

**33 EASTVALE AVENUE  
KILLYMAN ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6DL**



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

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## **“EXCEPTIONAL IN EASTVALE AVENUE”**

**A BEAUTIFULLY PRESENTED & MOST CONVENIENT END-OF-TERRACE PROPERTY WITH A SUPERB GARDEN.**

LOCATED WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS & LOCAL SHOPS, THIS EXTENDED 3 BEDROOM TOWN PROPERTY ENJOYS AN EXCEPTIONALLY GENEROUS CORNER SITE IN THIS ESTABLISHED RESIDENTIAL AREA.

PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT BY ITS CURRENT OWNER OCCUPIERS, ITS INTERNAL ACCOMMODATION BOASTS A BRIGHT ENTRANCE HALL WITH A MODERN OAK & GLASS STAIRCASE, A SITTING ROOM, A GENEROUS KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING, A RECENTLY UPDATED GROUND FLOOR BATHROOM & 3 NO. BEDROOMS TO ITS FIRST FLOOR.

THIS AFFORDABLE & CONVENIENT PROPERTY IS READY TO “JUST MOVE-IN” & IS SURE TO APPEAL TO A RANGE OF PURCHASERS...

**A FANTASTIC FIRST-HOME, DOWNSIZE WITH THE CONVENIENCE OF TOWN LIVING OR A MOST DISCERNING BUY-TO-LET!**



**OFFERS OVER: £124,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- AN EXTENDED END-OF-TERRACE TOWN PROPERTY.
- OWNER OCCUPIED & PRESENTED FOR SALE IN IMMACULATE ORDER.
- SITUATED ON AN EXCEPTIONALLY GENEROUS CORNER SITE.
- LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS, RENOWNED SCHOOLS & MAJOR EMPLOYERS.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; 2 NO. WITH FITTED / BUILT-IN STORAGE.
- BRIGHT ENTRANCE HALL WITH MODERN OAK & GLASS STAIRCASE.
- EXTENDED KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- RECENTLY UPDATED BATHROOM.
- WINDOW COVERINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING; KITCHEN & BATHROOM UNDERFLOOR ELECTRIC.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- COMPOSITE FRONT EXTERNAL DOOR / P.V.C. REAR EXTERNAL DOOR.
- SECURITY CAMERAS & “RING” DOORBELL INCLUDED IN SALE.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL AS AN AFFORDABLE & CONVENIENT HOME.
- GREAT AS A “READY-TO-GO” BUY-TO-LET.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.



**ACCOMMODATION IN BRIEF...**

COVERED PORCH:  
RECESSED LIGHTING.

ENTRANCE HALL:  
COMPOSITE EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANELS. FEATURE WALL PANELLING. TILED FLOOR. ILLUMINATED OAK & GLASS STAIRCASE TO FIRST FLOOR.



SITTING ROOM:  
PRE-FINISHED FLOOR. HOTPRESS WITH FEATURE PANELLED SLIDING DOOR.

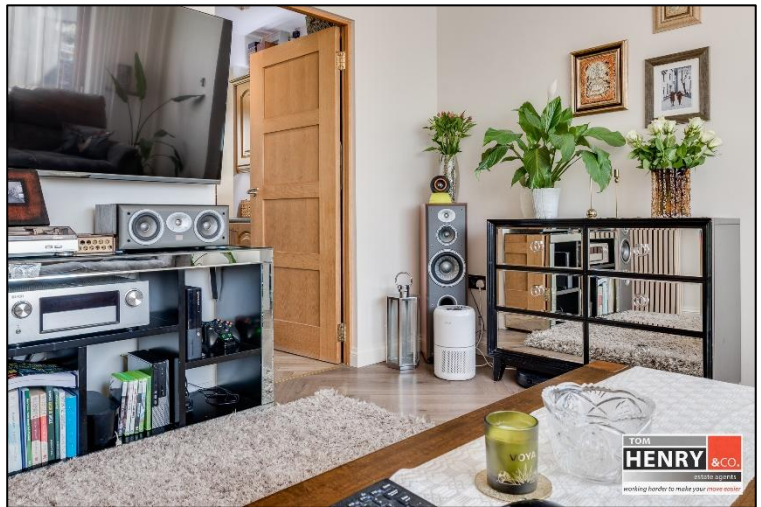




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**KITCHEN / DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED UNDER OVEN. SPACE FOR FRIDGE FREEZER. SPACE FOR DISHWASHER. PLUMBED FOR A.W.M. TILED BETWEEN UNITS. TILED FLOOR WITH UNDER FLOOR ELECTRIC HEATING. GLAZED P.V.C. EXTERNAL DOOR TO REAR GARDEN.



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**BATHROOM:**  
BATH WITH MIXER TAP SHOWER HEAD FITTING.  
WASH HAND BASIN WITH MIXER TAP FITTING  
IN VANITY UNIT. TOILET. HEATED TOWEL RAIL.  
SOME WALL TILING. TILED FLOOR WITH UNDER  
FLOOR ELECTRIC HEATING. SPACE UNDER  
STAIRS FOR TUMBLE DRYER. X-FAN.



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**FIRST FLOOR:**

**STAIRS & LANDING:**

ILLUMINATED OAK & GLASS STAIRCASE TO FIRST FLOOR. SOLID WOODEN FLOOR TO LANDING.



