

**76 SHERRIGRIM ROAD
DUNGANNON
CO. TYRONE
BT71 4DH**



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

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A BEAUTIFUL BUNGALOW ON A MATURE SITE WITH OUTBUILDINGS & PADDOCK IN LOTS TO SUIT

SITUATED ON A FANTASTIC, ELEVATED & MATURE SITE EXTENDING TO CIRCA. 0.8 ACRES INCORPORATING ENVIABLE LANDSCAPED GARDENS, A HOME OFFICE, 3 GENERAL PURPOSE STORES & A DOMESTIC GARAGE, PLUS THE OPTION TO PURCHASE A FURTHER PADDOCK CIRCA. 1.25 ACRES, THIS IMMACULATE BUNGALOW WILL APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS.

LOCATED IN A CENTRAL BUT RURAL LOCATION, ONLY MINUTES BY CAR TO BUSTLING STEWARTSTOWN VILLAGE, DUNGANNON, COOKSTOWN & CONVENIENT TO THE MAIN ROAD NETWORKS FOR COMMUTING TO FURTHER AFIELD, THIS SPACIOUS & VERSATILE PROPERTY PROVIDES COMFORTABLE ACCOMMODATION WITH STUNNING VIEWS OVER THE BEAUTIFUL TYRONE COUNTRYSIDE & THE MOURNE MOUNTAINS IN THE DISTANCE.

OFFERING 4 BEDROOMS, 3 RECEPTION AREAS, A KITCHEN WITH SPACE FOR CASUAL DINING, A SEPARATE UTILITY ROOM AND A BATHROOM WITH A 4 PIECE SUITE; WHETHER YOU ARE SEEKING THE BEST OF LIFE ON ONE LEVEL, WANT TO ESCAPE TO THE COUNTRY WITH SPACE FOR HOBBIES / PURSUITS OR SIMPLY DESIRE A FOREVER HOME WITH ACCOMMODATION FOR THE FAMILY TO GROW, THIS PROPERTY SHOULD BE ON YOUR VIEWING LIST.

A RARE OPPORTUNITY... MUST BE VIEWED TO BE FULLY APPRECIATED!



GUIDE PRICE: ON APPLICATION

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS DETACHED BUNGALOW WITH A GARAGE, YARD, RANGE OF OUTBUILDINGS & OPTION TO PURCHASE FURTHER Paddock.
- AVAILABLE IN UP TO 3 LOTS TO SUIT.
- **LOT 1:** DETACHED BUNGALOW, GARAGE & HOME OFFICE (APPROX. 0.5 ACRES).
- **LOT 2:** HARDSTANDING YARD WITH OWN ACCESS WITH HAYSHED & 3 OPEN FRONTED MULTIPURPOSE STORES (APPROX. 0.3 ACRES).
- **LOT 3:** Paddock TO REAR (APPROX. 1.25 ACRES).
- SITUATED ON A TRULY ENVIABLE, ELEVATED SITE.
- GORGEOUS MATURE LANDSCAPED GARDENS.
- BEAUTIFUL VIEWS OVER OPEN COUNTRYSIDE TO THE MOURNE MOUNTAINS.
- RURAL LOCATION YET ONLY MINUTES BY CAR TO STEWARTSTOWN, COOKSTOWN & DUNGANNON.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 4 BEDROOMS; 3 NO. WITH FITTED STORAGE.
- 3 RECEPTION AREAS.
- SPACIOUS SITTING ROOM WITH PICTURE WINDOW & GLORIOUS VIEWS TO THE MOURNE MOUNTAINS IN THE DISTANCE.
- LIVING ROOM WITH WOOD BURNING STOVE.
- FORMAL DINING AREA PART OPEN FROM LIVING ROOM.
- KITCHEN WITH SPACE FOR CASUAL DINING.
- SEPARATE UTILITY ROOM.
- BATHROOM 4 PIECE SUITE.
- OIL FIRED CENTRAL HEATING.
- DOUBLE GLAZED WINDOWS.
- DETACHED GARAGE WITH SLIDING DOOR.
- A ONCE IN A LIFETIME OPPORTUNITY; SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.





ACCOMMODATION IN BRIEF...

**COVERED PORCH:
TILED STEP.**



ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL & GLAZED SIDE PANEL. CARPET TO FLOOR. DOUBLE CLOAK STORE. DOUBLE HOTPRESS.



