

**1 WOODGLEN CRESCENT
MORGANS HILL ROAD
COOKSTOWN
CO. TYRONE
BT80 8EL**



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

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Co. Tyrone,
N. Ireland
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“WONDERFUL IN WOODGLEN CRESCENT”

A SPACIOUS & VERSATILE DETACHED RESIDENCE IN THIS ESTABLISHED & SOUGHT-AFTER DEVELOPMENT.

SITUATED AT THE ENTRANCE TO ESTABLISHED WOODGLEN CRESCENT, JUST-OFF THE HIGHLY SOUGHT AFTER & MOST CONVENIENT MORGANS HILL ROAD, THIS SUBSTANTIAL DETACHED RESIDENCE IS PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT & OFFERS SPACIOUS & VERSATILE ACCOMMODATION, PERFECT FOR MODERN FAMILY LIVING.

LOCATED ONLY A SHORT DISTANCE FROM COOKSTOWN TOWN CENTRE, THIS HOME BENEFITS FROM CONVENIENT ACCESS TO LOCAL SCHOOLS, SHOPS, RECREATIONAL FACILITIES & TRANSPORT LINKS FOR COMMUTING TO FURTHER AFIELD.

FINISHED TO A HIGH STANDARD THIS HOME PROVIDES BRIGHT, WELL-PROPORTIONED ROOMS EXTENDING TO UP TO 6 BEDROOMS PLUS A HOME OFFICE / STUDY, UP TO 4 RECEPTION AREAS (DEPENDING ON INDIVIDUAL REQUIREMENTS), GENEROUS OFF-STREET PARKING, A DETACHED GARAGE & A PRIVATE REAR GARDEN LAID TO LAWNS, A PATIO & A BRICK BUILT BBQ; READY TO ENJOY WITH THE FAMILY THIS SUMMER!

PROPERTY WITHIN THIS DEVELOPMENT RARELY COMES TO THE MARKET, AND THIS EXCEPTIONAL HOME SHOULD ATTRACT SIGNIFICANT INTEREST...

...VIEW EARLY TO AVOID MISSING OUT!



GUIDE PRICE: £364,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED RESIDENCE.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- PRIME SITE AT THE ENTRANCE TO THIS ESTABLISHED DEVELOPMENT.
- JUST OFF THE MOST POPULAR MORGANS HILL ROAD.
- CLOSE TO LOCAL SCHOOLS, SHOPS, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- UP TO 6 BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS.
- MASTER BEDROOM ENSUITE.
- UP TO 4 RECEPTION AREAS DEPENDING ON INDIVIDUAL REQUIREMENTS.
- IMPRESSIVE RECEPTION HALL WITH OPEN FIREPLACE & SITTING AREA.
- DUAL ASPECT SITTING ROOM WITH GLASS FRONTED STOVE & FRENCH DOORS TO REAR GARDEN.
- SPACIOUS KITCHEN / FAMILY DINING AREA PART OPEN TO SNUG.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- FORMAL DINING ROOM.
- UTILITY ROOM WITH SPACE TO IRON; GREAT FOR THE MODERN MAN!
- HOME OFFICE / STUDY.
- 6 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- MAJORITY WINDOW COVERINGS INCLUDED IN SALE (CURTAINS & POLES IN DINING ROOM & LOUNGE NOT INCLUDED).
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- DETACHED GARAGE WITH OUTSIDE TOILET.
- PRIVATE REAR GARDEN WITH LAWN, PATIO AREA & BRICK BUILT BBQ.
- ACCOMMODATION, PRESENTATION & LOCATION; A WONDERFUL FAMILY HOME!



ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT. PAVED RAMP & STEPS.



RECEPTION HALL:
DOUBLE P.V.C. EXTERNAL DOORS WITH LEADED GLASS PANELS. CARPET TO FLOOR. OPEN FIREPLACE WITH CAST IRON SURROUND & TILED HEARTH TO SITTING AREA. WALL & CENTRE LIGHT POINTS. OPEN TREAD STAIR CASE TO FIRST FLOOR WITH CARPET.





SITTING ROOM:
 DUAL ASPECT TO FRONT & REAR. GLASS FRONTED SOLID FUEL STOVE WITH MARBLE SURROUND & HEARTH. WOODEN FLOOR. WALL & CENTRE LIGHT POINTS. DOUBLE GEORGIAN GLAZED DOORS TO FORMAL DINING ROOM. GLAZED FRENCH DOORS TO REAR GARDEN.





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FORMAL DINING ROOM:
DOUBLE GEORGIAN GLAZED DOORS TO / FROM SITTING ROOM. WOODEN FLOOR.



