

**2 GLENCAIRNE
BUSH ROAD
DUNGANNON
CO. TYRONE
BT71 6GP**



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

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Co. Tyrone,
N. Ireland
BT71 6AB

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“GREAT IN GLENCAIRNE”

A COMFORTABLE, CONVENIENT & DECEPTIVELY SPACIOUS PROPERTY; PERFECT AS A FIRST-HOME OR BUY-TO-LET.

PRESENTED FOR SALE IN “READY-TO-OCCUPY” ORDER THROUGHOUT, TOM HENRY & COMPANY ARE PLEASED TO PRESENT TO THE MARKET THIS DECEPTIVELY SPACIOUS 3 BEDROOM MID-TERRACE TOWNHOUSE STYLE PROPERTY, OFFERING PROSPECTIVE PURCHASERS VERSATILE & AFFORDABLE ACCOMMODATION IN A MOST CONVENIENT SITUATION.

LOCATED ON THE EVERY POPULAR BUSH ROAD IT IS ACCESSIBLE BY FOOT TO MANY GOOD SCHOOLS, RECREATIONAL, SOCIAL & LEISURE AMENITIES AND ALSO BOASTS GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO ALL PARTS OF THE PROVINCE.

OFFERING A SITTING ROOM WITH A COSY OPEN FIREPLACE, A WELL-PORTIONED KITCHEN WITH SPACE FOR DINING AND A HANDY DOWNSTAIRS CLOAK W.C. / POWDER ROOM, PLUS 3 BEDROOMS, 2 NO. WITH BUILT-IN STORAGE & A BATHROOM WITH A 4 PIECE SUITE, THIS PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS...

EARLY VIEWING IS HIGHLY RECOMMENDED; FROM FIRST-TIME BUYERS, DOWNSIZERS SEEKING CONVENIENCE AND INVESTORS ALIKE.



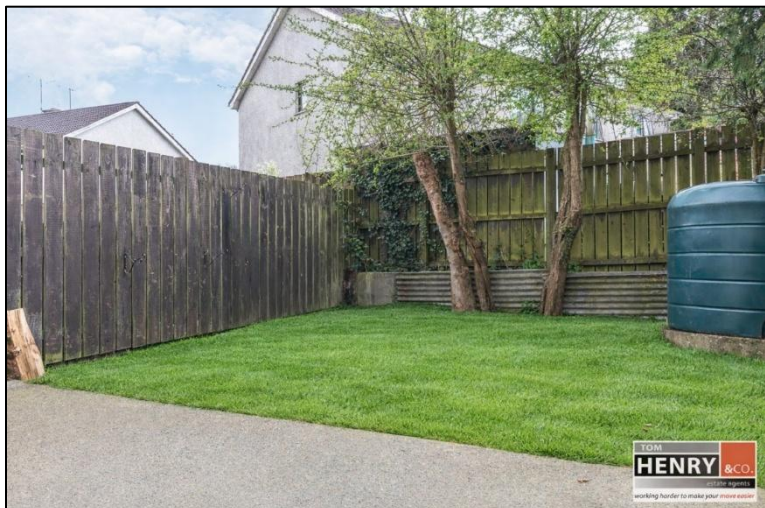
OFFERS OVER: £144,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A DECEPTIVELY SPACIOUS MID-TERRACE TOWNHOUSE.
- PRESENTED FOR SALE IN “READY-TO-OCCUPY” ORDER THROUGHOUT.
- LOCATED JUST OFF THE HIGHLY SOUGHT AFTER “BUSH ROAD”.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS & DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; 2 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH COSY OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- HANDY GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM TO FIRST FLOOR WITH 4 PIECE SUITE.
- ENCLOSED GARDEN TO REAR.
- 6 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- WINDOW COVERINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. FASCIA & SOFFITS.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST HOME.
- DOWNSIZE WITH THE CONVENIENCE OF TOWN LIVING.
- SURE TO APPEAL TO THE DISCERNING BUY-TO-LET INVESTOR.
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ACCOMMODATION IN BRIEF...