SITTING ROOM:

PICTURE WINDOW WITH STUNNING VIEWS TO OPEN COUNTRYSIDE / MOURNE MOUNTAINS. FEATURE FALSE FIREPLACE WITH STONE MANTLE & SURROUND WITH ELECTRIC INSET. CARPET TO FLOOR. COVING TO CEILING. THROUGH DOOR TO LIVING ROOM / FORMAL DINING AREA.



LIVING ROOM:

THROUGH DOOR FROM SITTING ROOM. WOOD BURNING STOVE ON TILED HEARTH IN BRICK INGLENOOK. PRE-FINISHED FLOOR. DOWNLIGHTING TO CEILING. PART OPEN TO FORMAL DINING AREA.





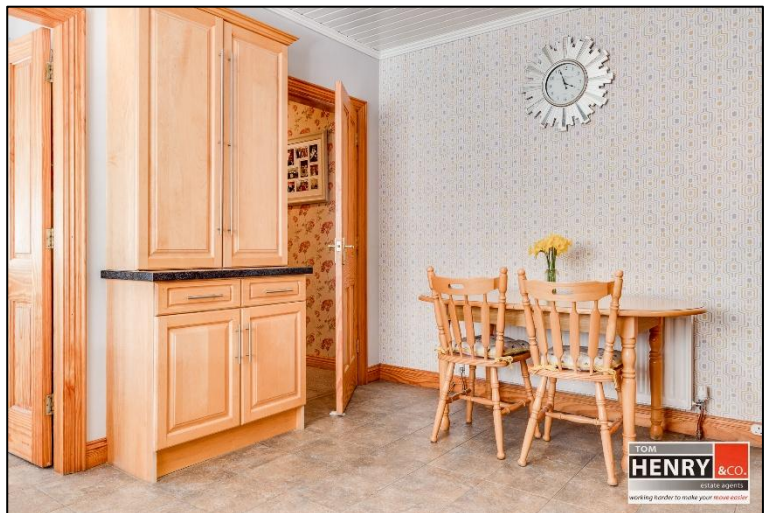
FORMAL DINING AREA:
PART OPEN FROM LIVING ROOM. PRE-FINISHED FLOOR. DOOR TO KITCHEN / DINING AREA.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S.CANOPY. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. LARDER CUPBOARD. TILED BETWEEN UNITS. TILED FLOOR.



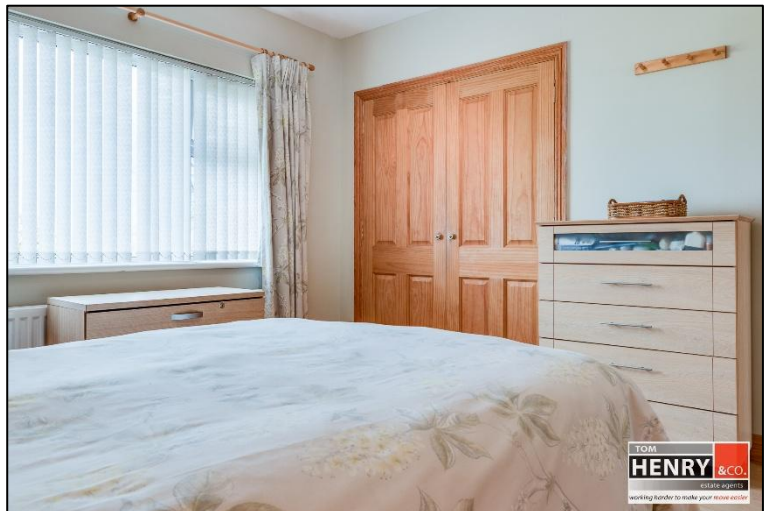
UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR UNDER UNIT FREEZER. TILED SPLASH BACK. TILED FLOOR. P.V.C EXTERNAL DOOR WITH GLAZED PANEL.



BEDROOM 1:

TO FRONT. HIS & HERS BUILT-IN WARDROBES. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. PRE-FINISHED FLOOR.



BEDROOM 2:

TO REAR. BUILT-IN WARDROBE. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT WITH TILED SPLASH BACK. CARPET TO FLOOR.



BEDROOM 3:

TO FRONT. BUILT-IN WARDROBE. PRE-FINISHED FLOOR.



BEDROOM 4:

TO REAR. PRE-FINISHED FLOOR.



BATHROOM:

FULLY TILED ELECTRIC SHOWER. BATH. WASH HAND BASIN. TOILET. TILED WALLS. TILED FLOOR.



ATTIC:

PART FLOORED FOR STORAGE.

