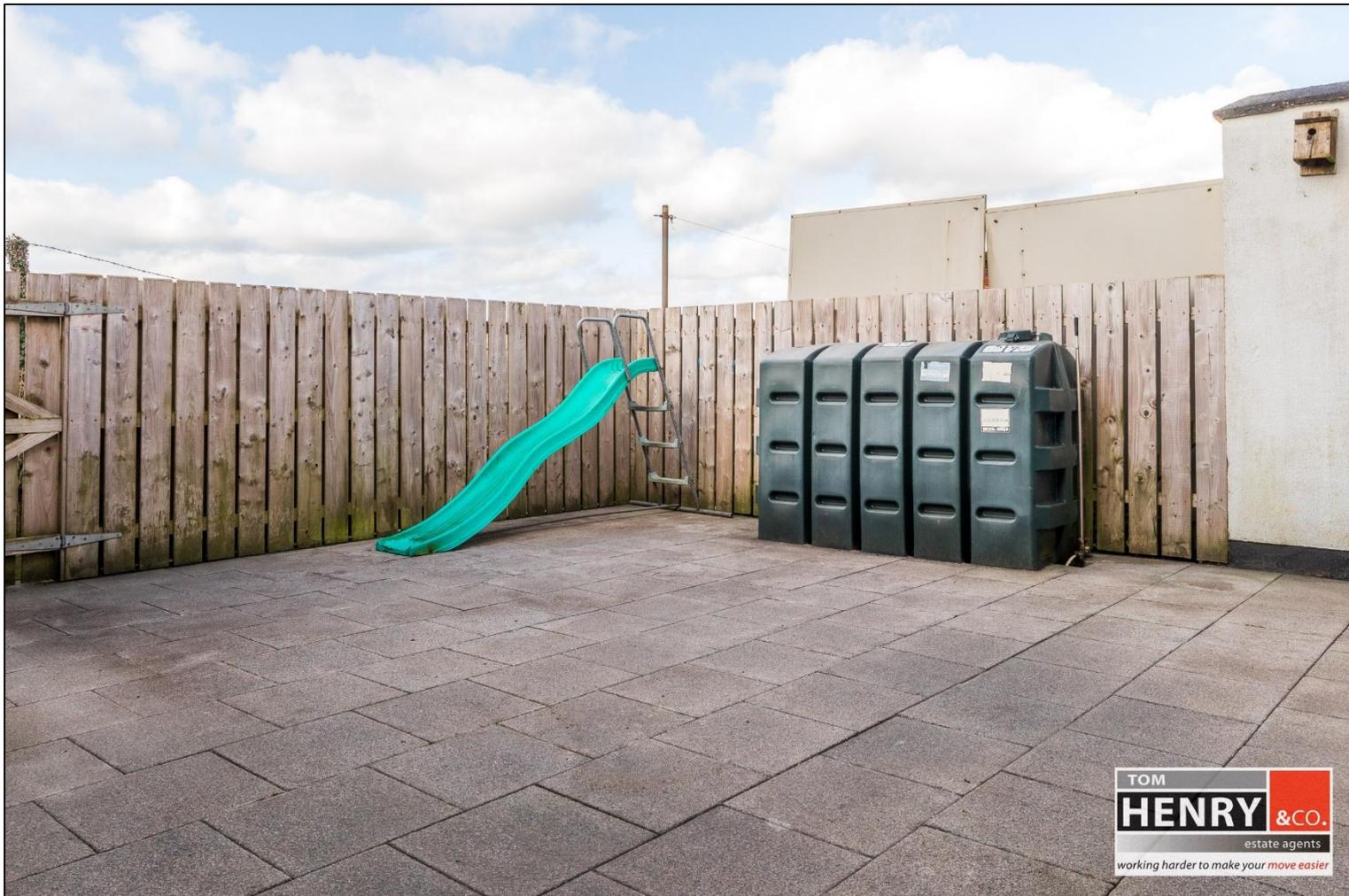
BATHROOM:
WASH HAND BASIN WITH MIXER TAP FITTING. BATH WITH MIXER TAP FITTING. ELECTRIC SHOWER WITH P.V.C. PANELLING. TOILET. HEATED TOWEL RAIL. TILED WALLS. PRE-FINISHED FLOOR. HOTPRESS.