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KITCHEN / DINING AREA / SNUG:

FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY CABINET. S.S. SINK & DRAINER WITH MIXER TAP FITTING. RANGE TYPE COOKER WITH 8 RING GAS HOB & ELECTRIC UNDER OVENS IN TILED INGLENOOK WITH OVER MANTLE & X-FAN. AMERICAN SYLE FRIDGE FREEZER WITH ICE & WATER DISPENSER. INTEGRATED DISHWASHER. PART OPEN TO SNUG. RECESSED LIGHTING. TILED FLOOR.

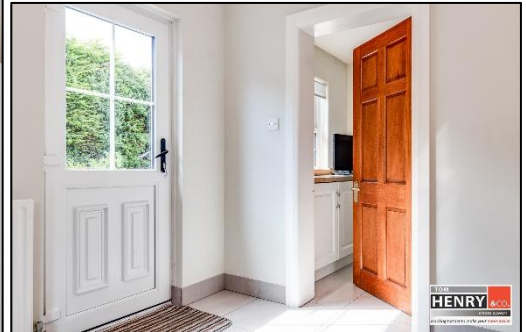


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UTILITY ROOM:

FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR TUMBLE DRYER. PLUMBED FOR A.W.M. TILED SPLASH BACK. TILED FLOOR. CLOAK / STORAGE CUPBOARD. P.V.C. REAR EXTERNAL DOOR WITH GLAZED TOP PANEL.



CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. PART WOODEN PANELLING TO WALLS. PRE-FINISHED FLOOR.



BEDROOM 6 / LIVING ROOM:

TO FRONT / SIDE. SEPARATE EXTERNAL ACCESS VIA COMPOSITE SIDE DOOR WITH LEADED GLASS TOP PANELS. CARPET TO FLOOR. FITTED WARDROBES. MAY BE SUITABLE FOR CONSULTING ROOM / HOME OFFICE / TREATMENT ROOM (SUBJECT TO NECESSARY CONSENTS).

FIRST FLOOR:

STAIRS & LANDING:

OPEN TREAD STAIRCASE WITH CARPET. CARPET TO FLOOR TO LANDING. SEMI-MINSTRELS' GALLERY. SPACE FOR STUDY / CONTEMPLATION. HOTPRESS: SHELVED WITH ELECTRIC LIGHT.

