

**9 UPPER PARKLANDS
OLD ENGLISH ROAD
DUNGANNON
CO. TYRONE
BT71 7JW**



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

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“UNMATCHED IN UPPER PARKLANDS”

A SUPERB 5 BEDROOM RESIDENCE IN ONE OF DUNGANNON’S MOST SOUGHT-AFTER RESIDENTIAL DEVELOPMENTS.

OFFERING INTERESTING, VERSATILE & INDIVIDUAL DESIGN THIS BESPOKE DETACHED RESIDENCE IS SITUATED ON A BEAUTIFULLY MATURE & PRIVATE SITE EXTENDING TO APPROX. 0.25 ACRES, JUST OFF THE HIGHLY-SOUGHT AFTER OLD ENGLISH ROAD; CONVENIENT TO THE PICTURESQUE BLACK LOUGH, MAIN ROADS NETWORK FOR COMMUTING AND IS WITHIN WALKING DISTANCE OF DUNGANNON TOWN, RENOWNED SCHOOLS, SUPERB EATERIES, ETC.

THE SALE OF THIS FANTASTIC PROPERTY AFFORDS THE FORTUNATE PURCHASER AN OPPORTUNITY TO ACQUIRE A HOME WITH ACCOMMODATION THAT IS SURE TO APPEAL TO EVEN THE MOST DISCERNING MODERN FAMILY; WITH UP TO 5 BEDROOMS, 3 RECEPTION AREAS, A DETACHED GARAGE AND SUPERB, MATURE GARDENS AFFORDING PRIVACY & AMPLE OUTDOOR SPACE TO ENJOY.

PROPERTY OF THIS CALIBRE RARELY COMES TO THE MARKET... MUST BE VIEWED TO BE FULLY APPRECIATED!



OFFERS OVER: £399,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A DREAM HOME IN ONE OF DUNGANNON'S PREMIER LOCATIONS.
- OFFERING SPACIOUS & VERSATILE ACCOMMODATION.
- SITUATED ON A GENEROUS, MATURE & PRIVATE SITE APPROX. 0.25 ACRES.
- IN A MOST SOUGHT-AFTER & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, PICTURESQUE BLACK LOUGH & DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE M1 / A4 FOR COMMUTING.
- UP TO 5 BEDROOMS DEPENDING ON REQUIREMENTS.
- MASTER BEDROOM ENSUITE.
- 3 RECEPTION ROOMS.
- TRIPLE ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- DUAL ASPECT FAMILY ROOM WITH GAS FIREPLACE.
- FORMAL DINING ROOM.
- BRIGHT MODERN KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR POWDER ROOM / CLOAK W.C.
- FIRST FLOOR BATHROOM WITH 5 PIECE SUITE.
- 4 PANELLED INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS.
- OUTSIDE SECURITY LIGHTING.
- ALARM SYSTEM.
- SECURITY CAMERAS.
- AMPLE OFF-STREET PARKING TO FRONT.
- DETACHED GARAGE WITH ROLL-UP & PEDESTRIAN DOOR.
- METICULOUSLY MAINTAINED GENEROUS & PRIVATE GARDENS.
- GARDENS LAID TO LAWNS WITH MATURE SHRUBBERY WITH PATIO AREA.
- AN ENVIABLE PROPERTY THAT WOULD MAKE A FANTASTIC FAMILY HOME.

