

**43 CARLAND ROAD  
DUNGANNON  
CO. TYRONE  
BT71 4AA**



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

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## **“CHARMING TOWN CONVENIENCE ON THE CARLAND ROAD”**

**A SPACIOUS SEMI-DETACHED PROPERTY WITH A GARAGE IN A MOST CONVENIENT TOWN LOCATION.**

SITUATED ON A GENEROUS SITE ON THE HIGHLY REGARDED CARLAND ROAD, THIS ATTRACTIVE SEMI-DETACHED PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A WELL-PRESENTED & COMFORTABLE HOME IN A CONVENIENT & SOUGHT-AFTER LOCATION. COMBINING GENEROUS ACCOMMODATION WITH ALL THE CONVENIENCE OF TOWN LIVING, THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & DISCERNING INVESTORS ALIKE.

WITH ACCOMMODATION EXTENDING TO 3 BEDROOMS, A SPACIOUS KITCHEN / LIVING / DINING AREA (SURE TO BE THE HEART OF THIS HOME), A FURTHER SITTING ROOM WITH AN OPEN FIREPLACE, A GROUND FLOOR SHOWER ROOM & A FIRST FLOOR BATHROOM, THIS PROPERTY IS IDEALLY SET BACK OFF THE MOST POPULAR CARLAND ROAD, BEHIND MATURE BOUNDARY HEDGING & ENJOYS A GENEROUS SITE WITH AMPLE TARMAC PARKING, LAWNS, A PAVED PATIO AREA AND A GARAGE WITH AN ADJOINING FUEL / UTILITY STORE.

**PROPERTY IN THIS AREA ALWAYS ATTRACTS SIGNIFICANT INTEREST; VIEW EARLY TO AVOID DISPPPOINTMENT!**



**OFFERS OVER: £154,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- SITUATED ON A GENEROUS SITE IN THIS HIGHLY SOUGHT-AFTER LOCATION.
- SUPERB CONVENIENCE WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- ONLY A STROLL TO RENOWNED SCHOOLS, MAJOR EMPLOYERS, SHOPPING, SOCIAL & RECREATIONAL FACILITIES.
- GOOD ACCESS TO MAIN ROADS NETWORK FOR COMMUTING TO COOKSTOWN & FURTHER AFIELD.
- 3 BEDROOMS.
- 2 RECEPTION AREAS.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN PART OPEN TO DINING / LIVING AREA.
- DINING / LIVING AREA WITH OPEN FIREPLACE.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM WITH 3 PIECE SUITE.
- PANELLED INTERNAL DOORS.
- BLINDS INCLUDED IN SALE.
- MAJORITY U.P.V.C. DOUBLE GLAZED WINDOWS.
- RECENTLY INSTALLED GAS FIRED CENTRAL HEATING.
- CLADDING TO FASCIA & SOFFITS.
- ENCLOSED REAR GARDEN LAID TO LAWN WITH PATIO AREA.
- GARAGE WITH ADJOINING FUEL / UTILITY STORE.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- MAY ALSO APPEAL TO DISCERNING INVESTORS.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



**ACCOMMODATION IN BRIEF...**

COVERED PORCH:  
TILED STEP.

ENTRANCE HALL:  
TIMBER EXTERNAL DOOR WITH GLAZED PANELS. CARPET TO FLOOR. CARPET TO STAIRS TO FIRST FLOOR.

UNDER STAIRS CLOAK CUPBOARD:  
ELECTRIC LIGHT.



SITTING ROOM:  
CAST IRON OPEN FIREPLACE WITH TILED HEARTH. FEATURE BOW WINDOW. CARPET TO FLOOR.





**KITCHEN / DINING / LIVING AREA:**

FITTED HIGH & LOW LEVEL UNITS. LEADED GLAZED DISPLAY UNITS. DISPLAY SHELVING. PELMET OVER SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED GAS HOB WITH X-FAN OVER. ELECTRIC UNDER OVEN. SPACE FOR FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. WOODEN CEILING TO KITCHEN. TILED FLOOR TO KITCHEN. P.V.C. EXTERNAL DOOR WITH LEADED GLAZED PANEL TO REAR GARDEN. WOODEN FLOOR TO DINING / LIVING AREA. OPEN FIREPLACE WITH WOODEN MANTLE & TILED HEARTH (BACK BOILER DECOMMISSIONED).



