

**14 OLD MOY ROAD
DUNGANNON
CO. TYRONE
BT71 6PS**



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

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“MAGNIFICENT ON THE OLD MOY ROAD”

A STUNNING CONTEMPORARY BUNGALOW SET ON A TRULY ENVIABLE SITE IN A MOST SOUGHT-AFTER LOCATION

SITUATED ON A TRULY ENVIABLE SITE IN EXCESS OF CIRCA. 1.5 ACRES, BOASTING WELL-MAINTAINED GARDENS, A GENERAL PURPOSE STORE / STABLE BLOCK, FORMER MENAGE & AN ATTACHED GARAGE, THIS STUNNING HOME IS OF INTERESTING, INDIVIDUAL & CONTEMPORARY DESIGN. BUILT FOR OWNER OCCUPATION CIRCA. 2003 & CONSTRUCTED TO THE HIGHEST OF STANDARDS USING QUALITY WORKMANSHIP & MATERIALS, THIS SUPERB RESIDENCE IS LOCATED IN AN OUTER RESIDENTIAL & HIGHLY SOUGHT-AFTER AREA, ONLY MINUTES BY CAR TO PICTURESQUE MOY VILLAGE, DUNGANNON TOWN & JUNCTION 15 OF THE M1 INTERSECTION FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE. PROVIDING ACCOMMODATION WITH AN ABUNDANCE OF NATURAL LIGHT & PLEASANT VIEWS OVER ITS OWN GROUNDS & THE BEAUTIFUL TYRONE COUNTRYSIDE, THIS PROPERTY OFFERS 3 BEDROOMS, INCLUDING A FANTASTIC MASTER SUITE, WITH A DRESSING ROOM & ENSUITE, 2 RECEPTION AREAS PLUS A GORGEOUS KITCHEN WITH AMPLE SPACE FOR DINING / LIVING / ENTERTAINING. WHETHER YOU ARE SEEKING THE BEST OF LIFE ON ONE LEVEL OR SIMPLY ONE OF THE MOST ENVIABLE HOMES IN THE LOCAL AREA, NUMBER 14 OLD MOY ROAD SHOULD BE ON YOUR VIEWING LIST...

...MUST BE VIEWED TO BE FULLY APPRECIATED”



GUIDE PRICE: £399,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A STUNNING CONTEMPORARY BUNGALOW.
- SITUATED ON A TRULY ENVIABLE SITE EXTENDING TO C. 1.5 ACRES.
- HIGHLY SOUGHT-AFTER LOCATION.
- WITHIN STROLLING DISTANCE OF BEAUTIFUL COUNTRYSIDE.
- ONLY MOMENTS TO JUNCTION 15 OF THE M1 INTERSECTION.
- MINUTES BY CAR TO DUNGANNON TOWN & PICTURESQUE MOY VILLAGE.
- 3 BEDROOMS; ALL WITH FITTED STORAGE.
- MASTER SUITE, ENSUITE & DRESSING ROOM.
- KITCHEN / DINING AREA WITH AMPLE SPACE FOR LIVING / ENTERTAINING.
- 2 FURTHER RECEPTION AREAS.
- SPACIOUS SITTING ROOM WITH MONO PITCH CEILING.
- GLAZED RECEPTION HALL / SUNROOM WITH ACCESS TO A FANTASTIC SUN TERRACE; PERFECT FOR ALFRESCO LIVING!
- SEPARATE UTILITY ROOM.
- BATHROOM WITH JACUZZI BATH.
- OIL FIRED UNDER FLOOR HEATING.
- DOUBLE GLAZED WINDOWS.
- BEAM VACUUM SYSTEM.
- GENEROUS, WELL-MAINTAINED GARDENS.
- ATTACHED GARAGE WITH REMOTE DOOR.
- GENERAL PURPOSE STORE / FORMER STABLES; SUITABLE FOR A WIDE RANGE OF USES.
- FORMER MENAGE.
- A FANTASTIC FAMILY HOME OR LIFE ON ONE LEVEL WITHOUT COMPROMISE!





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ACCOMMODATION IN BRIEF...

COVERED WALK WAY FROM FORECOURT PARKING WITH FEATURE LIGHTING.



