

**17 CLONAVADDY ROAD  
CABRAGH  
DUNGANNON  
CO. TYRONE  
BT70 3AR**



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## **ESCAPE TO THE COUNTRY AT CLONAVADDY**

**A UNIQUE OPPORTUNITY TO ACQUIRE A SMALL HOLDING TOTALLING CIRCA. 11 ACRES.**

SITUATED ON A QUIET RURAL ROAD JUST OFF THE MAIN A4 BYPASS, THIS SUBERB SMALL HOLDING AFFORDS AN EXCITING OPPORTUNITY FOR THOSE SEEKING TO PURCHASE A WELL-EQUIPPED FARM, EXTEND AN EXISTING FARM OR SIMPLY PURCHASE A SUPERB RURAL PROPERTY WITH THE POTENTIAL FOR MANY USES; E.G. EQUESTRIAN INTERESTS, TRACTOR RESTORATION OR JUST TO LIVE THE COUNTRY DREAM!

THIS UNIQUE LOT INCLUDES A TRADITIONAL 2 BEDROOM, 1 RECEPTION ROOM BUNGALOW, A YARD WITH A RANGE OF OUTBUILDINGS TO INCLUDE 2 SLATTED CATTLE HOUSES, SILO & STORES AND ADDITIONAL LANDS EXTENDING TO CIRCA. 11 ACRES.

**“SMALL HOLDINGS DO NOT COME TO THE MARKET OFTEN; THIS IS AN OPPORTUNITY NOT TO BE MISSED”**



**GUIDE PRICE: ON APPLICATION**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES:

- SMALL HOLDING EXTENDING TO APPROX. 11 ACRES.
- DETACHED 2 BEDROOM BUNGALOW.
- RANGE OF AGRICULTURAL OUTBUILDINGS.
- CONCRETE FARMYARD.
- CIRCA. 11 ACRES OF AGRICULTURAL LANDS IN 3 NO. FIELDS.
- QUIET, RURAL, YET COMMUTER CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO CABRAGH, DUNGANNON & BALLYGAWLEY.
- GOOD ACCESS TO THE A4 BYPASS FOR COMMUTING.
- DWELLING HOUSE IN COMFORTABLE ORDER YET WITH POTENTIAL TO ADD FURTHER VALUE / YOUR OWN TASTE.
- SITTING ROOM WITH OIL FIRED GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR DINING.
- BATHROOM WITH 4 PIECE SUITE.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- CONCRETE YARD & FORECOURT PARKING.
- RANGE OF OUTBUILDINGS TO INCLUDE; SLATTED CATTLE HOUSE, SILO & STORE.
- WATER TO ALL FIELDS.
- A RARE OPPORTUNITY TO ACQUIRE A FANTASTIC SMALL HOLDING.





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**ACCOMMODATION IN BRIEF...**

**DWELLING HOUSE:**

COVERED PORCH:  
OUTSIDE LIGHT. TILED STEP.

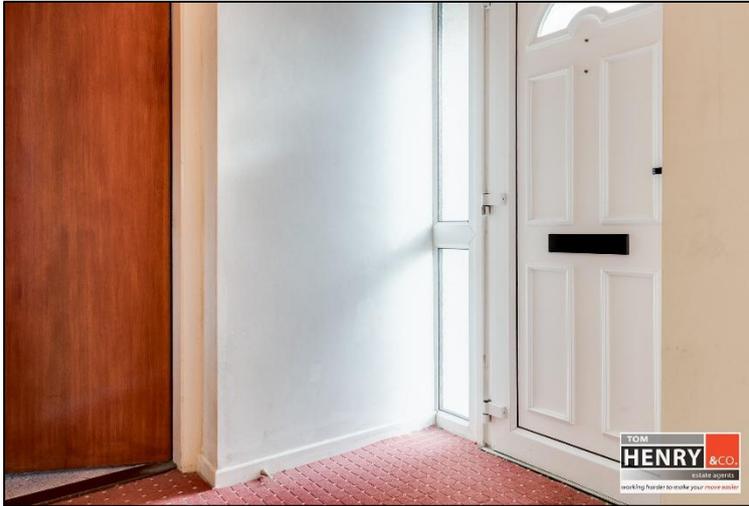


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ENTRANCE HALL:  
U.P.V.C EXTERNAL DOOR WITH GLAZED FAN LIGHT & SIDE PANELS. CARPET TO FLOOR.



SITTING ROOM:  
OIL FIRED GLASS FRONTED STOVE IN TILED INGLENOOK WITH GRANITE HEARTH & SURROUND WITH TIMBER MANTLE. PRE-FINISHED FLOOR.