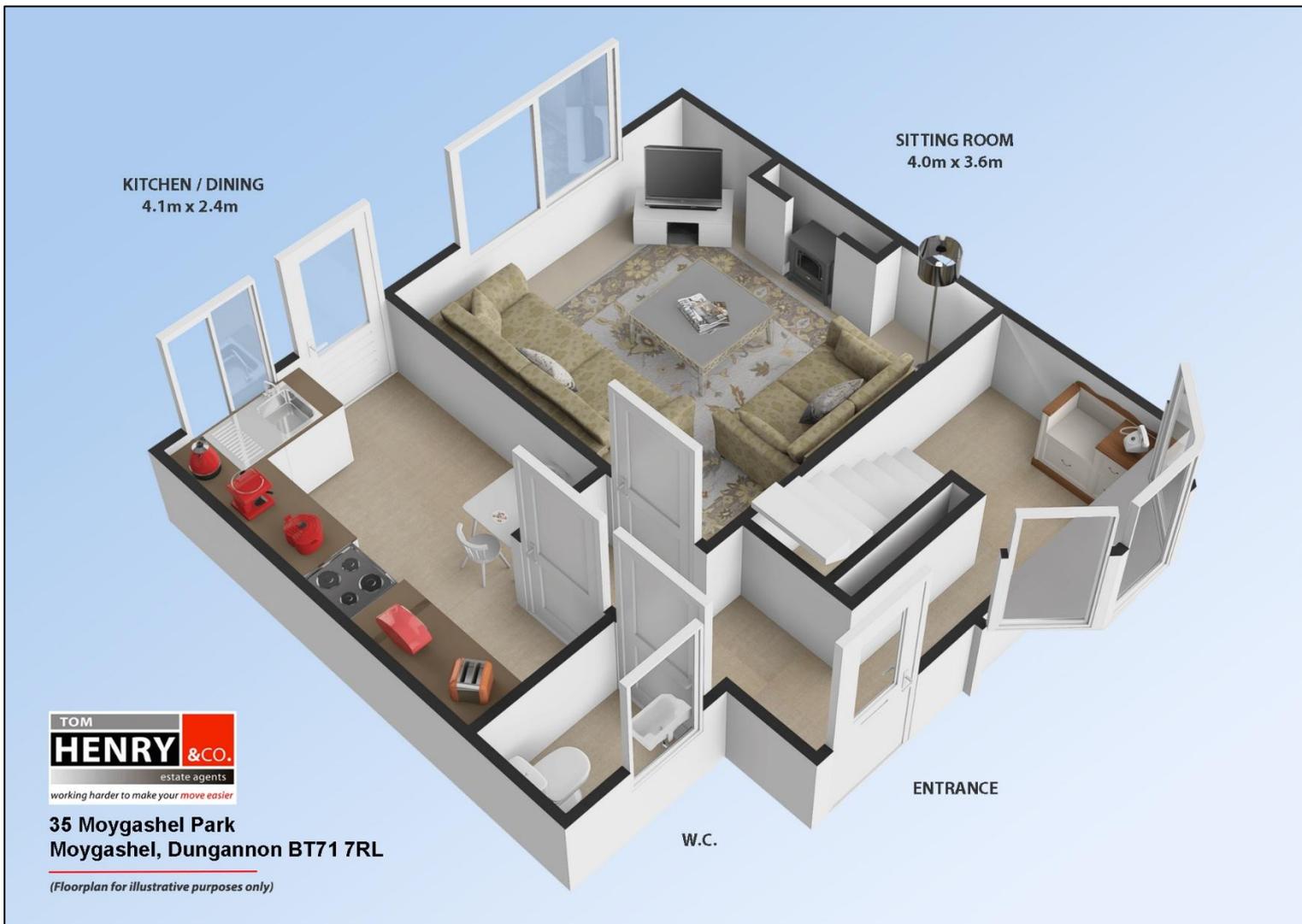
OUTSIDE:

