

**14 WILLOW PARK
MULLAGHMORE ROAD
DUNGANNON
CO. TYRONE
BT70 1XD**



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

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“WONDERFUL IN WILLOW PARK”

AN ENVIABLE DETACHED HOME WITH A GARAGE IN THIS RENOWNED TOWN DEVELOPMENT.

TOM HENRY & COMPANY ARE DELIGHTED TO PRESENT TO THE MARKET THIS ABSOLUTELY IMMACULATE 4 BEDROOM, 2 RECEPTION ROOM DETACHED PROPERTY IN THE EVER PRESTIGIOUS & MOST SOUGHT-AFTER “WILLOWS” DEVELOPMENT.

CONSTRUCTED CIRCA. 2020 & METICULOUSLY MAINTAINED BY ITS OWNER OCCUPIERS SINCE NEW, THIS PROPERTY IS IDEALLY LOCATED JUST-OFF THE MULLAGHMORE ROAD, CONVENIENT TO BOTH DUNGANNON TOWN & PICTURESQUE DONAGHMORE VILLAGE, THUS BENEFITS FROM A WIDE RANGE OF AMENITIES CLOSE BY INCLUDING GOODS SCHOOLS, SHOPPING FACILITIES, MAJOR EMPLOYERS & TRANSPORT LINKS.

BOASTING GENEROUSLY PROPORTIONED, VERSATILE & BEAUTIFULLY PRESENTED INTERNAL ACCOMMODATION TOGETHER WITH A SPACIOUS, PRIVATE REAR GARDEN AND AN ATTACHED GARAGE, THIS PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS...

“THIS GORGEOUS PROPERTY WILL ATTRACT SIGNIFICANT INTEREST; VIEW EARLY TO AVOID DISAPPOINTMENT”



OFFERS OVER: £289,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A BEAUTIFULLY PRESENTED DETACHED CHALET BUNGALOW.
- CONSTRUCTED CIRCA. 2020 & METICULOUSLY MAINTAINED SINCE NEW.
- SITUATED ON A SUPERB SITE IN THIS HIGHLY SOUGHT AFTER DEVELOPMENT.
- WITHIN WALKING DISTANCE OF MANY TOWN AMENITIES & FACILITIES.
- ONLY MINUTES BY CAR TO PICTURESQUE DONAGHMORE VILLAGE.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- BOASTING SPACIOUS & VERSATILE ACCOMMODATION.
- 4 DOUBLE BEDROOMS; MASTER ENSUITE.
- 2 RECEPTION ROOMS.
- DUAL ASPECT SITTING ROOM WITH COSY OPEN FIREPLACE.
- FANTASTIC KITCHEN WITH RANGE COOKER, ISLAND UNIT & AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- ATTACHED GARAGE.
- PRIVATE & GENEROUS REAR GARDEN LAID TO LAWN WITH PATIO AREA.
- A MUST VIEW FOR THOSE SEEKING THE BEST IN MODERN & CONVENIENT LIVING.



ACCOMMODATION IN BRIEF...

COVERED PORCH:



ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANELS. TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET.



SITTING ROOM:

DUAL ASPECT TO FRONT & SIDE. OPEN FIREPLACE WITH STONE MANTLE OVER CAST IRON INSET WITH GRANITE HEARTH. PRE-FINISHED FLOOR. DOUBLE DOORS WITH GLAZED PANELS TO / FROM KITCHEN / DINING AREA.



LIVING ROOM / PLAY ROOM / SNUG:
PRE-FINISHED FLOOR.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. ELECTRIC RANGE COOKER (INCLUDED) WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. ISLAND UNIT WITH BREAKFAST BAR & STORAGE. TILED BETWEEN UNITS. TILED FLOOR. PART GLAZED DOUBLE DOORS TO / FROM SITTING ROOM. GLAZED FRENCH DOORS TO REAR PATIO AREA.





REAR HALLWAY:
 TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. CLOAK STORE.

UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. TILED FLOOR.



SHOWER ROOM:
 TILED THERMOSTATIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET, TILED FLOOR. X-FAN.





FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR. HOTPRESS: LINEN CUPBOARD:



BEDROOM 1:

DUAL ASPECT TO FRONT & SIDE. PRE-FINISHED FLOOR.

ENSUITE:

TILED ELECTRIC SHOWER, WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR.





