

**15 BREWERY HEIGHTS
DONAGHMORE
DUNGANNON
CO. TYRONE
BT70 3EJ**



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

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“DELIGHTFUL IN DONAGHMORE”

A SPACIOUS & VERSATILE CHALET BUNGALOW ON A SUPERB SITE WITH A GARAGE IN HIGHLY SOUGHT-AFTER DONAGHMORE.

PROVIDING A MUCH SOUGHT-AFTER GROUND FLOOR BEDROOM & BATHROOM, THIS EXTENDED SEMI-DETACHED PROPERTY IS MOST CONVENIENTLY LOCATED WITHIN STROLLING DISTANCE OF ALL PICTURESQUE & EVER POPULAR DONAGHMORE VILLAGE AMENITIES & FACILITIES, INCLUDING RENOWNED SCHOOLS, LOCAL SHOPS & FANTASTIC EATERIES.

WITH SUPERB ACCESS TO THE MAIN ROADS NETWORKS FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD, THIS ATTRACTIVE PROPERTY IS SURE TO APPEAL TO THOSE SEEKING ACCOMMODATION ON 1 LEVEL, FIRST-TIME BUYERS & FAMILIES ALIKE. BOASTING SUPREMELY VERSATILE ACCOMMODATION INCLUDING A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM / DRESSING ROOM, 1 NO. BEDROOM TO ITS GROUND FLOOR WITH FITTED WARDROBES, A BEAUTIFUL BATHROOM, PLUS 2 FURTHER BEDROOMS TO ITS FIRST FLOOR. EXTERNALLY THIS PROPERTY OFFERS A DETACHED GARAGE, A FANTASTIC GARDEN ROOM, AMPLE OFF STREET PARKING & A TRANQUIL REAR GARDEN.

“SIGNIFICANT INTEREST IS ANTICIPATED... DON'T MISS IT!”



OFFERS OVER: £179,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- AN EXTENDED SEMI-DETACHED CHALET BUNGALOW.
- OFFERING SPACIOUS & VERSATILE ACCOMMODATION.
- QUIET, ESTABLISHED, CUL-DE-SAC SITUATION.
- SOUGHT-AFTER DEVELOPMENT IN PICTURESQUE DONAGHMORE VILLAGE.
- ONLY A STROLL TO SHOPS, SCHOOLS, FANTASTIC EATERIES, ETC.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN, CASTLECAULFIELD, ETC.
- SLEEPING & WASHING FACILITIES TO GROUND FLOOR.
- 3 BEDROOMS; MASTER TO GROUND FLOOR WITH FITTED WARDROBES.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM / DRESSING ROOM.
- LUXURY BATHROOM WITH 4 PIECE SUITE INCLUDING FREESTANDING BATH.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- OIL FIRED CENTRAL HEATING WITH PRESSURISED WATER SYSTEM.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- AMPLE OFF-STREET PARKING.
- DETACHED GARAGE.
- GARDEN ROOM / HOME OFFICE; MAY HAVE POTENTIAL FOR CONSULTING ROOMS / TO RUN A BUSINESS FROM HOME (SUBJECT TO REQUIRED CONSENTS).
- SUITABLE FOR CO-OWNERSHIP; SUBJECT TO STATUS.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME FOR THOSE WISHING TO EMBRACE VILLAGE LIVING.
- SURE TO ALSO APPEAL TO THOSE REQUIRING SLEEPING & WASHING FACILITIES ON GROUND FLOOR LEVEL / DOWNSIZERS.
- WILL ATTRACT SIGNIFICANT INTEREST; VIEW EARLY!