VESTIBULE:

SOLID WOODEN EXTERNAL DOOR WITH GLAZED SIDE PANELS. TILED FLOOR.



RECEPTION HALLWAY / SUNROOM:

GLAZED INNER DOOR FROM VESTIBULE WITH GLAZED SIDE PANELS. TILED FLOOR. GLASS PANELLED ROOF. ILLUMINATED DISPLAY NICHES. FRENCH DOORS. VIEWS & ACCESS TO PRIVATE PATIO AREA / SUN TERRACE & FRONT GARDEN.





SITTING ROOM:

GLAZED DOUBLE DOORS FROM RECEPTION HALLWAY / SUNROOM. RECESSED WALL MOUNTED GLASS FRONTED GAS FIRE. QUALITY PRE-FINISHED FLOOR. MONO PITCH CEILING WITH DOWNLIGHTING. TWO SETS OF GLAZED FRENCH DOORS TO PATIO AREA / SUN TERRACE; PERFECT FOR ENTERTAINING!





KITCHEN / DINING / LIVING AREA:

GLAZED DOUBLE DOORS FROM RECEPTION HALLWAY / SUNROOM. QUALITY FITTED HIGH & LOW LEVEL UNITS WITH CORIAN WORK TOP. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED OVEN. INTEGRATED WARMING DRAWER. INTEGRATED STEAM OVEN. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED MICROWAVE. INTEGRATED FIRDGE FREEZER. INTEGRATED DISWASHER. MONO PITCH CEILING. TILED FLOOR TO KITCHEN. PRE-FINISHED FLOOR TO DINING / LIVING AREA. GLAZED FRENCH DOORS TO PATIO AREA / SUN TERRACE.





UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING.
PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR.

REAR LOBBY:

TILED FLOOR. SOLID WOODEN EXTERNAL DOOR WITH GLAZED TOP
PANEL. DOOR TO ATTACHED GARAGE.



SIDE HALLWAY:

CLOAK STORE WITH TILED FLOOR. AIRING CUPBOARD.



BEDROOM 1:

CARPET TO FLOOR.

DRESSING ROOM:

SHELVED & HANGING SPACE. CARPET TO FLOOR.

ENSUITE:

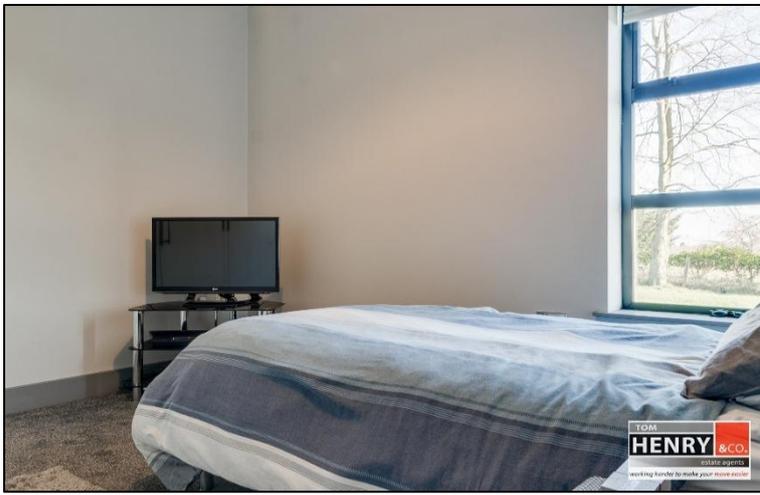
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. WET ROOM TYPE SHOWER. TOILET. SOME WALL TILING. TILED FLOOR. X-FAN.





BEDROOM 2:
CARPET TO FLOOR. 2 NO. BUILT-IN WARDROBES.





BEDROOM 3:
CARPET TO FLOOR. 2 NO. BUILT-IN WARDROBES.



BATHROOM:
JACUZZI BATH WITH SHOWER OVER. WASH HAND BASIN WITH MIXER TAP FITTING & RECESSED MIRROR OVER. TOILET. SOME WALL TILING. FEATURE RECESSED WALL MIRROR. TILED FLOOR. DOWN LIGHTING TO CEILING. X-FAN.



OUTSIDE:

SITE TOTTALLING IN EXCESS OF C. 1.5 ACRES. APPROACHED FROM THE OLD MOY ROAD VIA A PILLARED ENTRANCE. TARMAC DRIVE & FORECOURT PARKING AREA TO RESIDENCE.