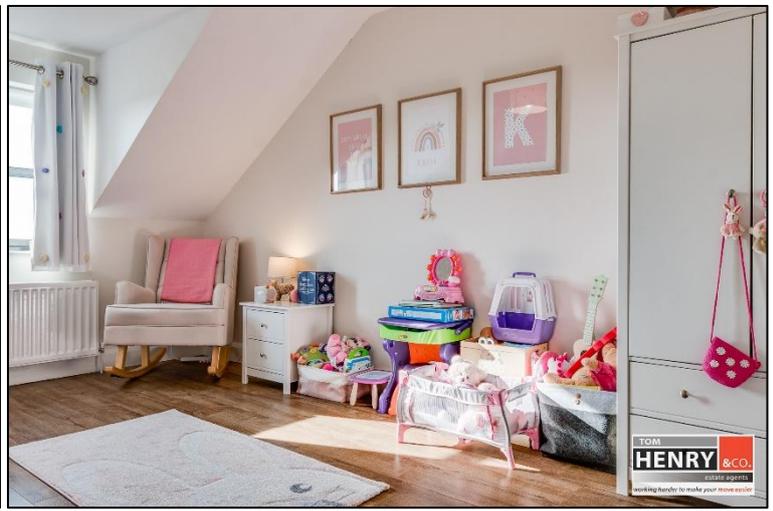
BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.





BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.





BEDROOM 4:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
BATH WITH MIXER TAP FITTING & TILED SPLASH BACK. TILED THERMOSTATIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.



OUTSIDE:

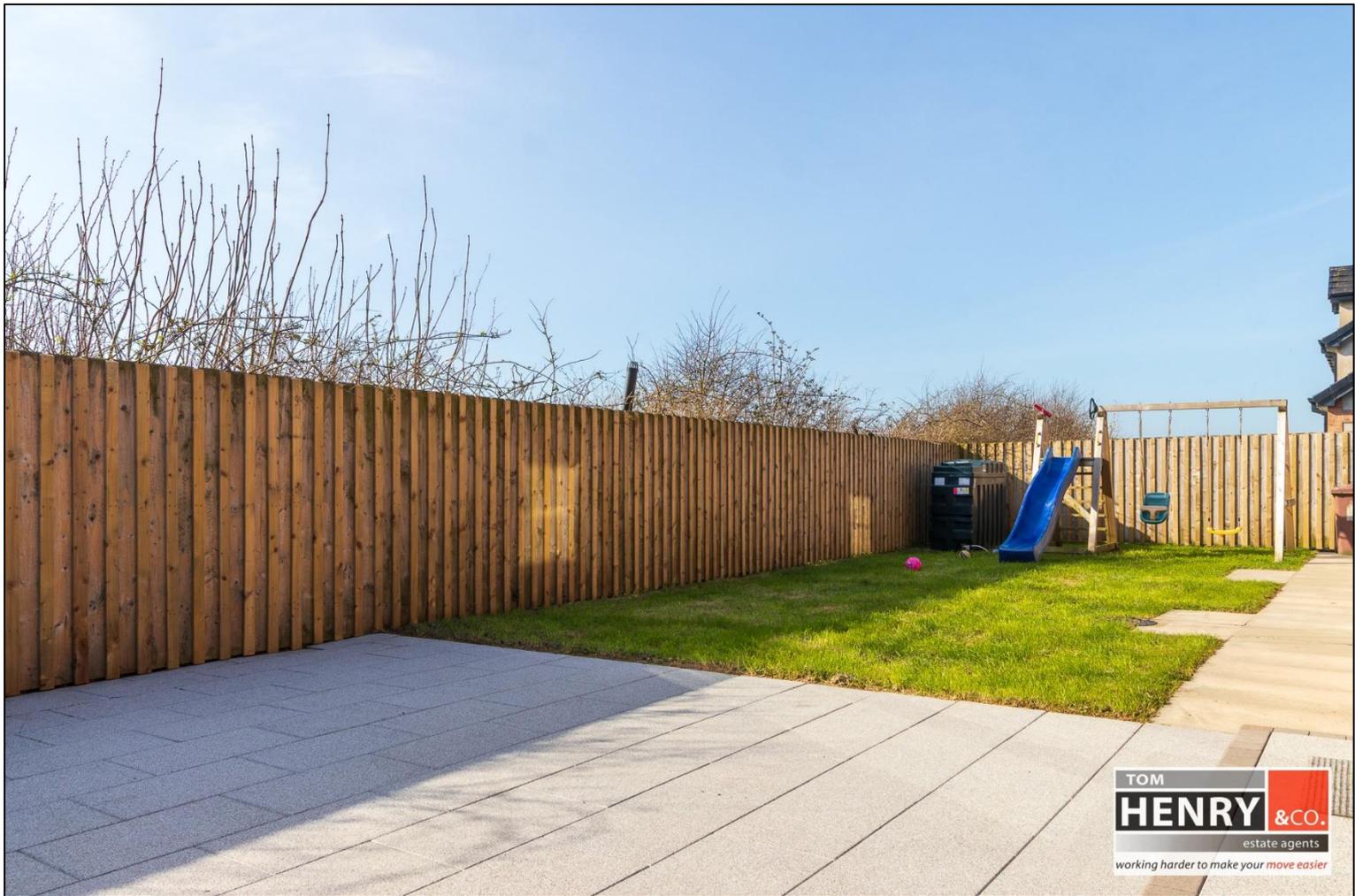
TARMAC DRIVE & PARKING TO GARAGE TO FRONT. GARDENS TO FRONT LAID TO LAWN.