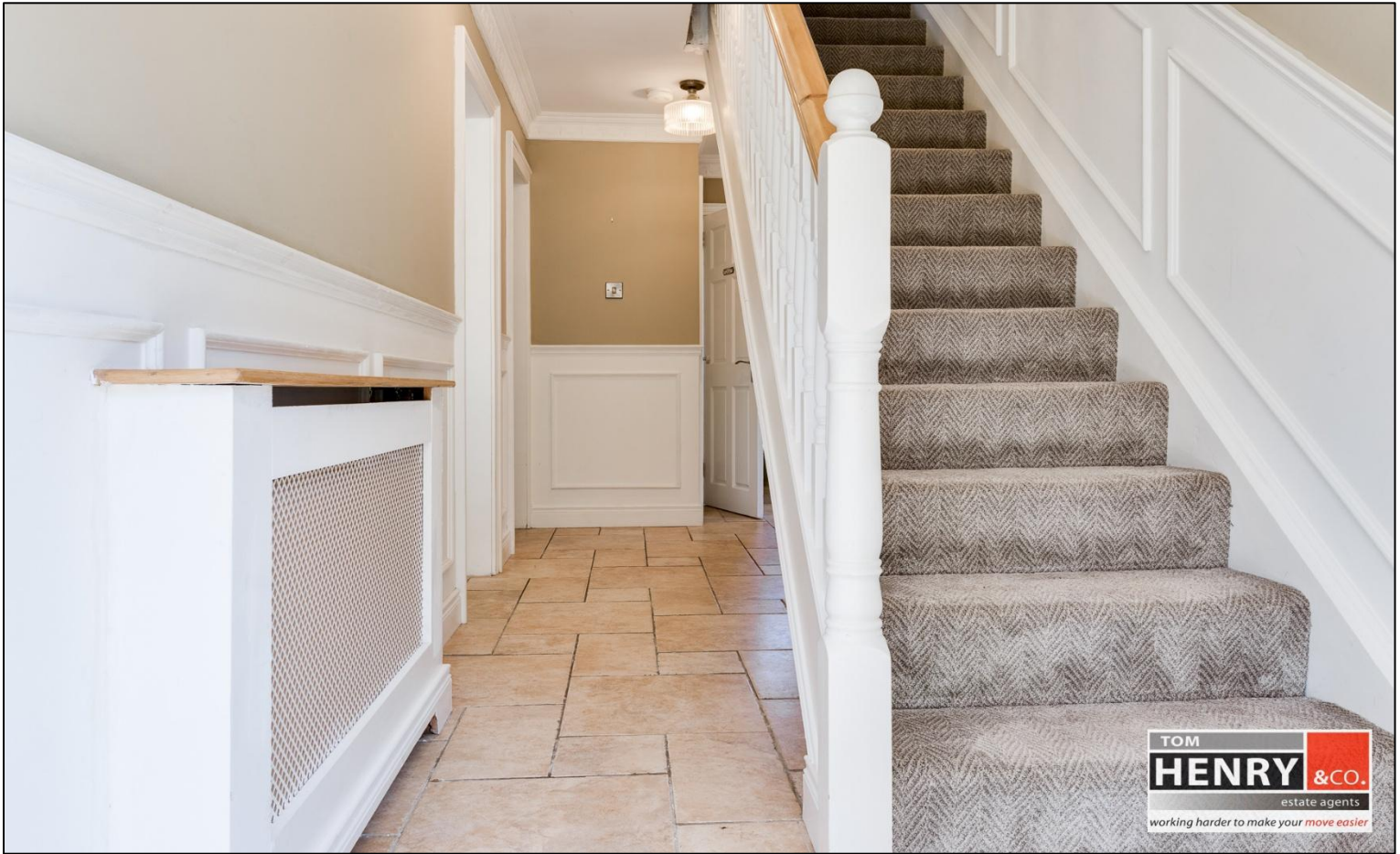
ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.



ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANEL. TILED FLOOR. COVING TO CEILING. PANELLING TO WALLS. CARPET TO STAIRS TO FIRST FLOOR. HOTPRESS: SHELVED.



SITTING ROOM:

GLASS FRONTED STOVE IN STONE CLAD INGLENOOK WITH GRANITE HEARTH & FITTED STORAGE TO EITHER SIDE. BAY WINDOW. WOODEN FLOOR. COVING TO CEILING.



KITCHEN / DINING AREA / SUNROOM:

FITTED HIGH & LOW LEVEL UNITS IN COUNTRY CREAM WITH UNDER UNIT LIGHTING. ILLUMINATED GLASS DISPLAY UNIT. ISLAND UNIT WITH "BELFAST" STYLE SINK WITH MIXER TAP FITTING. INTEGRATED FRIDGE FREEZER. INTEGRATED ELECTRIC "RANGEMASTER" WITH 5 RING HOB & FAN ASSISTED DOUBLE OVEN / GRILL WITH X-FAN OVER. TILED BETWEEN UNITS. TILED FLOOR. DOWN LIGHTING TO CEILING. PART OPEN TO DINING AREA / SUNROOM. VAULTED CEILING. TILED FLOOR. VELUX WINDOWS. GLAZED PANELS & FRENCH DOORS TO REAR GARDEN.