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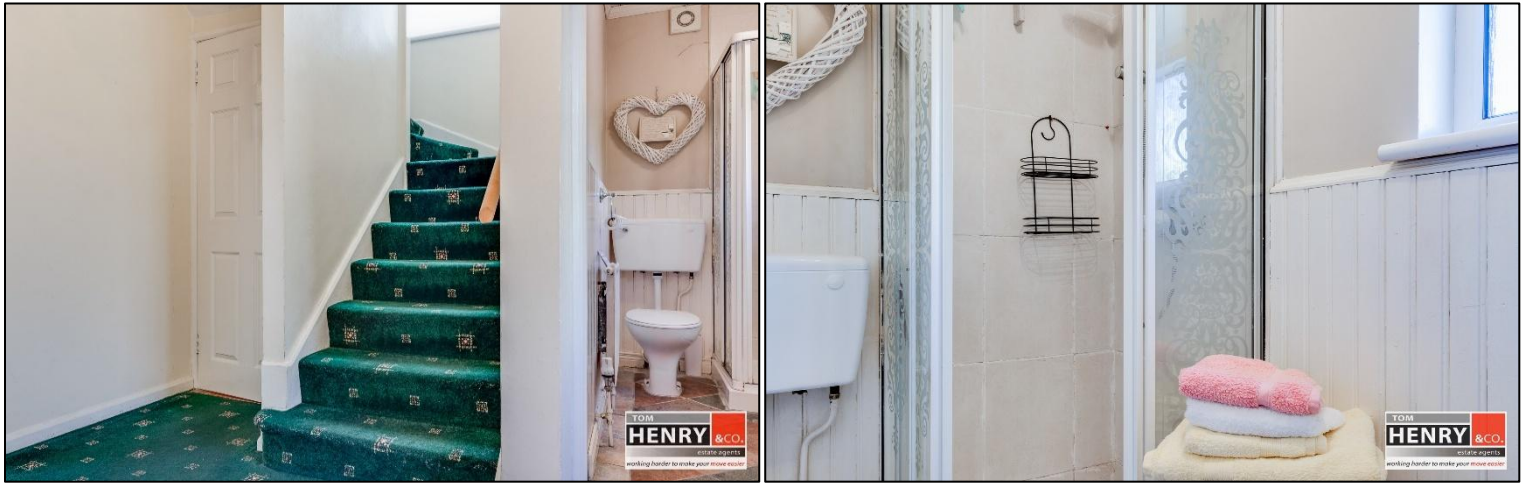
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**SHOWER ROOM:**  
 TILED SHOWER. WASH BASIN WITH TILED SPLASH BACK. TOILET. WOODEN CEILING. PART WOODEN PANELLING TO WALLS. TILED FLOOR. X-FAN.



**FIRST FLOOR:**

**STAIRS & LANDING:**  
 WINDOW TO ½ TURN ON STAIRS. CARPET TO STAIRS & LANDING. HOTPRESS: SHELVED. LINEN CUPBOARD: SHELVED.



BEDROOM 1:  
TO REAR. PRE-FINISHED FLOOR.



BEDROOM 2:  
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:  
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:  
BATH WITH THERMOSTATIC SHOWER OVER. WASH HAND BASIN. TOILET. PART TILED WALLS. TILED FLOOR.



**OUTSIDE:**

TARMAC DRIVE & PARKING FOR MULTIPLE VEHICLES TO FRONT / SIDE. GARDEN TO FRONT LAID TO LAWN WITH MATURE BOUNDARY HEDGING.

GARAGE: ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

FORMER FUEL STORE / UTILITY STORE: PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER.

PAVED PATIO AREA TO REAR. GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP.