**KITCHEN / DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER IN S.S. SPACE FOR FRIDGE FREEZER. SPACE FOR A.W.M. TILED BETWEEN UNITS. VINYL TO FLOOR. U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL.



**BEDROOM 1:**

TO FRONT. PRE-FINISHED FLOOR.

**BEDROOM 2:**

TO FRONT. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE WARDROBES & HAT BOXES.



**BATHROOM:**  
4 PIECE SUITE. TOILET. WASH HAND BASIN. SHOWER. PART TILED WALLS. TILED FLOOR. X-FAN.



**HOTPRESS:**

**OUTSIDE / FARM:**

CONCRETE YARD / FORECOURT TO FRONT. TRACTOR SHED.

CONCRETE YARD TO REAR; WALLED & FENCED. CARPORT / LEAN TO.

SLATTED HOUSE:

TANK. 10'6" SLATS X 4 PENS. SILO.

CATTLE HOUSE:

SLATTED.

CATTLE HANDLING AREA (CRUSH):

ELECTRIC ROLLER DOOR.

SPACE FOR ROUND BALES.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 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.

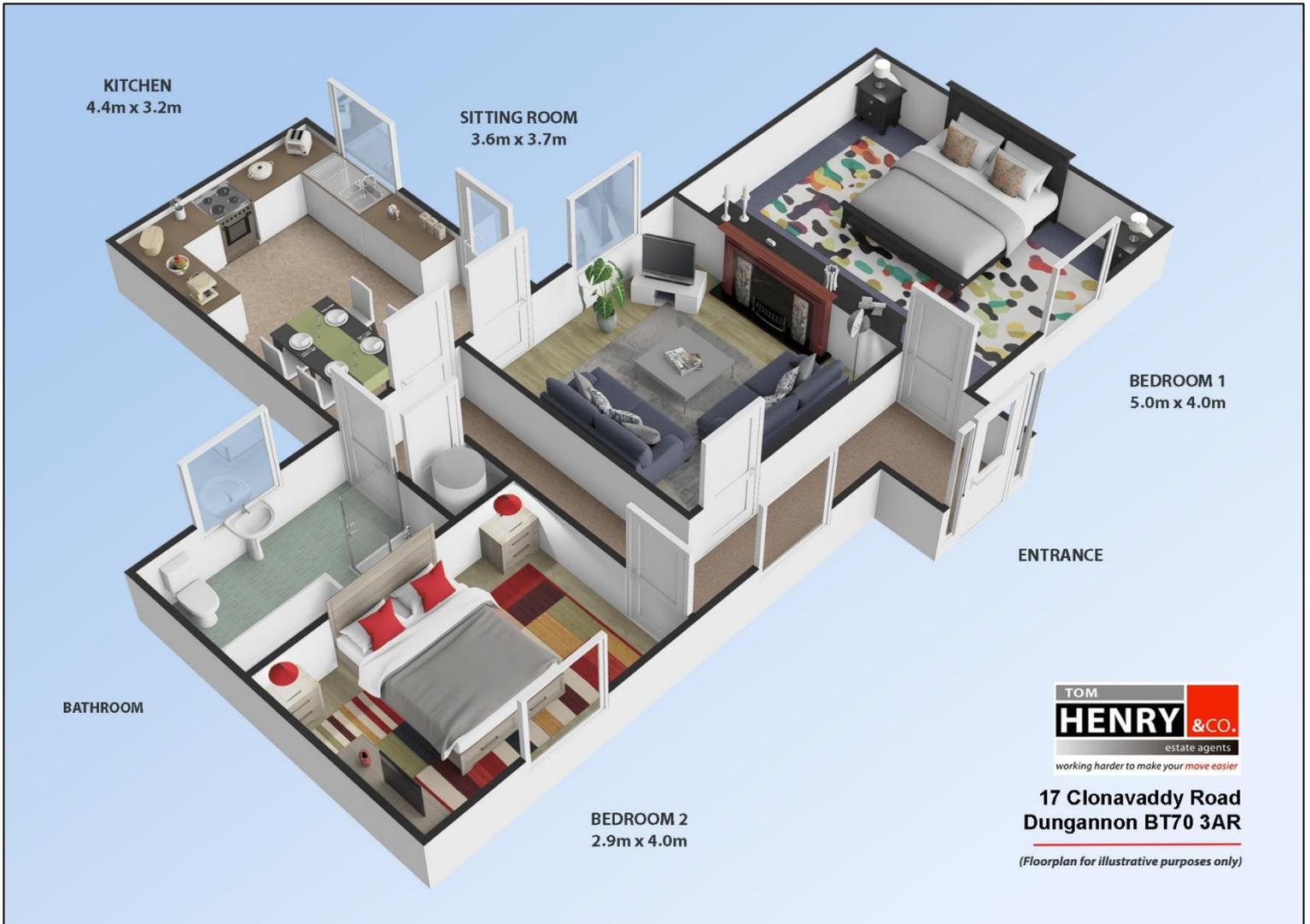
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KITCHEN  
4.4m x 3.2m

