

**4 DRUMREANY AVENUE
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3PB**



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

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“DELIGHTFUL IN DRUMREANY AVENUE”

EMBRACE LIFE ON ONE LEVEL WITH THIS COMFORTABLE SEMI-DETACHED BUNGALOW ON A SUPERB SITE.

LOCATED WITHIN STROLLING DISTANCE OF ALL PICTURESQUE CASTLECAULFIELD VILLAGE AMENITIES & BENEFITTING FROM GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DONAGHMORE, COOKSTOWN, DUNGANNON & FURTHER AFIELD, THIS SEMI-DETACHED BUNGALOW IS SITUATED ON A TRULY ENVIABLE SITE IN THIS QUIET RESIDENTIAL CUL-DE-SAC.

OFFERING COMFORTABLE & VERSATILE ACCOMMODATION ON ONE LEVEL, THIS PROPERTY PRESENTS A SUPERB OPPORTUNITY FOR THE DISCERNING PURCHASER TO MODERNISE, “ADD VALUE” AND CREATE A SUPER FUTURE PROOFED HOME.

BOASTING 3 BEDROOMS, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A KITCHEN WITH A SEPARATE UTILITY AREA / LEAN-TO SUNROOM COMBINED WITH PRIVATE OFF STREET PARKING, A HANDY STORE & A MOST SPACIOUS PRIVATE, ENCLOSED REAR GARDEN, THIS PROPERTY SHOULD BE A MUST VIEW FOR A WIDE RANGE OF PURCHASERS...

PROPERTY WITHIN THIS ESTABLISHED RESIDENTIAL DEVELOPMENT ALWAYS ATTRACTS SIGNIFICANT INTEREST; FIRST-TIME BUYERS, DOWNSIZERS & DISCERNING INVESTORS, VIEW EARLY!



OFFERS OVER: £124,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SEMI-DETACHED BUNGALOW.
- PRESENTED IN COMFORTABLE ORDER YET WITH FURTHER POTENTIAL.
- SITUATED ON A SUPERB SITE.
- QUIET, ESTABLISHED & CONVENIENT DEVELOPMENT.
- WITHIN STROLLING DISTANCE TO ALL CASTLECAULFIELD AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR TRAVEL TO DUNGANNON, DONAGHMORE, COOKSTOWN, ETC.
- 3 BEDROOMS.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- FITTED KITCHEN WITH SPACE FOR CASUAL DINING.
- SEPARATE UTILITY AREA / LEAN-TO SUNROOM.
- BATHROOM WITH 3 PIECE SUITE.
- MAJORITY DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- OFF-STREET PARKING TO FRONT.
- EXCEPTIONALLY GENEROUS, PRIVATE & ENCLOSED GARDEN TO REAR.
- GARDEN STORE.
- WOULD MAKE A FANTASTIC FIRST HOME ON WHICH TO PUT “YOUR OWN STAMP”.
- DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING.
- A DISCERNING BUY-TO-LET?
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLAZED SUNBURST. PRE-FINISHED FLOOR. DADO RAIL.



SITTING ROOM:

GLASS FRONTED SOLID FUEL STOVE WITH TILED SURROUND & HEARTH. PRE-FINISHED FLOOR.





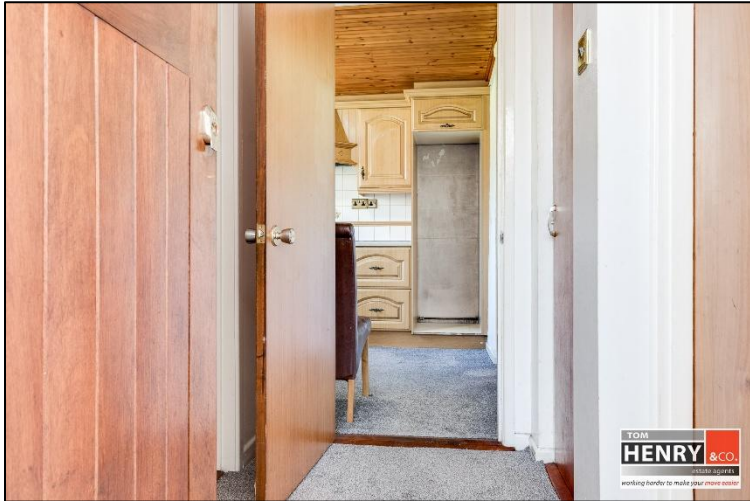
KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S.SINK & DRAINER WITH MIXER TAP FITTING. DISPLAY SHELVING. SPACE FOR COOKER WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. WOODEN CEILING. CARPET TO FLOOR.

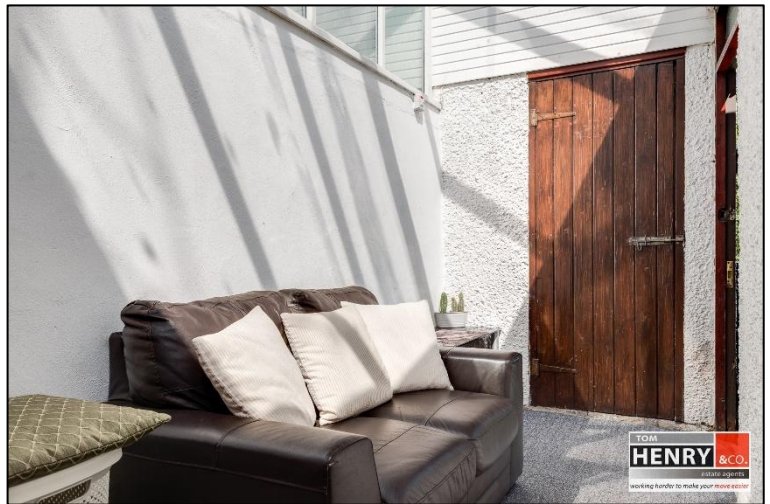




REAR LOBBY:
HOTPRESS: SHELVED. TIMBER EXTERNAL DOOR WITH GLAZED TOP PANEL TO...



UTILITY AREA / LEAN-TO SUNROOM:
PLUMBED FOR A.W.M. SPACE FOR FRIDGE.



BEDROOM 1:
TO REAR. CARPET TO FLOOR.





BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:
BATH WITH MIXER TAP SHOWER FITTING & THERMOSTATIC SHOWER OVER. WASH HAND BASIN. TOILET. PANELED WALLS. TILED FLOOR.
X-FAN.



OUTSIDE:

TARMAC PARKING & GRAVELLED GARDEN TO FRONT.

SUBERB, MATURE REAR GARDEN LAID TO LAWNS & BEDS. OUTSIDE WATER TAP. GLASS HOUSE. GARDEN STORE.





FLOORPLANS FOR I.D. PURPOSES ONLY.

BATHROOM

KITCHEN
3.0m x 2.7m

SITTING ROOM
4.5m x 3.6m

BEDROOM 3
2.4m x 2.4m

SUNROOM
4.2m x 1.6m

BEDROOM 1
3.3m x 3.1m

ENTRANCE

BEDROOM 2
2.4m x 3.1m

TOM HENRY & CO. estate agents
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4 Drumreany Avenue
Castlecaulfield, Dungannon BT70 3PB

(Floorplan for illustrative purposes only)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Thinking of selling or renting your home?



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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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.