

**42 GLEANNISEAL
CABRAGH
DUNGANNON
CO. TYRONE
BT70 3BE**



*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

“GREAT IN GLEANNISEAL”

A WELL-PRESENTED PROPERTY ON A SUPERB CORNER SITE IN THIS POPULAR RESIDENTIAL DEVELOPMENT.

TOM HENRY & COMPANY ARE PLEASED TO BRING TO THE MARKET THIS WELL-PRESENTED SEMI-DETACHED PROPERTY THAT IS SURE TO APPEAL AS A “READY-TO-GO” PROPOSITION TO FIRST-TIME BUYERS, FAMILIES & DISCERNING INVESTORS ALIKE.

BOASTING A GENEROUS CORNER SITE IN THIS POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT, THIS PROPERTY IS CENTRALLY LOCATED JUST OFF THE A4 AND IS CONVENIENT TO LOCAL SCHOOLS, SHOPS, RECREATIONAL & COMMUNITY FACILITIES AND HAS COMMUTER CONVENIENCE FOR TRAVEL TO DUNGANNON, OMAGH OR FURTHER AFIELD.

OFFERING WELL-PROPORTIONED 3 BEDROOM ACCOMMODATION PLUS AMPLE OFF-STREET PARKING AND A GENEROUS GARDEN WITH FURTHER POTENTIAL, THIS PROPERTY IS SURE TO ATTRACT INTEREST...

...WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.



OFFERS OVER: £164,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SPACIOUS SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- SITUATED ON A GENEROUS CORNER SITE.
- POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- CONVENIENT TO LOCAL SHOPS, SCHOOLS, ETC.
- GOOD ACCESS TO THE MAIN ROAD NETWORK FOR COMMUTING TO DUNGANNON, OMAGH OR FURTHER AFIELD.
- 3 BEDROOMS; MASTER ENSUITE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- AMPLE OFF-STREET PARKING.
- SPACIOUS ENCLOSED GARDEN WITH FURTHER POTENTIAL.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- SURE TO ALSO APPEAL AS A DISCERNING BUY-TO-LET.



ACCOMMODATION IN BRIEF...

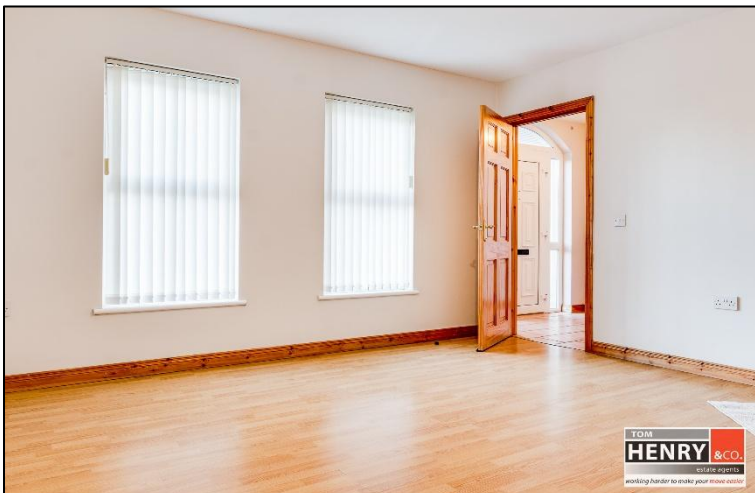
ENTRANCE HALL:

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



SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE OVER CAST IRON INSET WITH GRANITE HEARTH. PRE-FINISHED FLOOR.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. ILLUMINATED GLAZED DISPLAY UNIT. WINE RACK. S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. GLAZED FRENCH DOORS TO REAR GARDEN.



UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED FLOOR. X-FAN. P.V.C. REAR EXTERNAL DOOR WITH GLAZED TOP PANEL.

CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN. TOILET. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING. HOTPRESS: SHELVED.



