

**11 ESPEY PARK
KILLYMAN
DUNGANNON
CO. TYRONE
BT71 6RQ**



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

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AN EXTENDED EXCELLENT OPPORTUNITY IN ESPEY PARK

A SPACIOUS & EXTENDED 4 BEDROOM PROPERTY WITH FURTHER POTENTIAL IN AN ESTABLISHED VILLAGE DEVELOPMENT.

THIS SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY IS SITUATED WITHIN THIS QUIET, ESTABLISHED & POPULAR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF KILLYMAN, ONLY A STROLL TO LOCAL PRIMARY SCHOOLS & MINUTES BY CAR TO DUNGANNON TOWN, PICTURESQUE MOY VILLAGE & JUNCTION 14 OF THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD. OFFERING COMFORTABLE ACCOMMODATION INCLUDING 4 BEDROOMS, MASTER GROUND FLOOR WITH ENSUITE, A SITTING ROOM WITH A COSY OPEN FIREPLACE, A GENEROUS KITCHEN WITH SPACE FOR DINING, A FIRST FLOOR BATHROOM WITH 4 PIECE SUITE & OFF-STREET PARKING ITS FRONT, THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS SEEKING AN AFFORDABLE HOME ON WHICH TO PUT THEIR OWN STAMP, FAMILIES, DISCERNING BUY-TO-LET INVESTORS & THOSE REQUIRING SLEEPING & WASHING FACILITIES ON ONE FLOOR ALIKE.

SURE TO ATTRACT SIGNIFICANT INTEREST; WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT!



GUIDE PRICE: £124,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- AN EXTENDED SEMI-DETACHED PROPERTY.
- FOR SALE IN COMFORTABLE ORDER YET WITH POTENTIAL TO ADD YOUR OWN TASTE / FURTHER VALUE.
- QUIET & ESTABLISHED VILLAGE DEVELOPMENT.
- ONLY A STROLL TO LOCAL PRIMARY SCHOOLS.
- MINUTES BY CAR TO DUNGANNON TOWN & MOY VILLAGE.
- GOOD ACCESS TO THE M1 INTERSECTION & MAIN ROADS NETWORK FOR COMMUTING.
- 4 BEDROOMS; MASTER ENSUITE TO GROUND FLOOR.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- TARMAC OFF-STREET PARKING TO FRONT.
- REAR GARDEN WITH GARDEN SHED & STORE.
- WOULD MAKE A FANTASTIC FIRST HOME.
- SURE TO ALSO APPEAL TO FAMILIES OR THOSE REQUIRING SLEEPING & WASHING FACILITIES ON ONE LEVEL.
- A DISCERNING BUY-TO-LET?
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.

ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

PAVED RAMP TO FRONT DOOR. OUTSIDE LIGHT. P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANELS. PRE-FINISHED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR. TIMBER CEILING.



SITTING ROOM:

OPEN FIREPLACE WITH MAHOGANY MANTLE OVER MARBLE SURROUND & HEARTH. PRE-FINISHED FLOOR. WALL & CENTRE LIGHT POINTS.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. LARDER TYPE UNIT. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED OVEN AT EYE LEVEL. SPACE FOR FRIDGE. TILED FLOOR. UNDER STAIR STORAGE UNIT. PART GLAZED DOOR TO REAR HALLWAY.





REAR HALLWAY:
PRE-FINISHED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR.





ENSUITE:
TILED WET ROOM TYPE SHOWER. WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR.



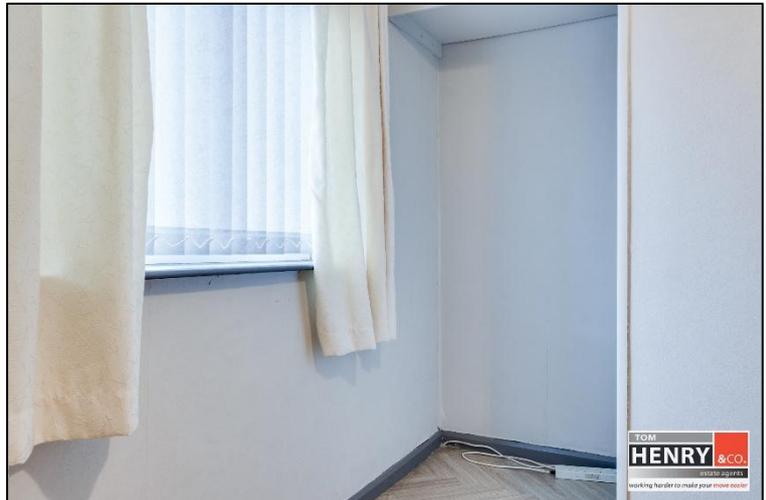
BEDROOM 2:
TO REAR. CARPET TO FLOOR.



