

**4 CASTLE ROAD
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3PE**



working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

“CONSIDERABLE POTENTIAL IN CASTLECAULFIELD”

A DETACHED COTTAGE WITH A YARD & Paddock totalling c. 1.3 acres on the outskirts of Castlecaulfield.

TOM HENRY & COMPANY ARE PLEASED TO BRING TO THE MARKET THIS UNIQUE LOT INCORPORATING A DETACHED COTTAGE SET ON APPROX. 1.3 ACRES INCLUDING A YARD & A PORTION OF AGRICULTURAL LANDS, ON THE OUTSKIRTS OF MOST POPULAR CASTLECAULFIELD VILLAGE. WITHIN WALKING DISTANCE OF ALL CASTLECAULFIELD AMENITIES & FACILITIES INCLUDING SCHOOLS, LOCAL SHOPS, THE VILLAGE PUB AND ONLY MINUTES BY CAR TO DUNGANNON, DONAGHMORE & THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY BOASTS A 2 BEDROOM DETACHED COTTAGE (WITH FURTHER POTENTIAL), WITH A GENEROUS CONCRETE YARD TO ITS FRONT BENEFITTING FROM GOOD ROAD FRONTAGE (APPROX. 0.2 ACRES) AND A PORTION OF AGRICULTURAL LANDS TO ITS REAR (APPROX. 1 ACRE). WOULD MAKE A FANTASTIC RE-FURBISHMENT PROJECT FOR THOSE SEEKING THE CONVENIENCE OF VILLAGE LIVING WITH AN ABUNDANCE OF SPACE, MAY HAVE RE-DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING PERMISSION) OR MAY ALSO APPEAL TO SOMEONE WISHING TO RUN A BUSINESS FROM HOME (SUBJECT TO NECESSARY CONSENTS).

THE AGENT RESERVES THE RIGHT TO REQUEST PROOF OF FUNDS PRIOR TO VIEWING



GUIDE PRICE: £174,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A DETACHED 2 BEDROOM COTTAGE.
- SITUATED ON A GENEROUS SITE TOTALLING APPROX. 1.3 ACRES.
- LOCATED ON THE OUTSKIRTS OF POPULAR CASTLECAULFIELD VILLAGE.
- ONLY MINUTES BY CAR TO DUNGANNON & DONAGHMORE.
- GOOD ACCESS TO THE A4 BYPASS FOR COMMUTING.
- CONCRETE YARD TO FRONT WITH GOOD ROAD FRONTAGE (APPROX. 0.2 ACRES).
- AGRICULTURAL LANDS TO REAR APPROX. 1 ACRE.
- RANGE OF OUTBUILDINGS.
- COTTAGE WITH REFURBISHMENT POTENTIAL.
- SITTING ROOM WITH OPEN FIREPLACE WITH BACK BOILER.
- KITCHEN WITH FITTED HIGH & LOW LEVEL UNITS.
- SHOWER ROOM WITH 3 PIECE SUITE.
- OIL FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- A UNIQUE LOT WITH SIGNIFICANT FURTHER POTENTIAL.
- MAY BE SUITABLE FOR BUSINESS USE SUBJECT TO REQUIRED CONSENTS.
- MAY HAVE RE-DEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION.





ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. TILED STEP. U.P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. TILED FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE OVER TILED INSET & HEARTH WITH BACK BOILER. CARPET TO FLOOR. HOTPRESS:





KITCHEN:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER. SPACE FOR COOKER. SPACE FOR FRIDGE . SPACE FOR WASHING MACHINE.

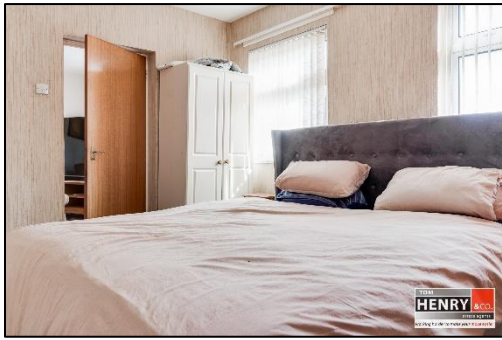


REAR LOBBY / UTILITY STORE:
UTILITY STORE. TIMBER EXTERNAL DOOR WITH GLAZED PANELS.

BEDROOM 1:
TO FRONT. BUILT-IN CUPBOARD.