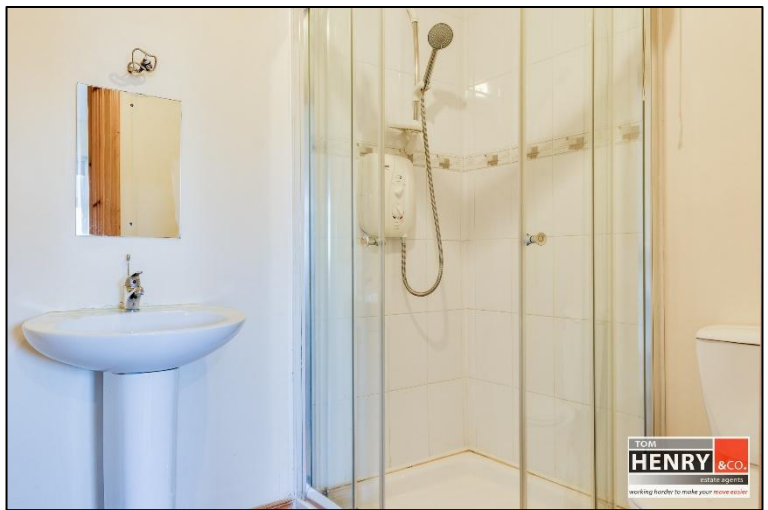
BEDROOM 1:

TO FRONT. PRE-FINISHED FLOOR.

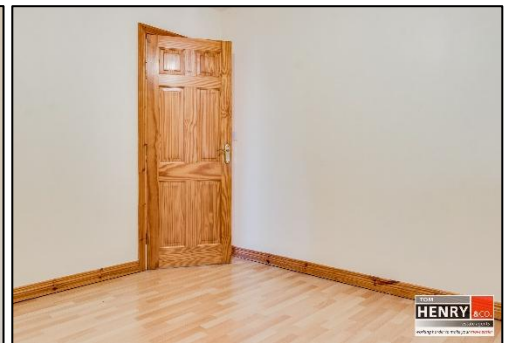
ENSUITE:

FULLY TILED SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. TILED FLOOR. X-FAN.

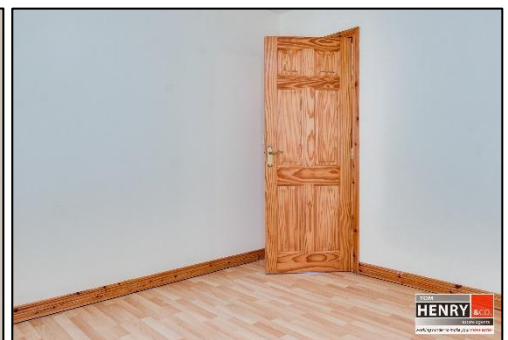




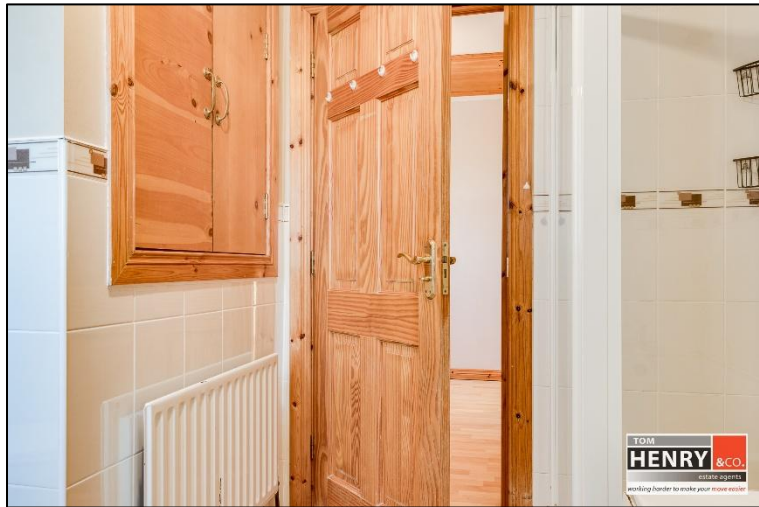
BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
FULLY TILED SHOWER. BATH WITH MIXER TAP FITTING. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. ½ TILED WALLS. TILED FLOOR. X-FAN. LINEN CUPBOARD.



OUTSIDE:

GENEROUS OFF-STREET PARKING TO FRONT / SIDE. OUTSIDE WATER TAP. GARDEN TO FRONT LAID TO LAWN. SPACIOUS ENCLOSED GARDEN TO REAR / SIDE LAID TO LAWN. PAVED PATIO AREA.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

TOM HENRY & CO.
estate agents est. 1979

Want to know what your property is worth?

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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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FLOORPLANS FOR I.D. PURPOSES ONLY.