SITTING ROOM  
3.6m x 3.7m

BEDROOM 1  
5.0m x 4.0m

ENTRANCE

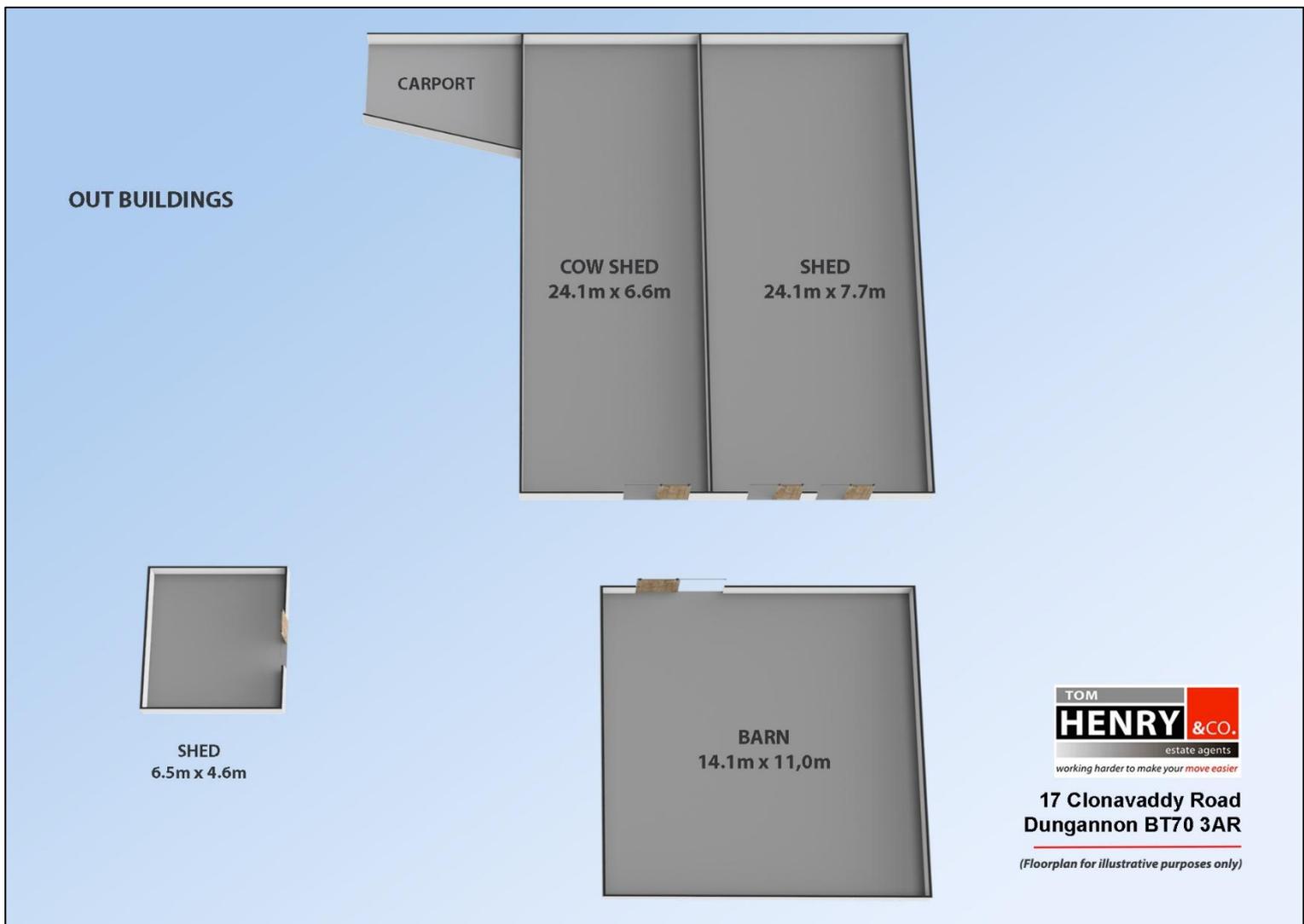
BATHROOM

BEDROOM 2  
2.9m x 4.0m

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(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.**