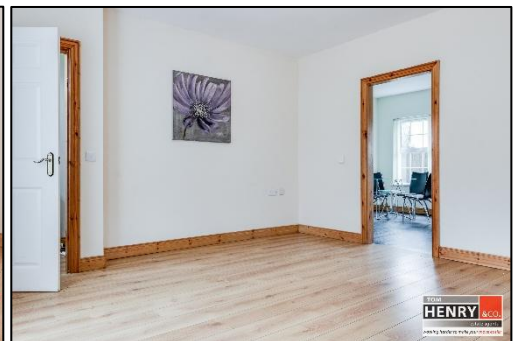
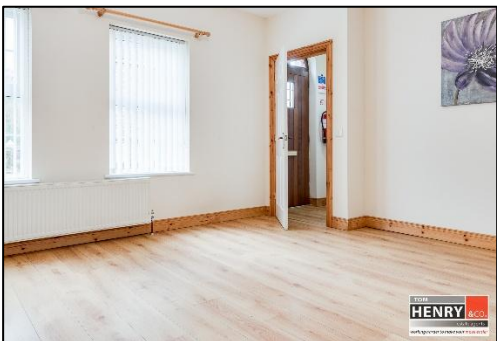
ENTRANCE HALL:

OUTSIDE LIGHT. TIMBER EXTERNAL DOOR WITH GLAZED PANEL & GLAZED FANLIGHT. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH WOODEN MANTLE & SURROUND OVER TILED HEARTH. PRE-FINISHED FLOOR.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED FRIDGE FREEZER. PLUMBED FOR A.W.M. TILED BETWEEN UNITS. VINYL TO FLOOR.



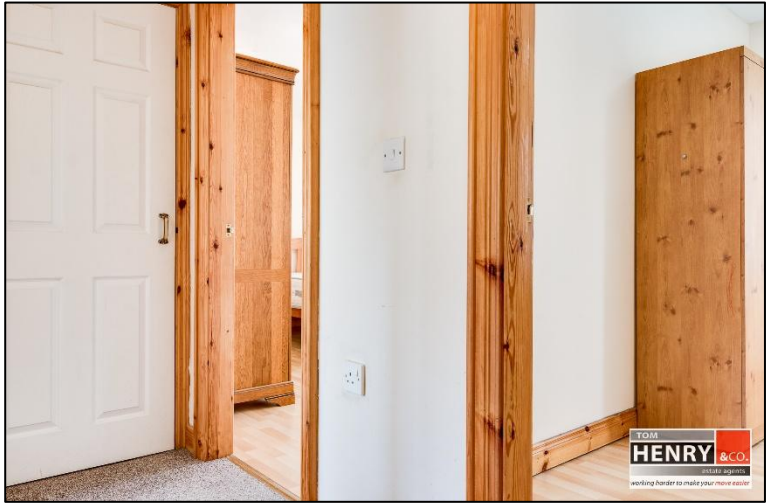
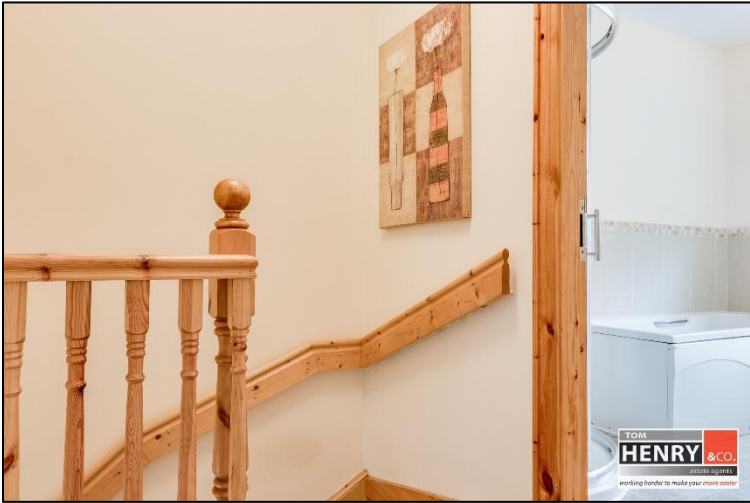


POWDER ROOM:
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR. HOTPRESS: WALK-IN. SHELVED.