GARDEN LAID TO LAWNS & TREES. PAVED SUN TERRACE.

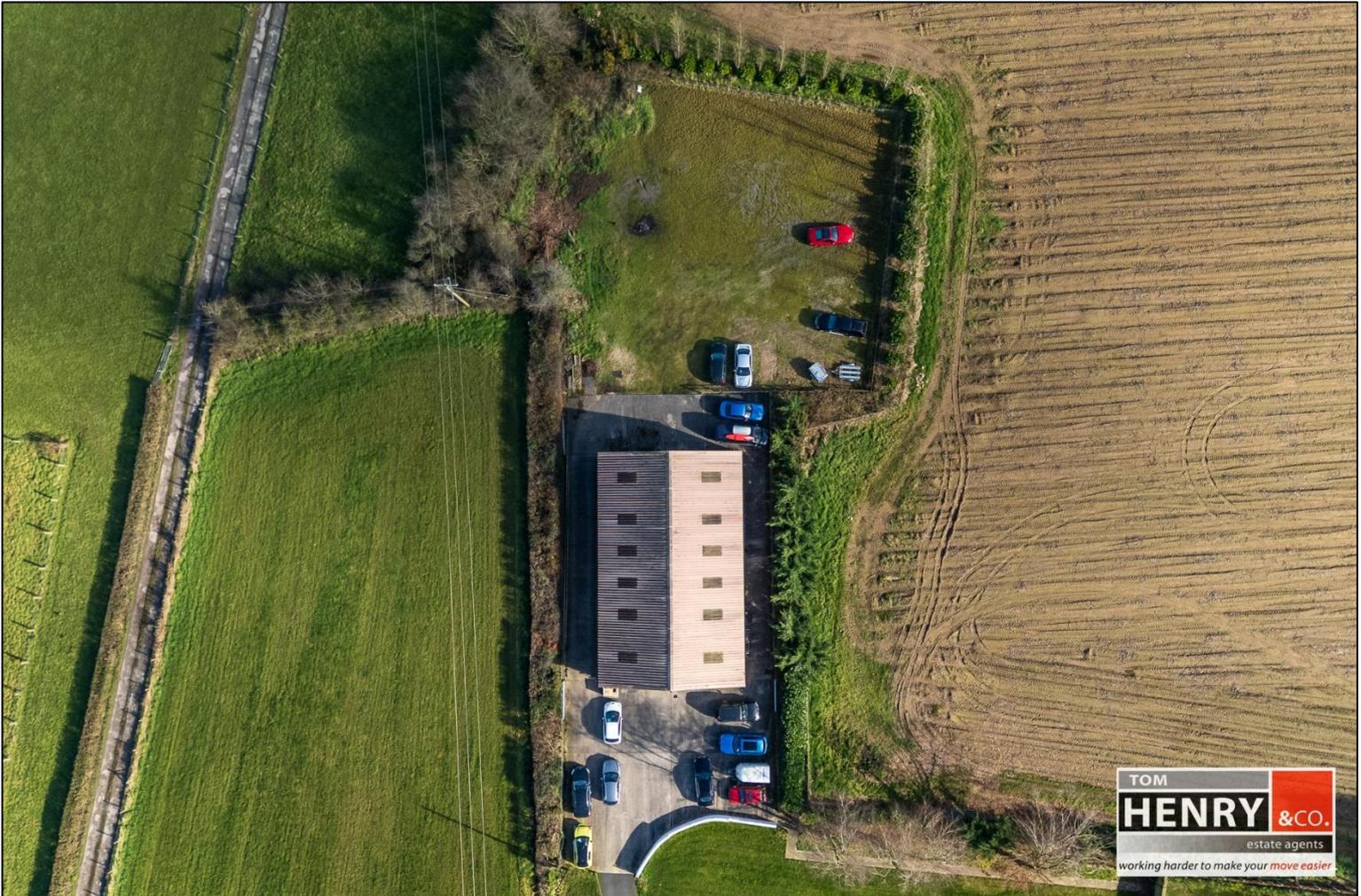
ATTACHED GARAGE: UP & OVER REMOTE DOOR. ELECTRIC LIGHT. OIL FIRED BURNER. BEAM VACUUM UNIT.