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



BEDROOM 4:
TO FRONT. FITTED FURNITURE TO INCLUDE; WARDROBES, DISPLAY SHELVING & HAT BOXES. VINYL TO FLOOR.



BATHROOM:
TILED SHOWER. WASH HAND BASIN. BATH. TOILET. PART TILED WALLS. VINYL TO FLOOR. HOTPRESS: SHELVED.



OUTSIDE:

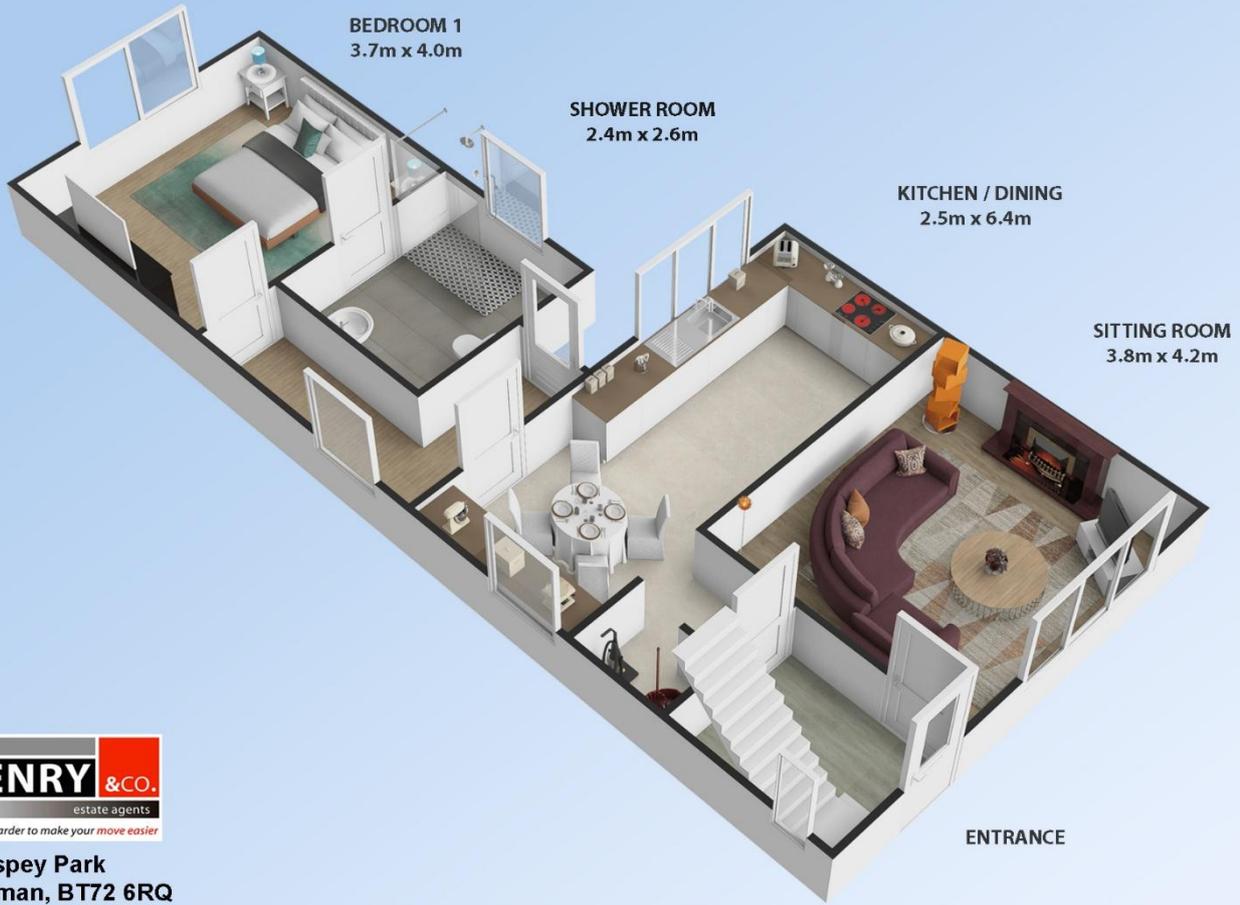
TARMAC OFF-STREET PARKING TO FRONT.

PAVED AREA TO REAR. OUTSIDE WATER TAP. CENTRAL HEATING BURNER.

GARDEN SHED: ELECTRIC POWER POINTS.

CONCRETE AREA TO SIDE TO STORE HOUSING OIL TANK ETC.





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(Floorplan for illustrative purposes only)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	51 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.