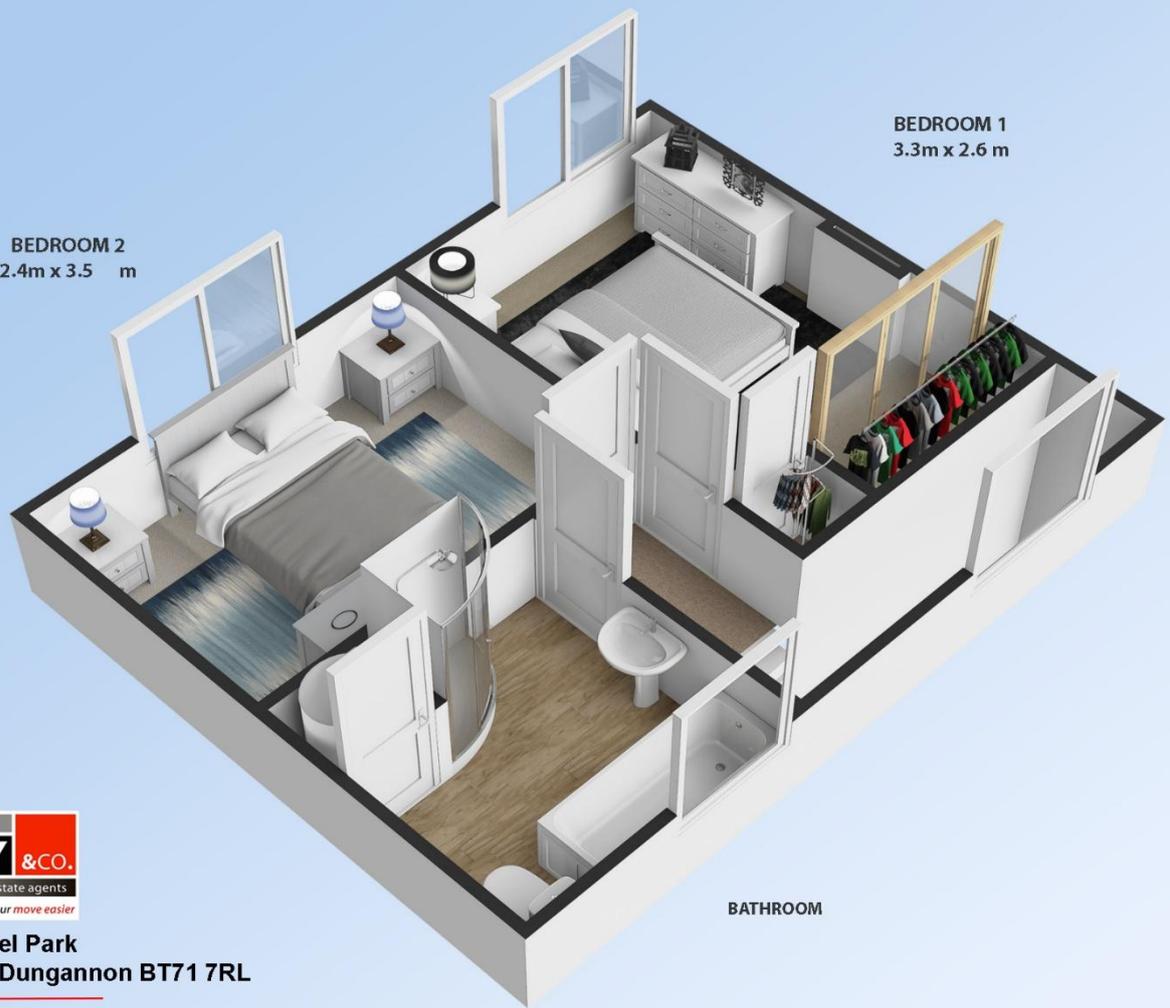
ENCLOSED GRAVELLED GARDEN TO FRONT. ENCLOSED GARDEN TO REAR WITH PAVED PATIO. FUEL STORE: ELECTRIC LIGHT & POWER POINT.





FLOORPLANS FOR I.D. PURPOSES ONLY.





**35 Moygashel Park
Moygashel, Dungannon BT71 7RL**

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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- > **Competitive sales & rental rates.**
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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.