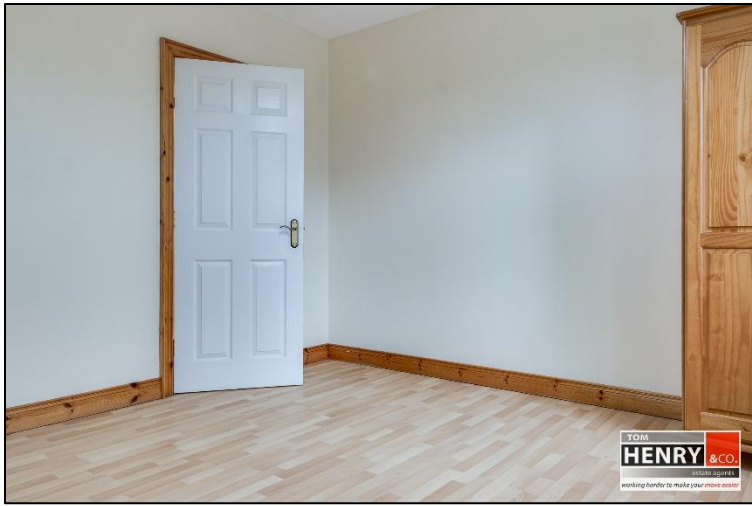
BEDROOM 1:
TO FRONT. LAMINATED FLOOR. BUILT-IN CUPBOARD.



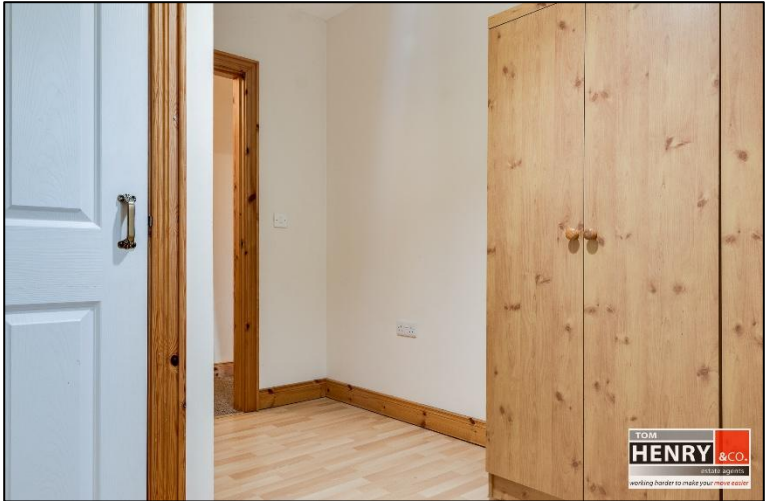


BEDROOM 2:
TO REAR. LAMINATED FLOOR.





BEDROOM 3:
TO FRONT. LAMINATED FLOOR. BUILT-IN CUPBOARD.



BATHROOM:
WASH HAND BASIN. BATH. TILED ELECTRIC SHOWER. TOILET. PART TILED WALLS. VINYL TO FLOOR.

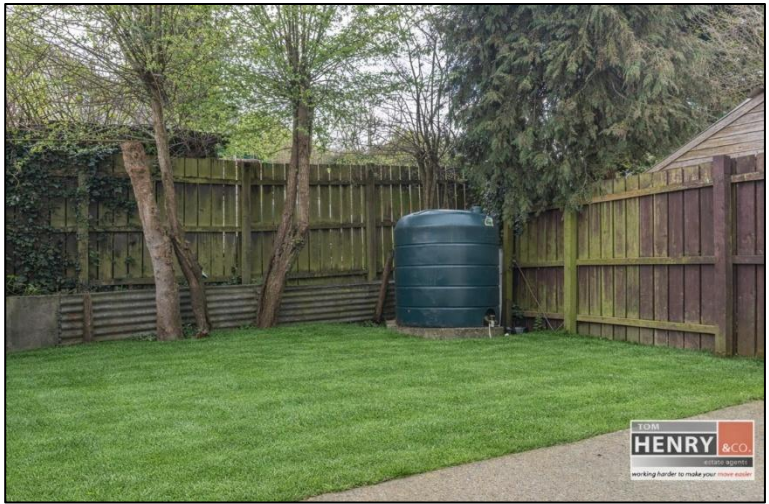


OUTSIDE:

COMMUNAL PARKING TO FRONT.

