

**31 CHESTNUT GROVE
AUGHNACLOY
DUNGANNON
CO. TYRONE
BT69 6AD**



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

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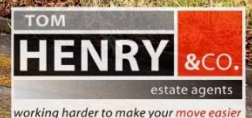
“CHARMING IN CHESTNUT GROVE”

A TASTEFULLY PRESENTED END-OF-TERRACE PROPERTY IN AN ESTABLISHED RESIDENTIAL CUL-DE-SAC.

SITUATED ON A MOST ATTRACTIVE END SITE IN THIS ESTABLISHED & POPULAR RESIDENTIAL DEVELOPMENT, WITHIN WALKING DISTANCE OF ALL BUSTLING AUGHNACLOY TOWN AMENITIES & FACILITIES AND ALSO OFFERING GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO MONAGHAN, BALLYGAWLEY, DUNGANNON, OMAGH, ETC. THIS END-OF-TERRACE PROPERTY HAS BEEN WELL MAINTAINED BY ITS CURRENT OWNER OCCUPIERS AND IS PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.

BOASTING 3 WELL-PROPORTIONED BEDROOMS, A GENEROUS SITTING ROOM WITH A COSY OPEN FIREPLACE, A SPACIOUS KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, A FIRST FLOOR BATHROOM WITH A 4 PIECE SUITE, PLUS A LEAN-TO GARDEN ROOM AND A PRIVATE, LOW MAINTAINANCE REAR GARDEN...

...THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, THOSE WISHING TO DOWNSIZE WITH THE CONVENIENCE OF TOWN LIVING & ASTUTE INVESTORS ALIKE.



OFFERS OVER: £159,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN IMMACULATELY PRESENTED END-OF-TERRACE PROPERTY.
- OWNER OCCUPIED & WELL MAINTAINED THROUGHOUT.
- SITUATED ON A GENEROUS & PRIVATE END-OF-CUL-DE-SAC SITE.
- WITHIN THIS ESTABLISHED RESIDENTIAL DEVELOPMENT.
- ONLY A STROLL TO ALL BUSTLING AUGHNACLOY TOWN AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, MONAGHAN, ARMAGH, OMAGH, ETC.
- 3 WELL-PROPORTIONED BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- GLAZED DOUBLE DOORS TO / FROM SITTING ROOM / KITCHEN.
- KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- PRIVATE, LOW MAINTENANCE REAR GARDEN.
- LEAN-TO / GARDEN ROOM.
- GARDEN SHED.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.
- MUST BE VIEWED TO BE FULLY APPRECIATED.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:
OUTSIDE LIGHTS. WOODEN EXTERNAL DOOR WITH GLASS PANEL.
PLANK EFFECT TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:
PLANK EFFECT TILED FLOOR CONTINUED FROM ENTRANCE HALL. OPEN FIREPLACE WITH TILED HEARTH. GEORGIAN STYLE GLAZED DOUBLE DOORS TO KITCHEN / DINING AREA.





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KITCHEN / DINING AREA:

HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. PELMET WITH DOWNLIGHTING OVER S.S. SINK WITH MIXER TAP FITTING. SPACE FOR COOKER WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. PLUMBED FOR WASHING MACHINE & DISHWASHER. SPACE FOR TUMBLE DRYER. TILED BETWEEN UNITS. UNDER STAIR STORAGE. TILED FLOOR. GLAZED PATIO DOORS TO EXTERNAL DECKED AREA / LEAN-TO / GARDEN ROOM.