OUTSIDE:

HOUSE, GARAGE, HOME OFFICE & MATURE GARDENS APPROX. 0.5 ACRES:

PILLARED ENTRANCE TO TARMAC DRIVE TO FRONT. MATURE BOUNDARY HEDGE. BEAUTIFUL MATURE LANDSCAPED GARDENS LAID TO LAWNS WITH STONE PATHS. SHRUB BEDS.

GARDEN TO SIDE LAID TO LAWNS WITH MATURE TREES / HEDGING.

CONCRETE YARD TO REAR WITH RAISED FLOWER BEDS.

HOME OFFICE:

GARAGE:

SLIDING DOUBLE DOORS. ELECTRIC LIGHTS & POWER POINTS. PEDESTRIAN DOOR. MEZZANINE STORAGE.



FOR IDENTIFICATION PURPOSES ONLY





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YARD & RANGE OF OUTBUILDINGS APPROX. 0.3 ACRES:

OPEN FRONTED MULTI-PURPOSE STORE: 14.1M X 6M
HARD STANDING FLOOR. LEAN-TO GREENHOUSE.

OPEN FRONTED MULTI- PURPOSE STORE: 13.3M X 11M
HARD STANDING FLOOR.

BARN / HAYSHED: 7.1M X 13M

OPEN FRONTED MULTI- PURPOSE STORE: 8.8M X 10.6M
HARD STANDING FLOOR.



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PADDOCK TO REAR APPROX. 1.25 ACRES:



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

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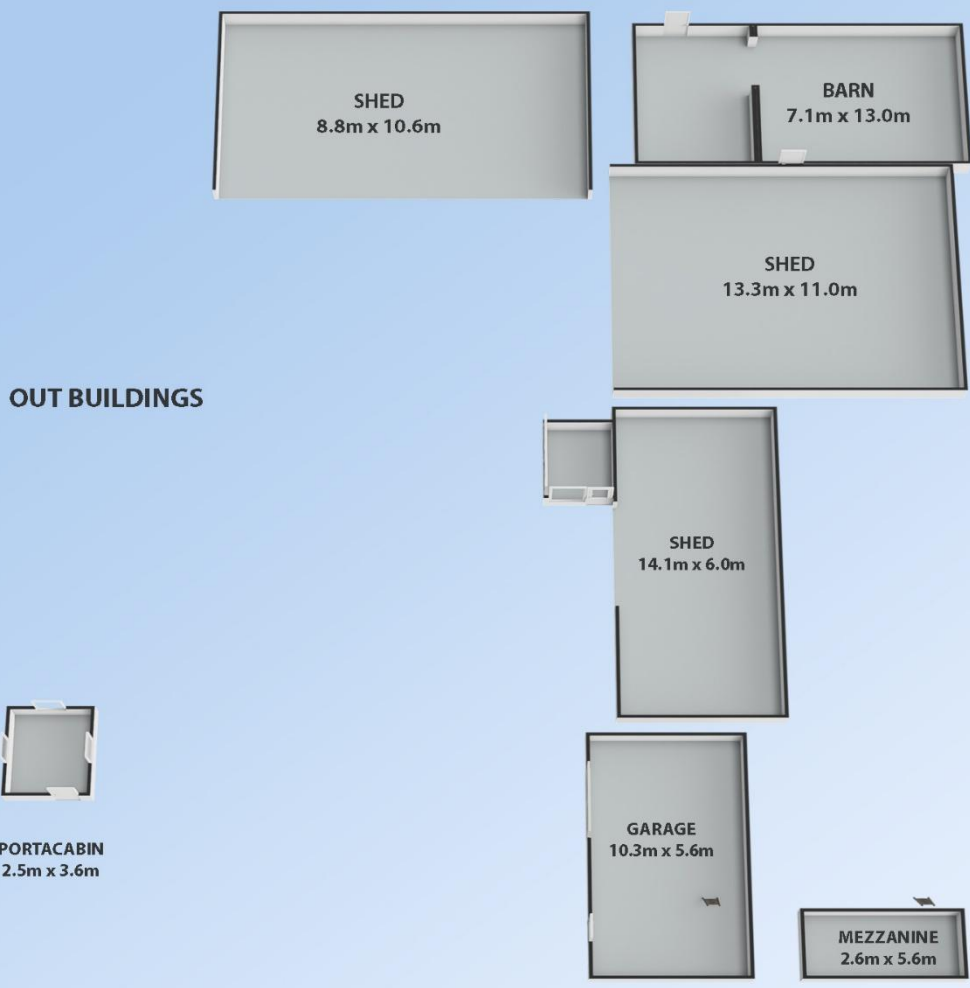
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(Floorplan for illustrative purposes only)



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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.