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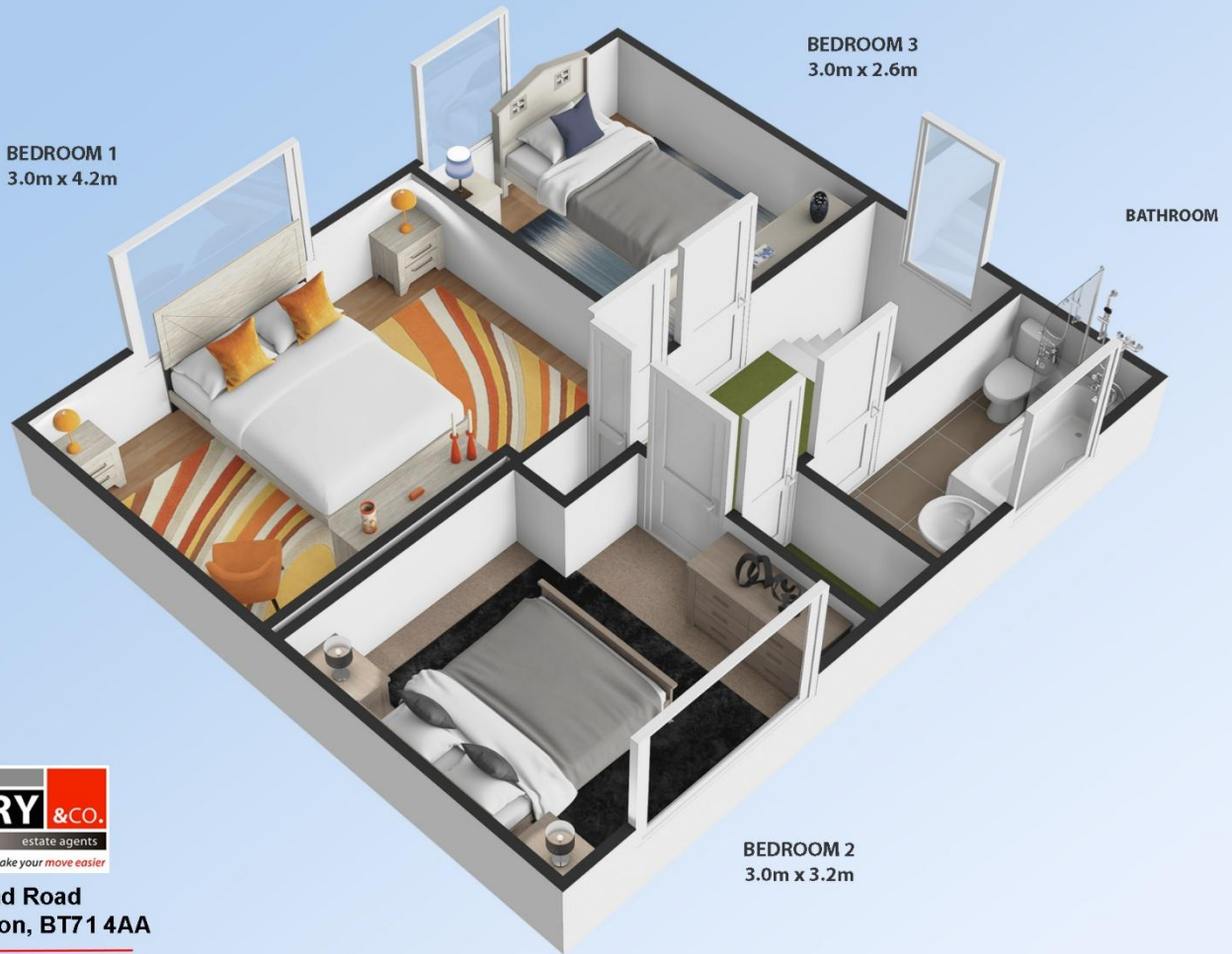
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FLOORPLANS FOR I.D. PURPOSES ONLY.



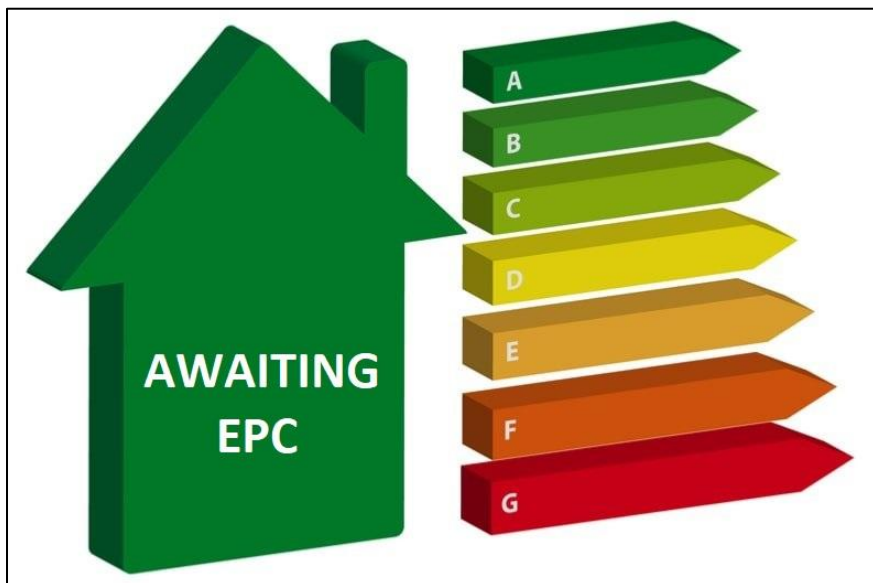
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**43 Carland Road  
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*(Floorplan for illustrative purposes only)*



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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.**