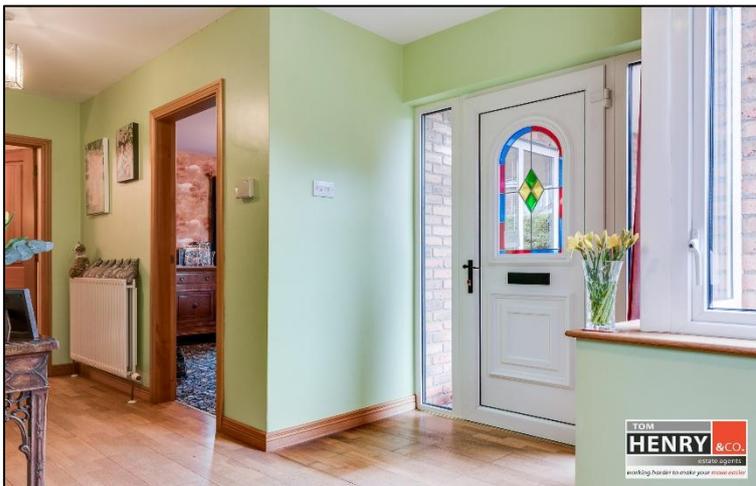


ACCOMMODATION IN BRIEF...

**COVERED PORCH / CARPORT:
PAVED. OUTSIDE LIGHT. TILED STEP.**



**ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL & GLAZED SIDE PANELS. FEATURE CORNER WINDOW. WOODEN FLOOR.**





SITTING ROOM:
TRIPLE ASPECT TO FRONT, SIDE & REAR WITH FEATURE CORNER WINDOWS. OPEN FIREPLACE WITH MARBLE MANTLE OVER TILED SURROUND.
WOODEN FLOOR. COVING TO CEILING.





FAMILY ROOM / SNUG:

DUAL ASPECT TO FRONT & REAR. FIREPLACE WITH TIMBER MANTLE OVER TILED SURROUND WITH GAS INSET. WOODEN FLOOR.





FORMAL DINING ROOM:
DUAL ASPECT TO FRONT & SIDE. CARPET TO FLOOR.



KITCHEN / FAMILY DINING AREA:

BRIGHT, MODERN KICTHEN DESIGNED & INSTALLED BY PARKES INTERIORS. FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. PELMET WITH DOWN LIGHTING OVER RECESSED S.S. SINK & DRAINER WITH "QUOOKER" TAP. "SIEMENS" INTEGRATED HOB WITH X-FAN OVER. "SIEMENS" INTEGRATED OVENS AT EYE LEVEL. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED FLOOR. RECESSED LIGHTING TO CEILING. GLAZED FRENCH DOORS TO REAR GARDEN.





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UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.

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

FIRST FLOOR:

STAIRS & LANDING:
FEATURE STAINED LEADED GLASS WINDOW ON 1/2 TURN OF STAIRS. CARPET TO STAIRS & LANDING. DOUBLE HOTPRESS: SHELVED.



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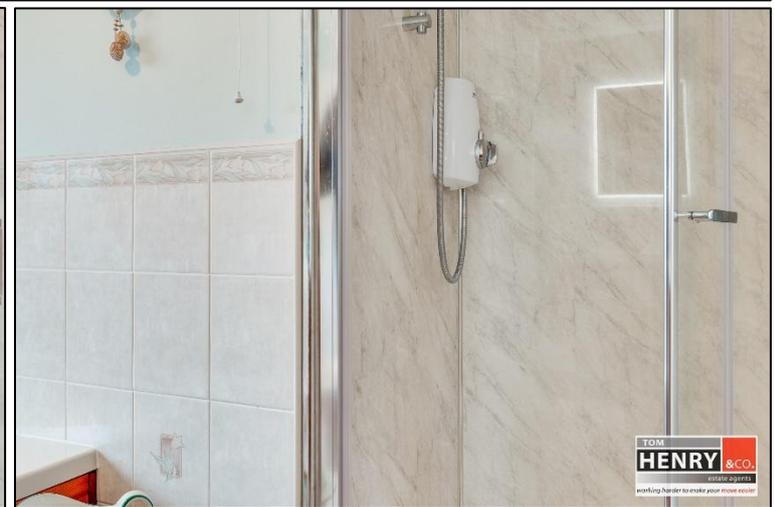
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MASTER BEDROOM:
TO SIDE. CARPET TO FLOOR.

ENSUITE:
P.V.C. PANELLED SHOWER. SINK IN VANITY UNIT WITH ILLUMINATED MIRROR OVER. ELECTRIC SHAVER SOCKET. TOILET. PART TILED WALLS.
CARPET TO FLOOR. X-FAN.