PAVED & CONCRETE AREA TO REAR. GARDEN LAID TO LAWN.
OUTSIDE WATER TAP.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

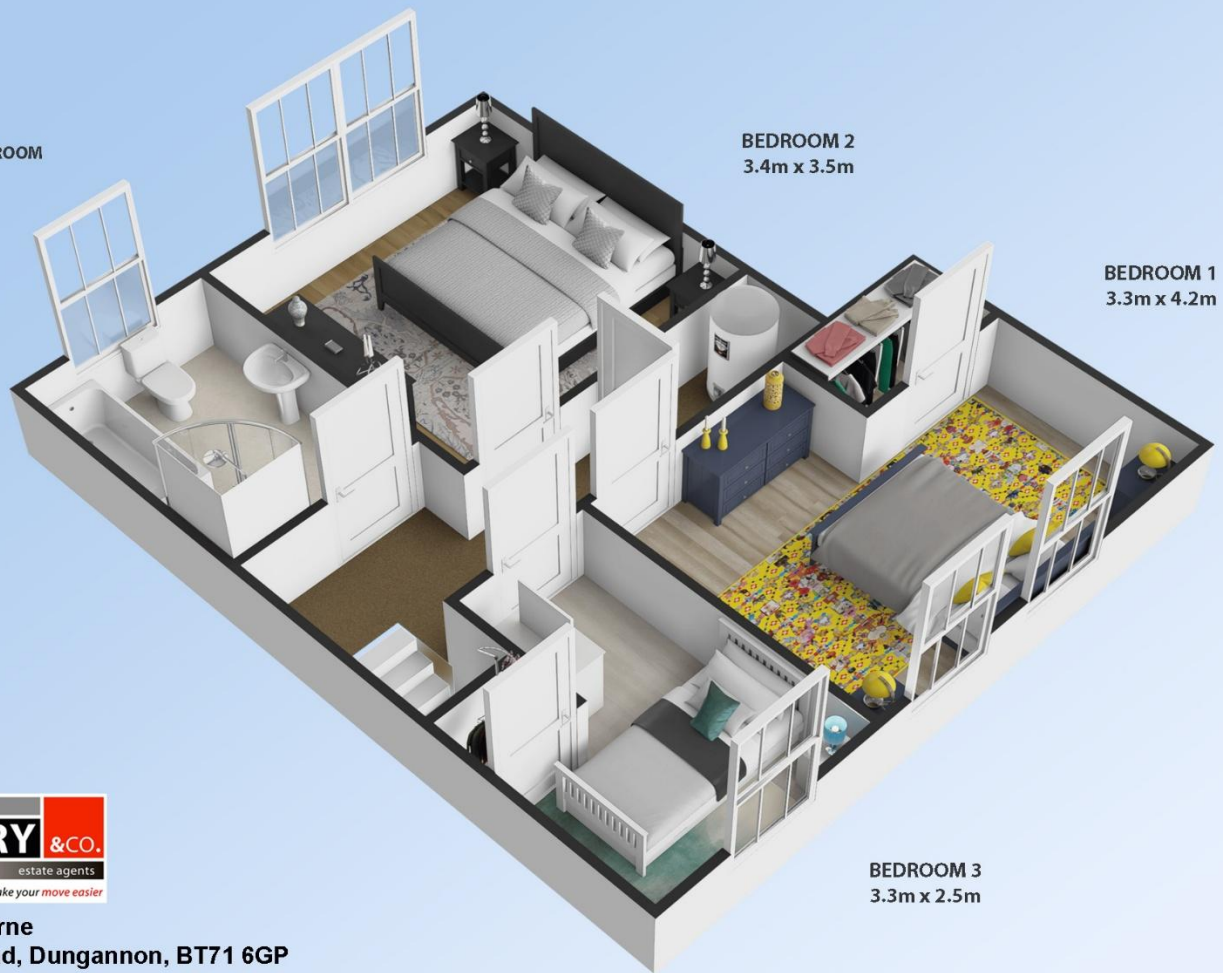
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FLOORPLANS FOR I.D. PURPOSES ONLY.



2 Glencairne
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(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.