UTILITY ROOM / DRESSING ROOM:
FITTED UNITS. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. TILED FLOOR.
PANELLED WALLS.



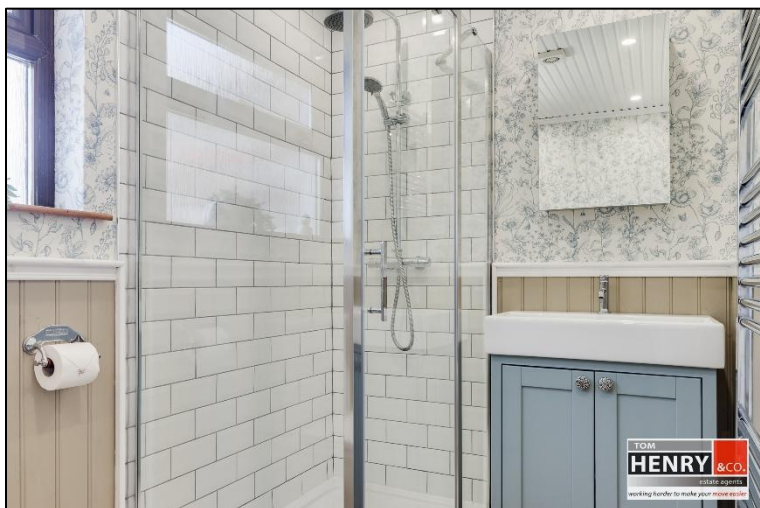
BEDROOM 1:
DUAL ASPECT TO FRONT & SIDE. FITTED WARDROBES. CARPET TO FLOOR. PART PANELLED WALLS. COVING TO CEILING.





BATHROOM:

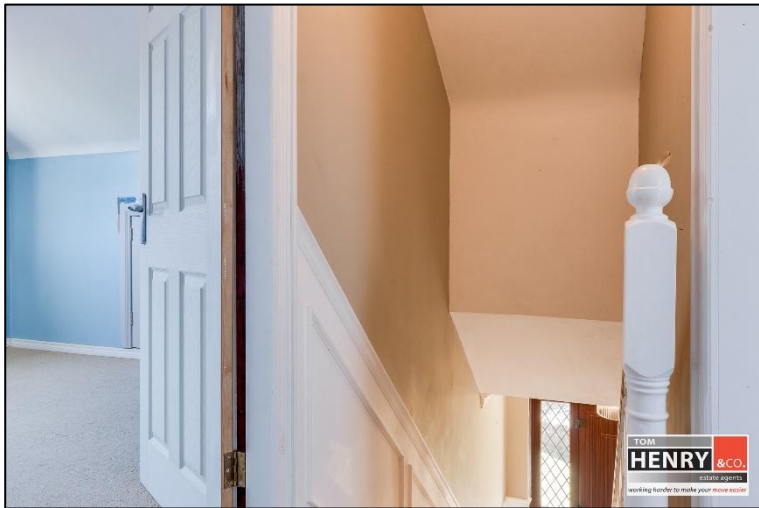
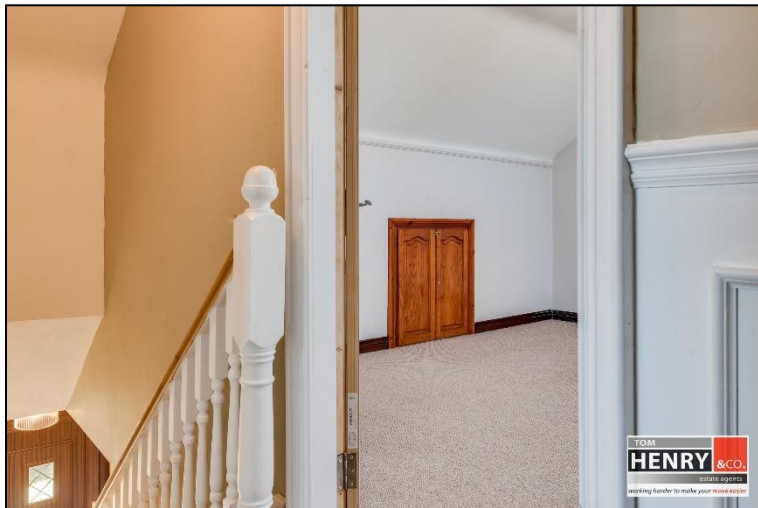
FREESTANDING BATH WITH MIXER TAP FITTING. FULLY TILED THERMOSTATIC SHOWER WITH DUAL HEAD FITTING. WASH HAND BASIN WITH MIXER TAP FITTING IN FITTED VANITY UNIT. TOILET. HEATED TOWEL RAIL. TILED FLOOR. PART PANELLED WALLS. WOODEN CEILING WITH DOWN LIGHTING. X-FAN.