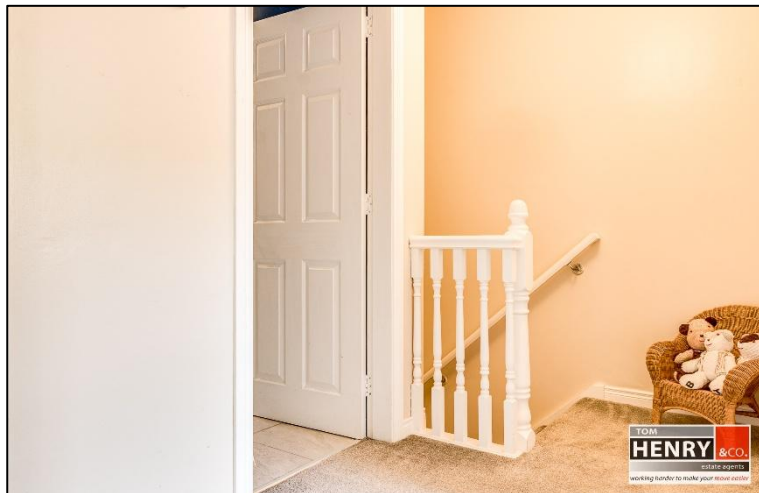


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FIRST FLOOR:

STAIRS & LANDING:
CARPET. HOTPRESS: SHELVED.

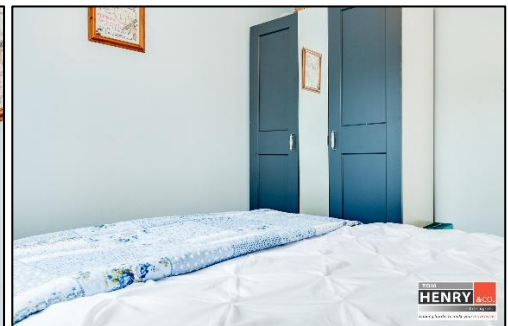
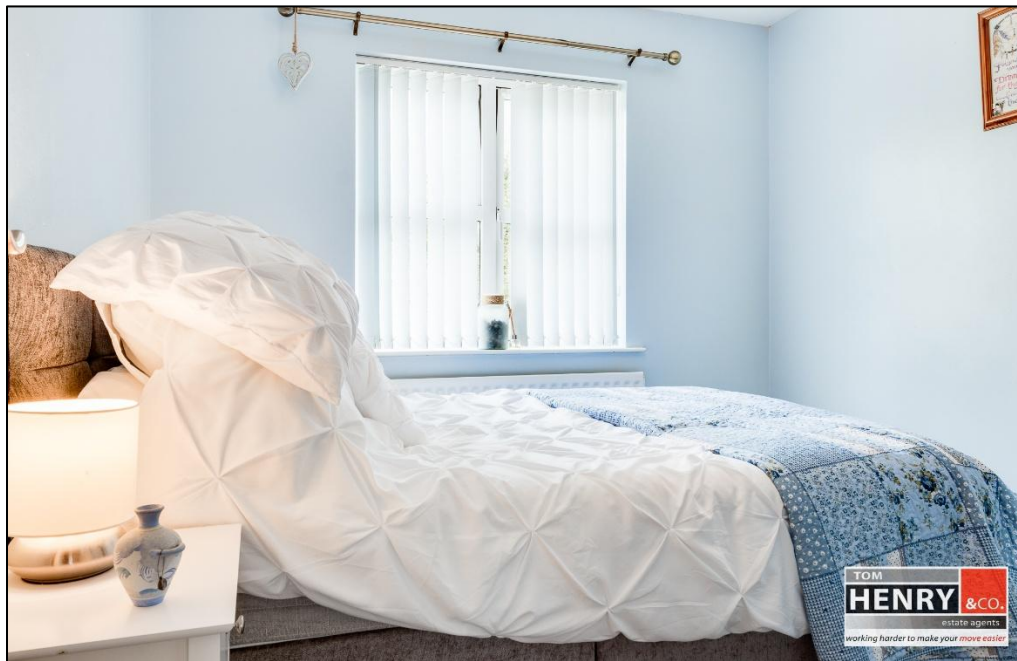


BEDROOM 1:
TO FRONT. CARPET TO FLOOR.





BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BATHROOM:

FULLY TILED SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. BATH WITH MIXER TAP SHOWER HEAD FITTING. TOILET. HEATED TOWEL RAIL. PART TILED WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

GRAVEL TO FRONT. COVERED STORAGE AREA. LEAN-TO / GARDEN ROOM TO SIDE OF DWELLING WITH ACCESS TO KITCHEN VIA PATIO DOORS.

GARDEN TO REAR LAID TO CONCRETE. OUTSIDE WATER TAP. ENCLOSURE FOR OIL TANK & BURNER. GARDEN SHED.





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

Thinking of selling or renting your home?

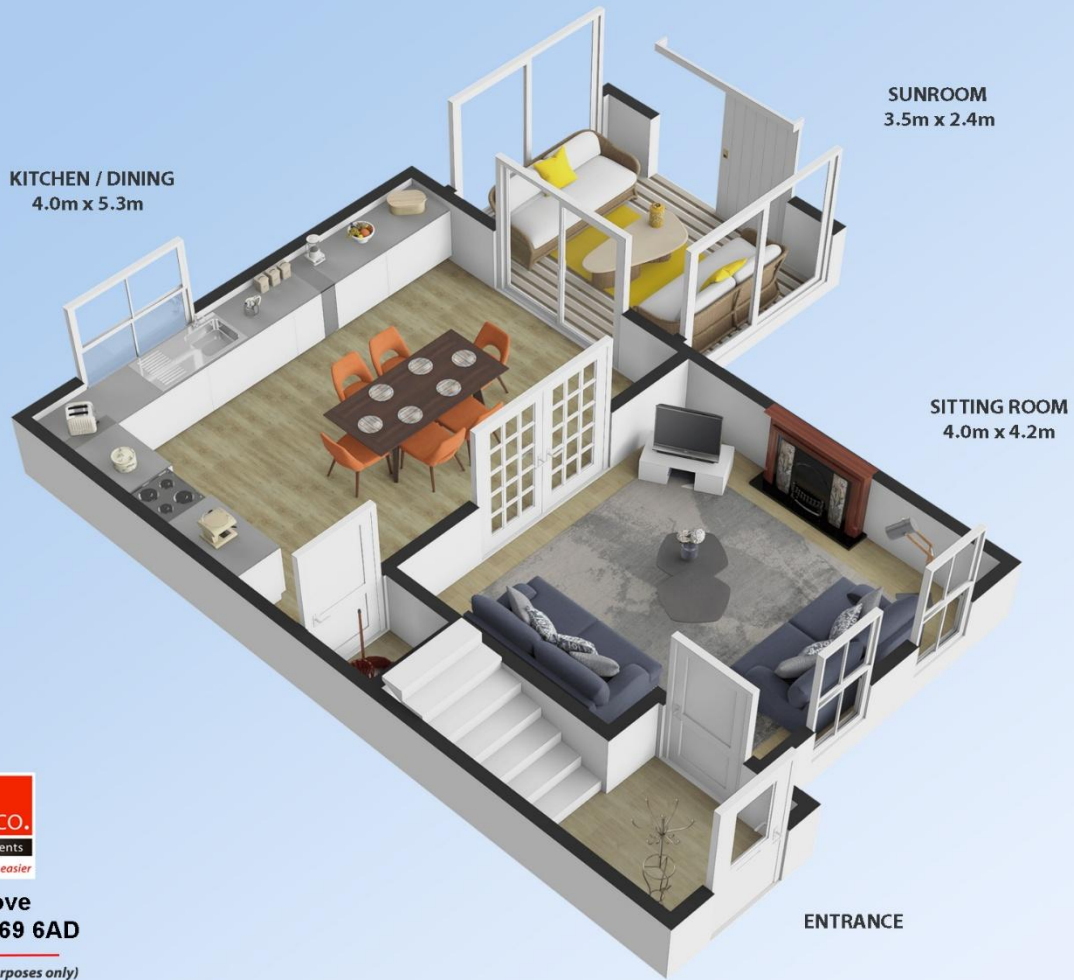
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Want to know what your property is worth?

- > **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.