GARAGE:

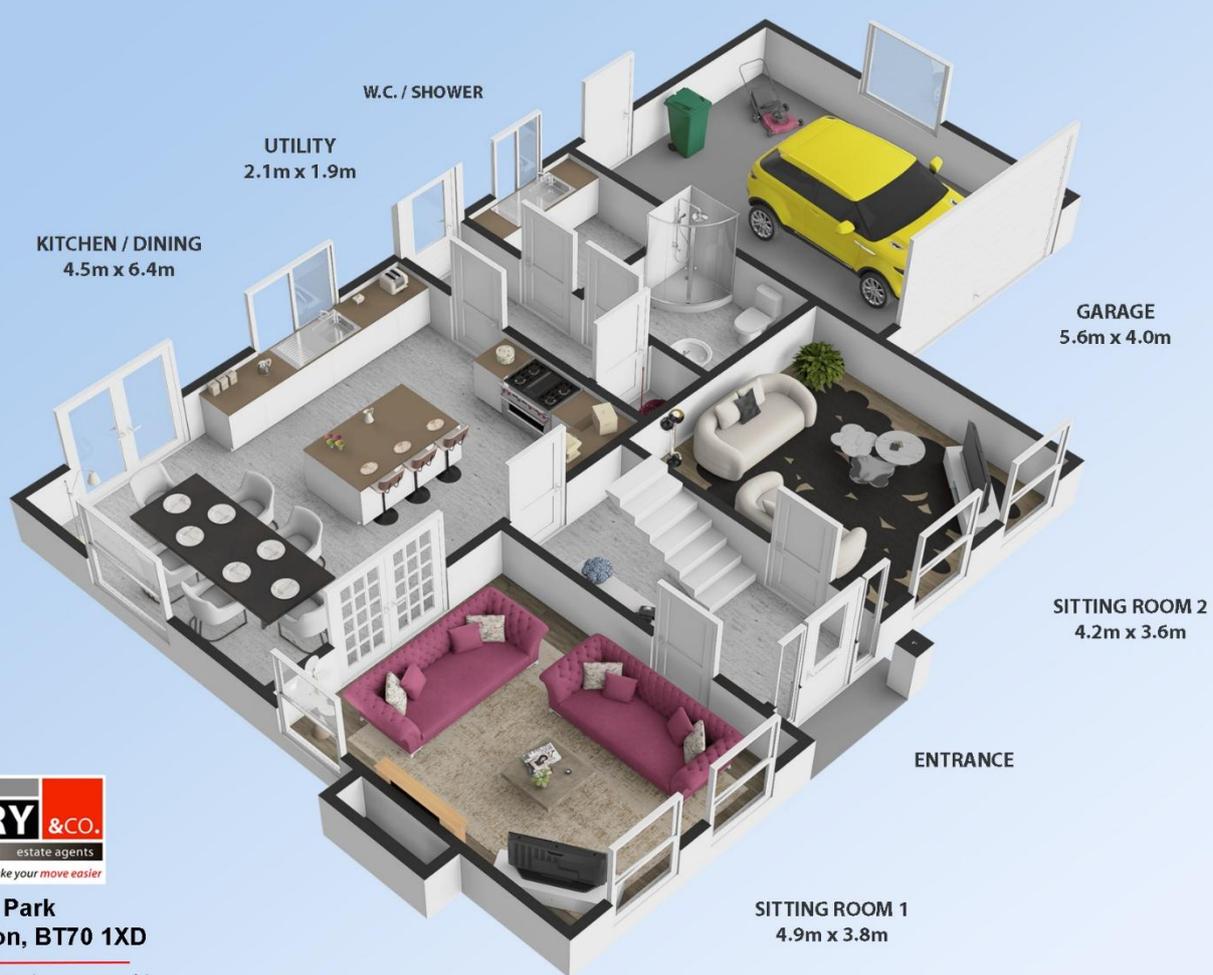
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. CENTRAL HEATING BURNER. U.P.V.C. PEDESTRIAN DOOR WITH GLAZED TOP PANEL TO REAR GARDEN.

PRIVATE, ENCLOSED REAR GARDEN LAID TO LAWN. PAVED PATIO AREA. OUTSIDE WATER TAP.





FLOORPLANS FOR I.D. PURPOSES ONLY.



**14 Willow Park
Dungannon, BT70 1XD**

(Floorplan for illustrative purposes only)



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(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- > **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.