KITCHEN / DINING
4.2m x 4.7m

SITTING ROOM
4.2m x 4.1m

UTILITY
3.1m x 1.6m

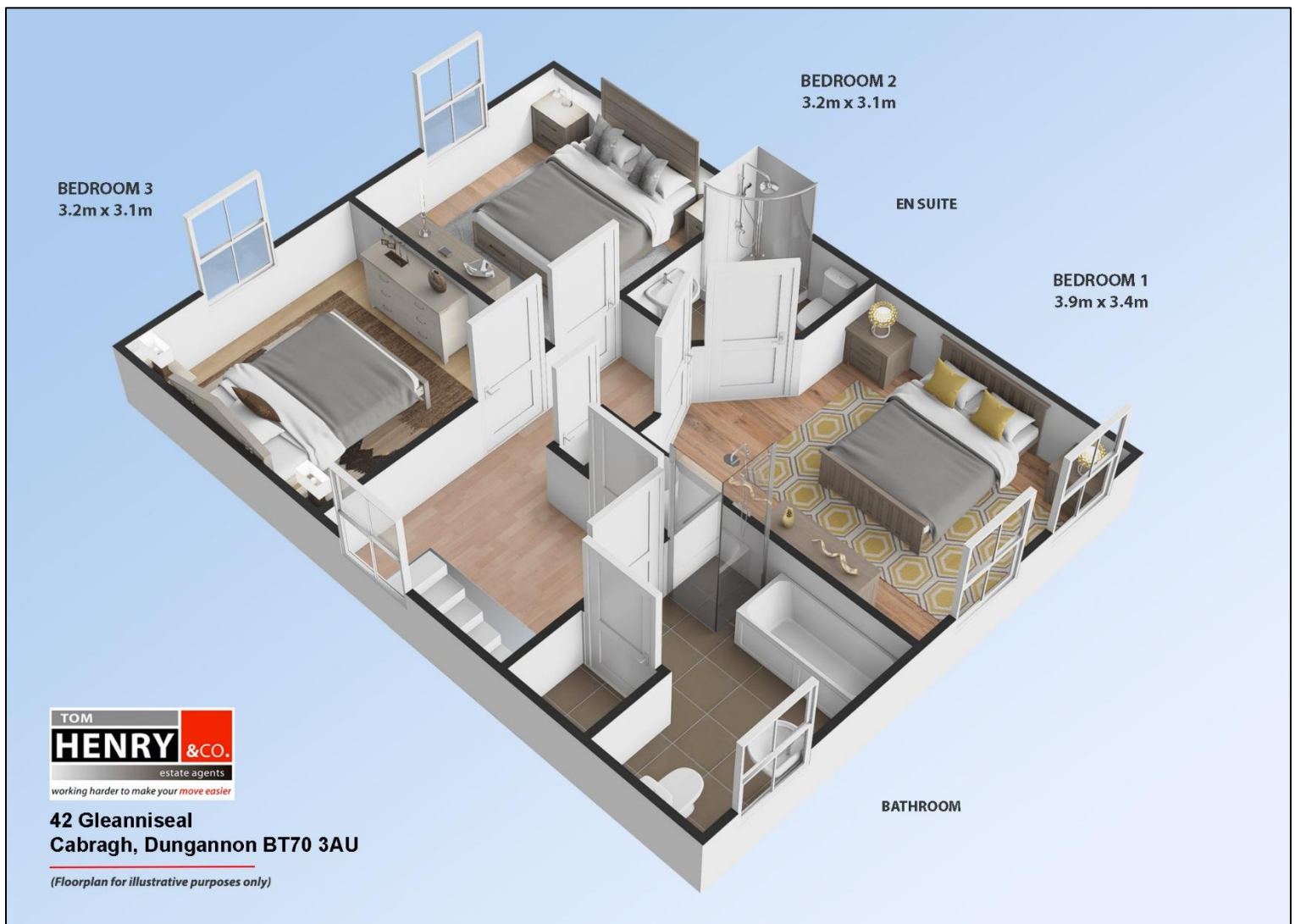
W.C.

ENTRANCE

TOM HENRY & CO.
estate agents
working harder to make your move easier

42 Gleanniseal
Cabragh, Dungannon BT70 3AU

(Floorplan for illustrative purposes only)



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.