DRESSING ROOM:

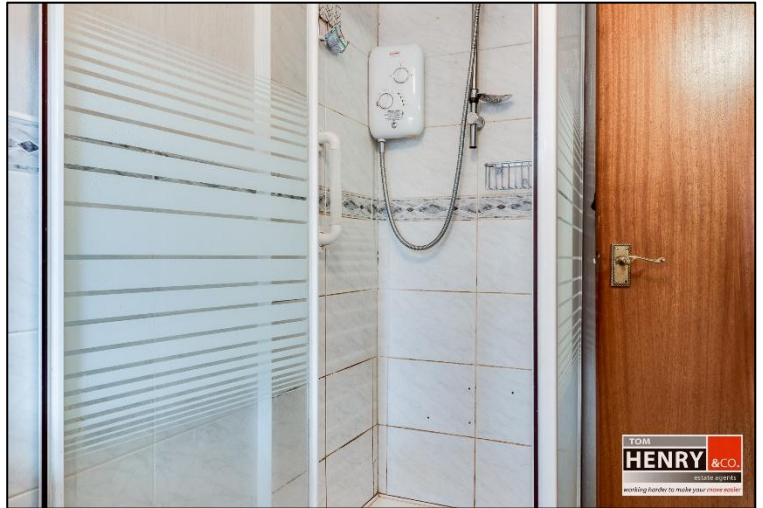




BEDROOM 2:

SHOWER ROOM:

TILED ELECTRIC SHOWER. WASH HAND BASIN. TOILET. SOME WALL TILING. TILED FLOOR.



OUTSIDE:

GENEROUS FORECOURT AREA TO FRONT WITH GOOD ROAD FRONTAGE (APPROX. 0.2 ACRE). MAY BE SUITABLE FOR VEHICLE SALES OR OTHER BUSINESS PURPOSES SUBJECT TO NECESSARY CONSENTS.

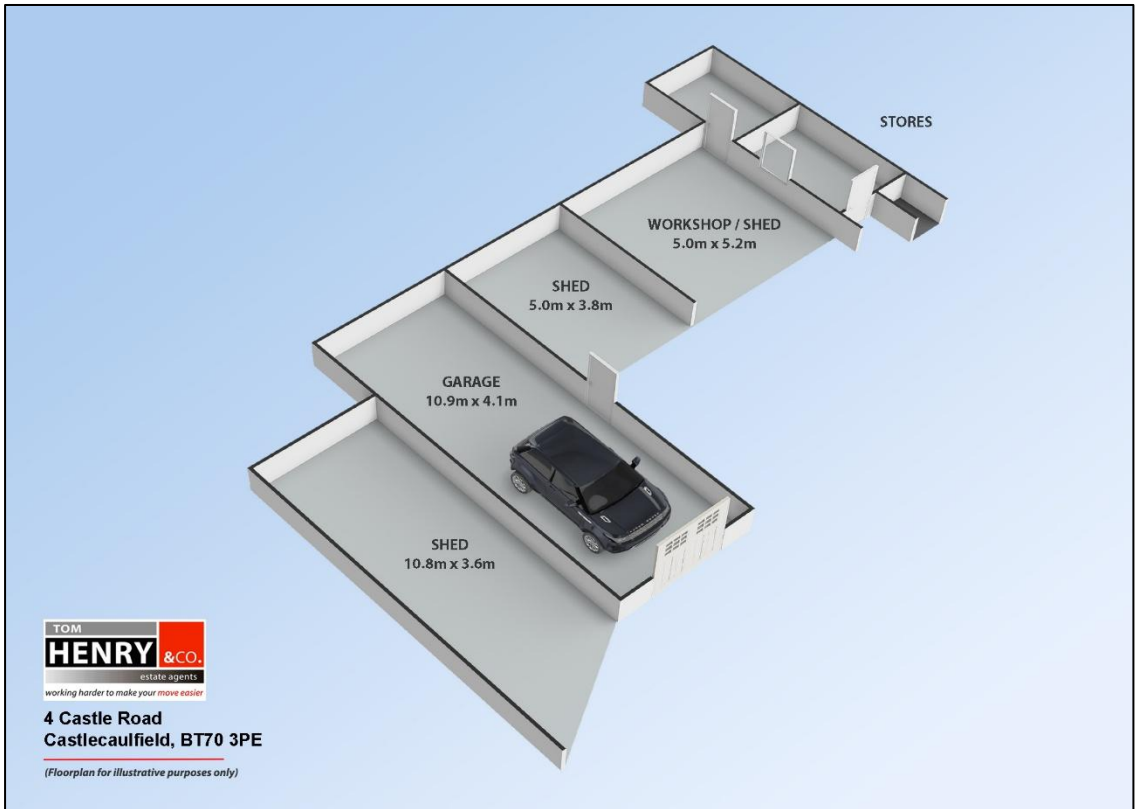
DETACHED GARAGE: LEAN TO SHED: 2 NO. OPEN FRONTED STORES. OUTSIDE WATER TAP. AGRICULTURAL LANDS TO REAR (APPROX. 1 ACRE).







FLOORPLANS & MAP FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	33 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.