GENERAL PURPOSE STORE / FORMER STABLES: CONCRETE PARKING / FORECOURT AREA TO STORE. 4 STABLES WITH WATER. ELECTRIC LIGHTS.

SMALL PADDOCK / FORMER MENAGE TO REAR OF STORE.







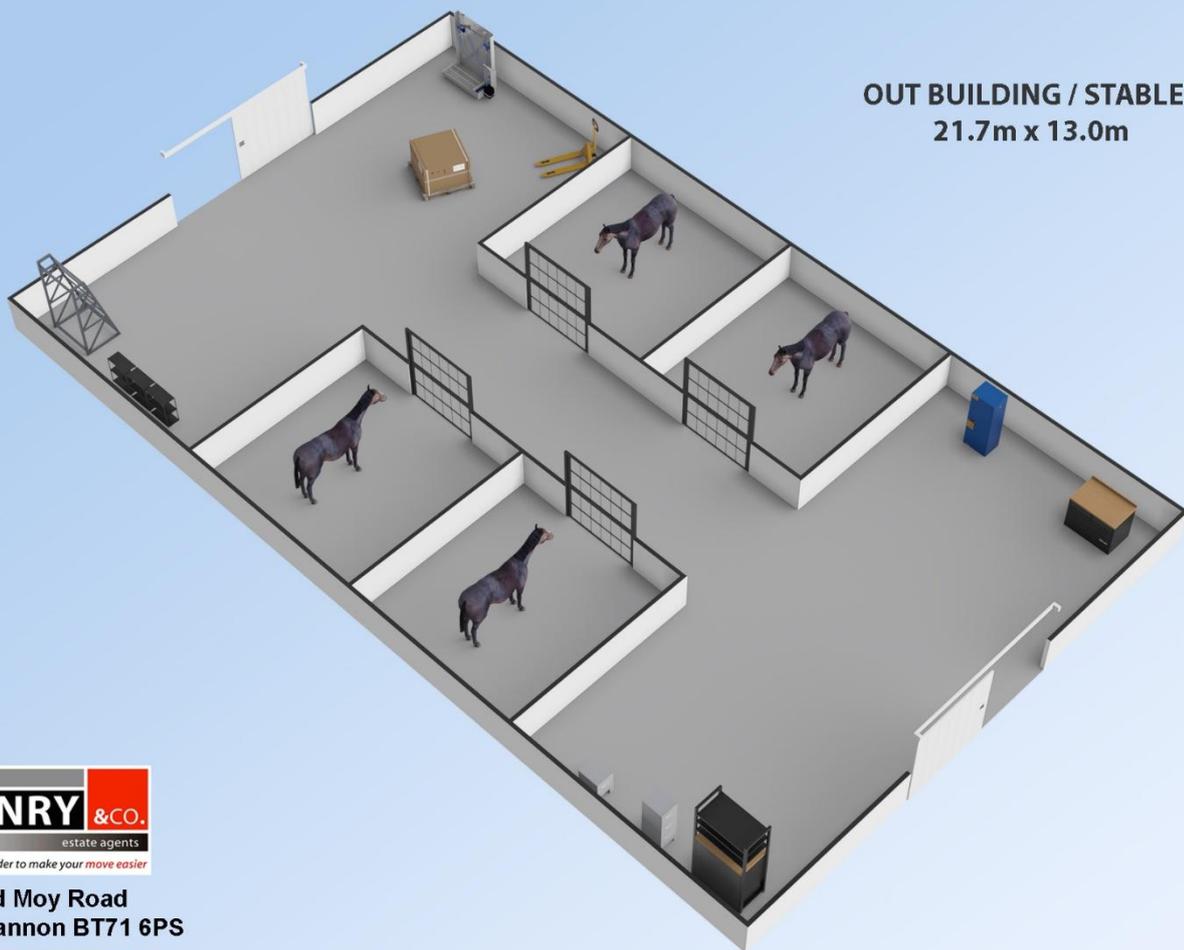
FLOORPLANS FOR I.D. PURPOSES ONLY.



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**14 Old Moy Road
Dungannon BT71 6PS**

(Floorplan for illustrative purposes only)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.