FIRST FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS & LANDING.



BEDROOM 2:
TO SIDE. CARPET TO FLOOR. GABLE WINDOW. ACCESS TO ROOF SPACE STORAGE.



BEDROOM 3:
TO REAR. VELUX WINDOW. CARPET TO FLOOR.



OUTSIDE:

PILLARED & GATED ENTRANCE. TARMAC DRIVE TO GARAGE. GARDEN TO FRONT LAID TO LAWN & SHRUBS.

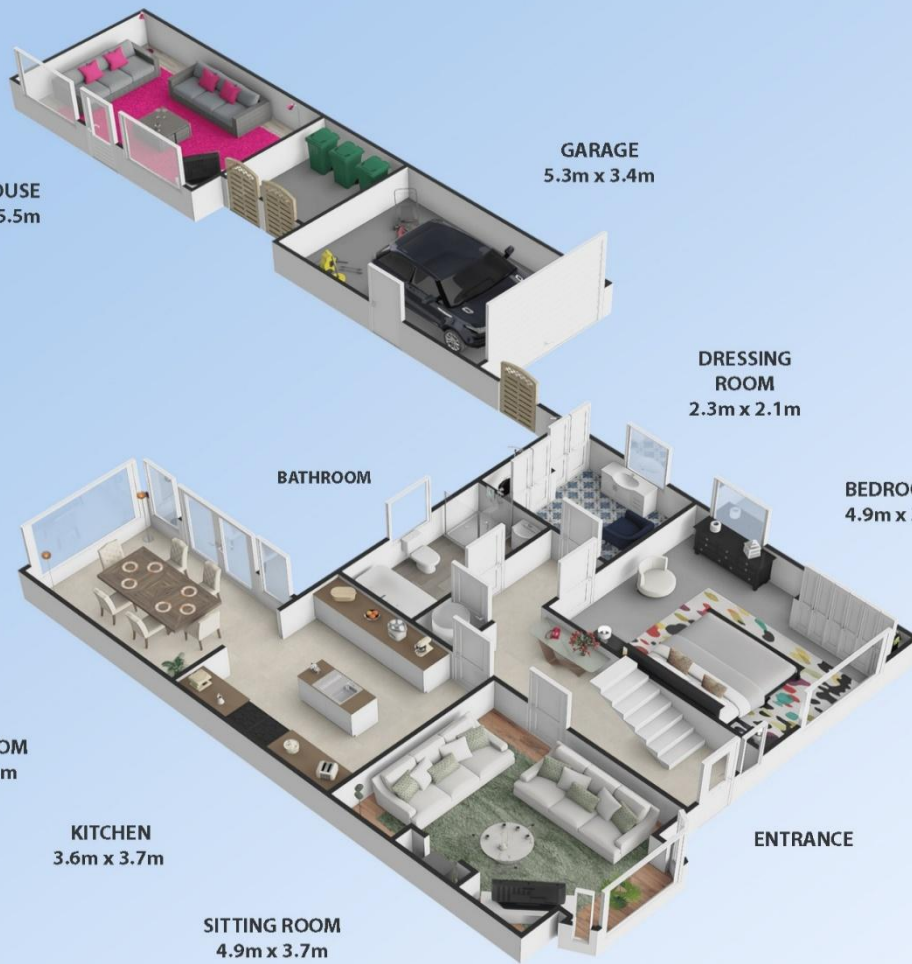
GARAGE:
ROLL-UP DOOR. CENTRAL HEATING BURNER. ELECTRIC LIGHT & POWER POINTS.

ENCLOSED, WELL FENCED GARDEN TO REAR LAID TO LAWN. SLABBED PATIO AREA. ACCESS TO GARAGE. WOODEN STORE. HOME OFFICE / SUN HOUSE / GARDEN ROOM WITH DECKED SITTING AREA.





FLOORPLANS FOR I.D. PURPOSES ONLY.



**15 Brewery Heights
Donaghmore, BT70 3EJ**

(Floorplan for illustrative purposes only)



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(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	46 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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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.