BEDROOM 2:
WALL LENGTH FITTED WARDROBES. CARPET TO FLOOR. ACCESS TO
NURSERY / TEENAGERS DEN / WALK-IN WARDROBE / ETC.

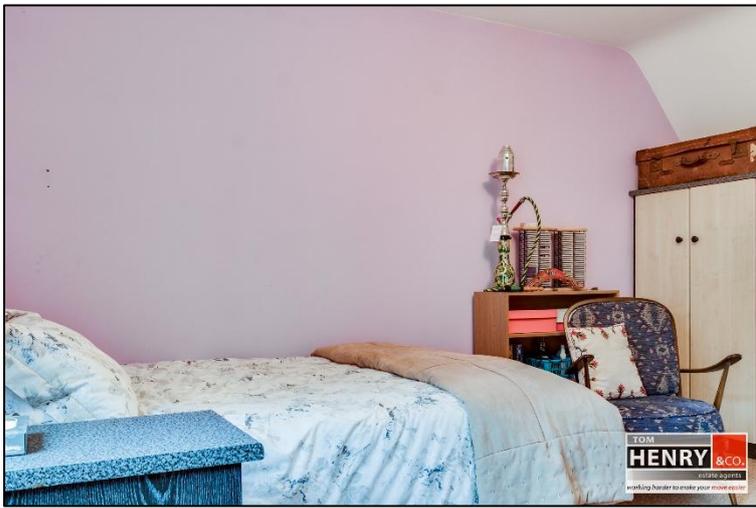
NURSERY / TEENAGERS DEN / WALK-IN WARDROBE:
FITTED WARDROBES, CUPBOARDS ETC. CARPET TO FLOOR.





BEDROOM 3:
TO REAR. FITTED DESK, DRAWERS & SMALL WARDROBE. CARPET TO FLOOR.





BEDROOM 4:
TO FRONT. CARPET TO FLOOR.



BEDROOM 5 / HOME OFFICE:
TO REAR. CARPET TO FLOOR.



BATHROOM:

BATH WITH MIXER TAP & SHOWER HEAD FITTING. P.V.C. PANELLED SHOWER. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. ILLUMINATED MIRROR OVER. ELECTRIC SHAVER SOCKET. TOILET. BIDET. PART TILED WALLS. CARPET TO FLOOR. X-FAN.



ROOF SPACE:

PULL-DOWN LADDER. PART FLOORED FOR STORAGE.

OUTSIDE:

SITUATED ON A PRIVATE & MATURE SITE EXTENDING TO CIRCA. 0.25 ACRES.



GENEROUS TARMAC DRIVEWAY & PARKING. MATURE SHRUBBERY. CARPORT WITH PAVED AREA UNDER.

DETACHED GARAGE:

ROLL-UP DOOR. ELECTRIC LIGHT. OIL BURNER. WOODEN PEDESTRIAN DOOR TO SIDE.

GARDEN TO REAR LAID TO LAWNS. PAVED PATIO AREA. OUTSIDE WATER TAP.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	50 E	
21-38	F		
1-20	G		

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FLOORPLANS FOR I.D. PURPOSES ONLY.



GARAGE
6.1m x 3.6m



KITCHEN / DINING
7.1m x 4.3m



SITTING ROOM
4.3m x 6.3m

FAMILY ROOM / SNUG
4.3m x 4.8m

UTILITY
1.8m x 2.2m

W.C.

ENTRANCE



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(Floorplan for illustrative purposes only)



BEDROOM 4
4.3m x 3.4m

BEDROOM5 / STUDY
3.1m x 2.7m

BATHROOM

BEDROOM 3
3.0m x 4.3m

EN SUITE

BEDROOM 1
4.3m x 4.2m



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(Floorplan for illustrative purposes only)



BEDROOM 2
3.6m x 4.7m

NURSERY / WARDROBE / DEN
3.8m x 4.7m

N.B.

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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.