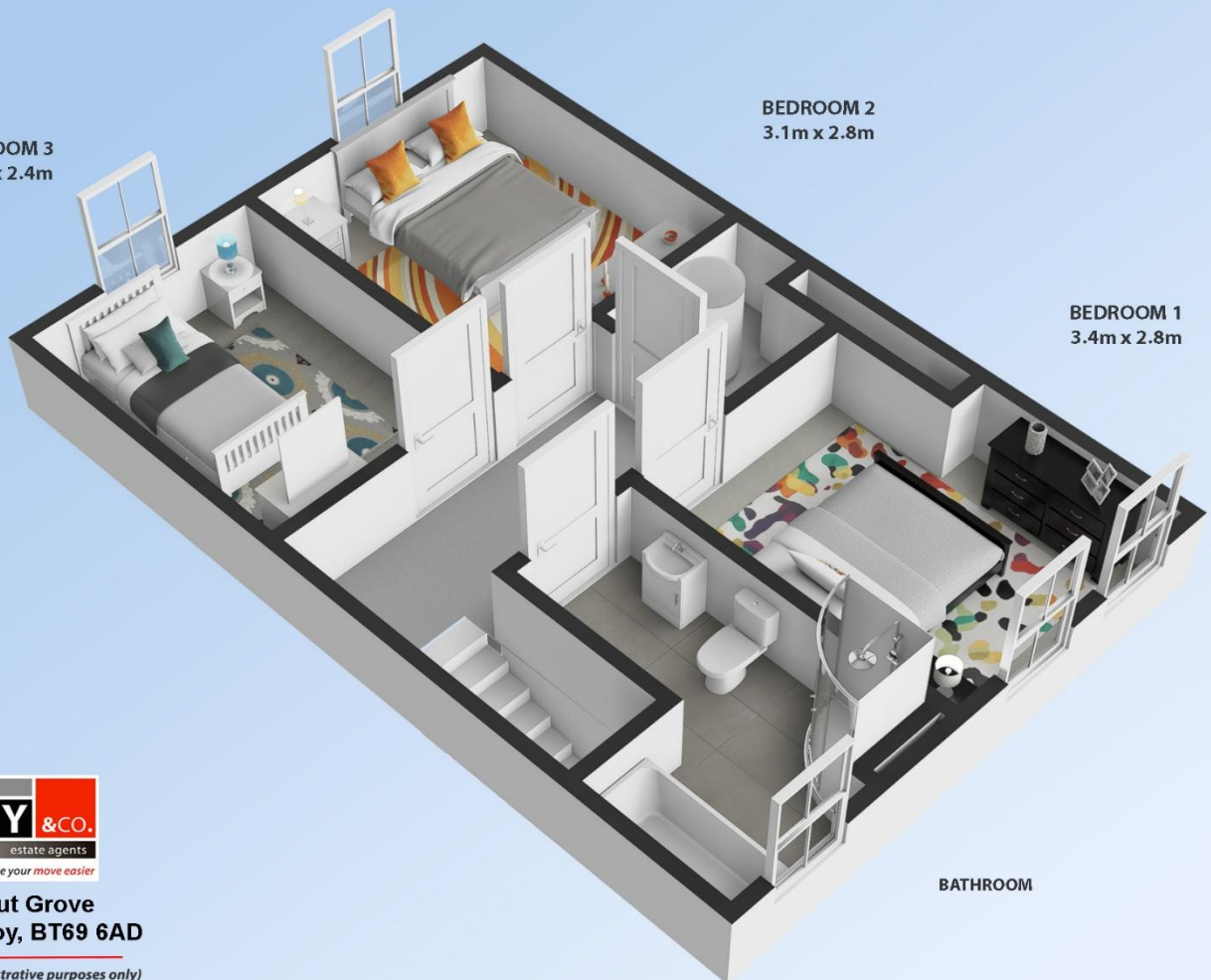
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**31 Chestnut Grove
Aughnacloy, BT69 6AD**

(Floorplan for illustrative purposes only)



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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.