**BEDROOM 1:**

TO FRONT. WOODEN FLOOR. FITTED WARDROBE WITH SLIDING DOORS.



**BEDROOM 2:**  
TO REAR. WOODEN FLOOR. FEATURE "STARLIGHT" CEILING.



**BEDROOM 3:**  
TO FRONT. WOODEN FLOOR. BUILT-IN CUPBOARD.



**ATTIC:**  
PART FLOORED FOR STORAGE.

**OUTSIDE:**

GRAVELLED GARDEN TO FRONT WITH EXTERNAL LIGHTING.

EXCEPTIONALLY GENEROUS, ENCLOSED GARDEN TO SIDE & REAR LAID TO LAWN. OUTSIDE WATER TAP. EXTERNAL POWER SOCKET. GLASS HOUSE INCLUDED IN SALE. GARDEN STORE WITH ELECTRIC LIGHT.





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**FLOORPLANS FOR I.D. PURPOSES ONLY.**



**KITCHEN / DINING**  
 4.5m x 3.5m

**BATHROOM**

**ENTRANCE**

**SITTING ROOM**  
 4.0m x 3.5m

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*(Floorplan for illustrative purposes only)*

BEDROOM 2  
2.3m x 3.5m

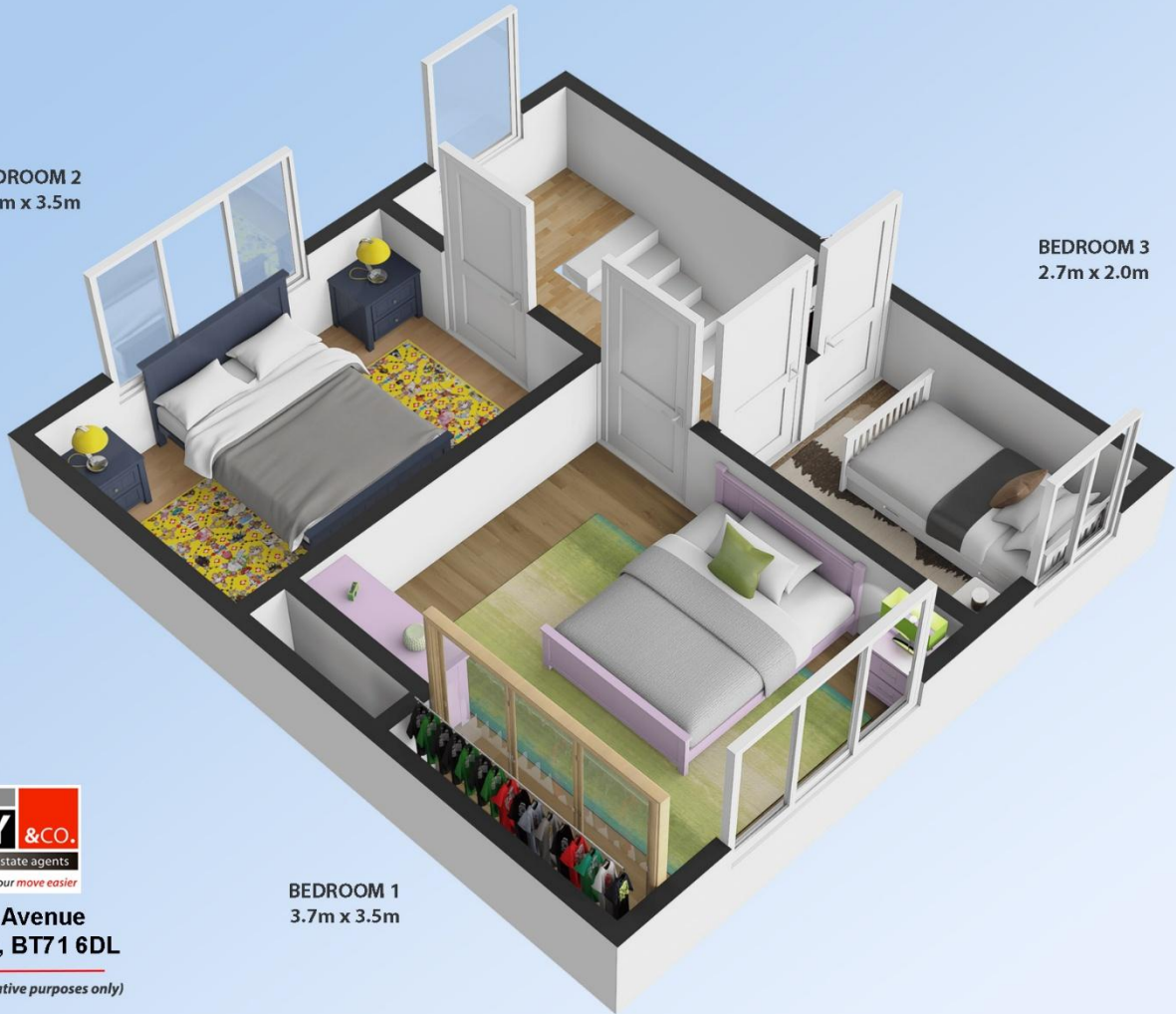
BEDROOM 3  
2.7m x 2.0m

BEDROOM 1  
3.7m x 3.5m



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(Floorplan for illustrative purposes only)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.**