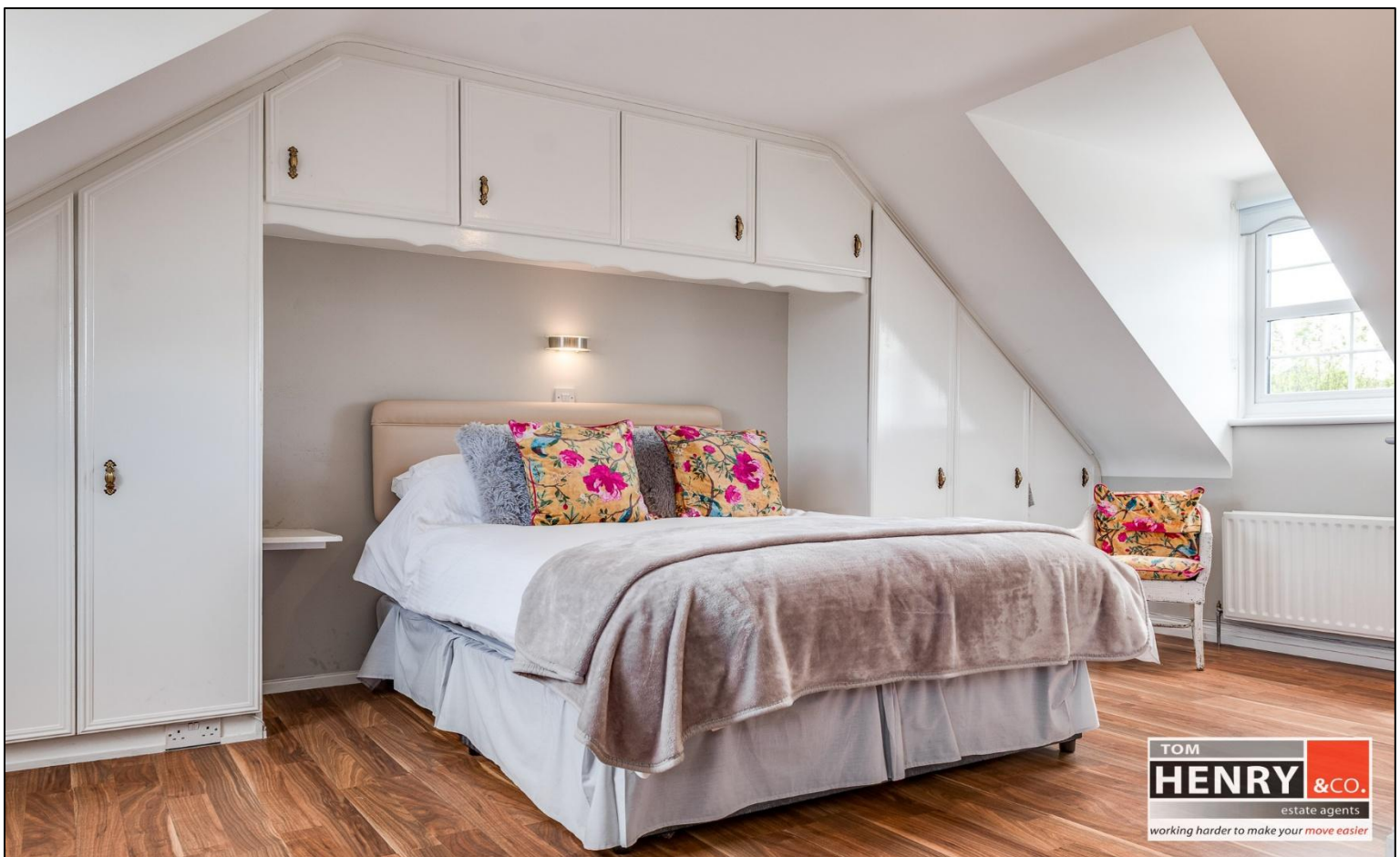


BEDROOM 1:

DUAL ASPECT TO FRONT & REAR. FITTED FURNITURE TO INCLUDE; WARDROBES, HAT BOXES & DRESSING TABLE. BUILT-IN CUPBOARD. PRE-FINISHED FLOOR.

ENSUITE:

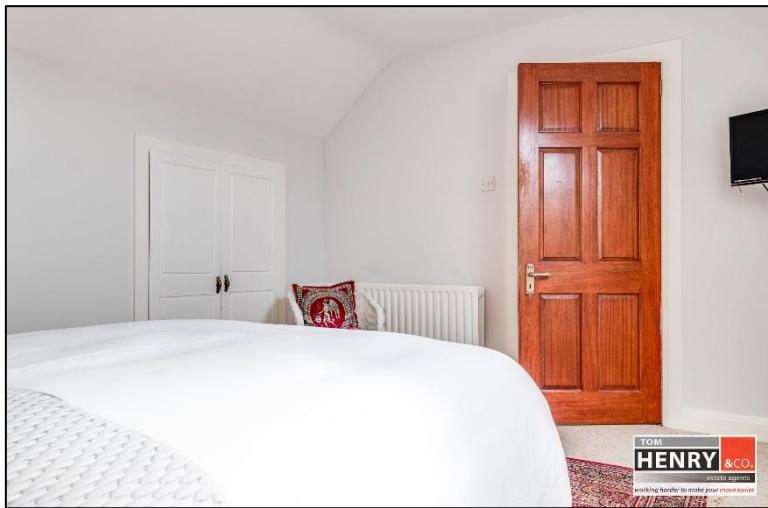
FULLY TILED SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT WITH ILLUMINATED, RECESSED MIRROR OVER. ELECTRIC SHAVER SOCKET. TOILET. PART TILED WALLS. TILED FLOOR. X-FAN.





BEDROOM 2:
VELUX WINDOW TO REAR. BUILT-IN EAVES STORAGE CUPBOARDS. CARPET TO FLOOR.





BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BEDROOM 4:
TO FRONT. CARPET TO FLOOR.



BEDROOM 5:
TO REAR. CARPET TO FLOOR.



BATHROOM:
BATH. SHOWER. WASH HAND BASIN WITH MIRROR OVER. ELECTRIC SHAVER SOCKET. TOILET. TILED WALLS. TILED FLOOR. X-FAN.



STUDY / HOME OFFICE:
TO FRONT. CARPET TO FLOOR.



OUTSIDE:

PILLARED ENTRANCE & FRONT BOUNDARY WALL TO GENEROUS TARMAC DRIVEWAY & PARKING TO GARAGE. GARDEN TO FRONT LAID TO LAWN.

LARGE DETACHED GARAGE:
ROLL-UP DOOR. ELECTRIC LIGHTS & POWER POINTS. CENTRAL HEATING BURNER. TOILET & WASH BASIN. P.V.C. PEDESTRIAN DOOR TO SIDE.

GARDEN TO REAR LAID TO LAWN. OUTSIDE WATER TAP. CONCRETE PATIO AREA. FEATURE BRICK BUILT BBQ.

WOODEN GARDEN SHED:
ELECTRIC LIGHT & POWER POINTS. PART OPEN WOOD STORE TO REAR.

GENEROUS PROVISION OF EXTERNAL LIGHTING.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

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FLOORPLANS FOR I.D. PURPOSES ONLY.

SITTING ROOM
7.1m x 4.0m

DINING ROOM
3.7m x 4.7m

KITCHEN
3.7m x 4.1m

SNUG

UTILITY
3.0m x 3.2m

W.C.

W.C.

ENTRANCE

W.C.

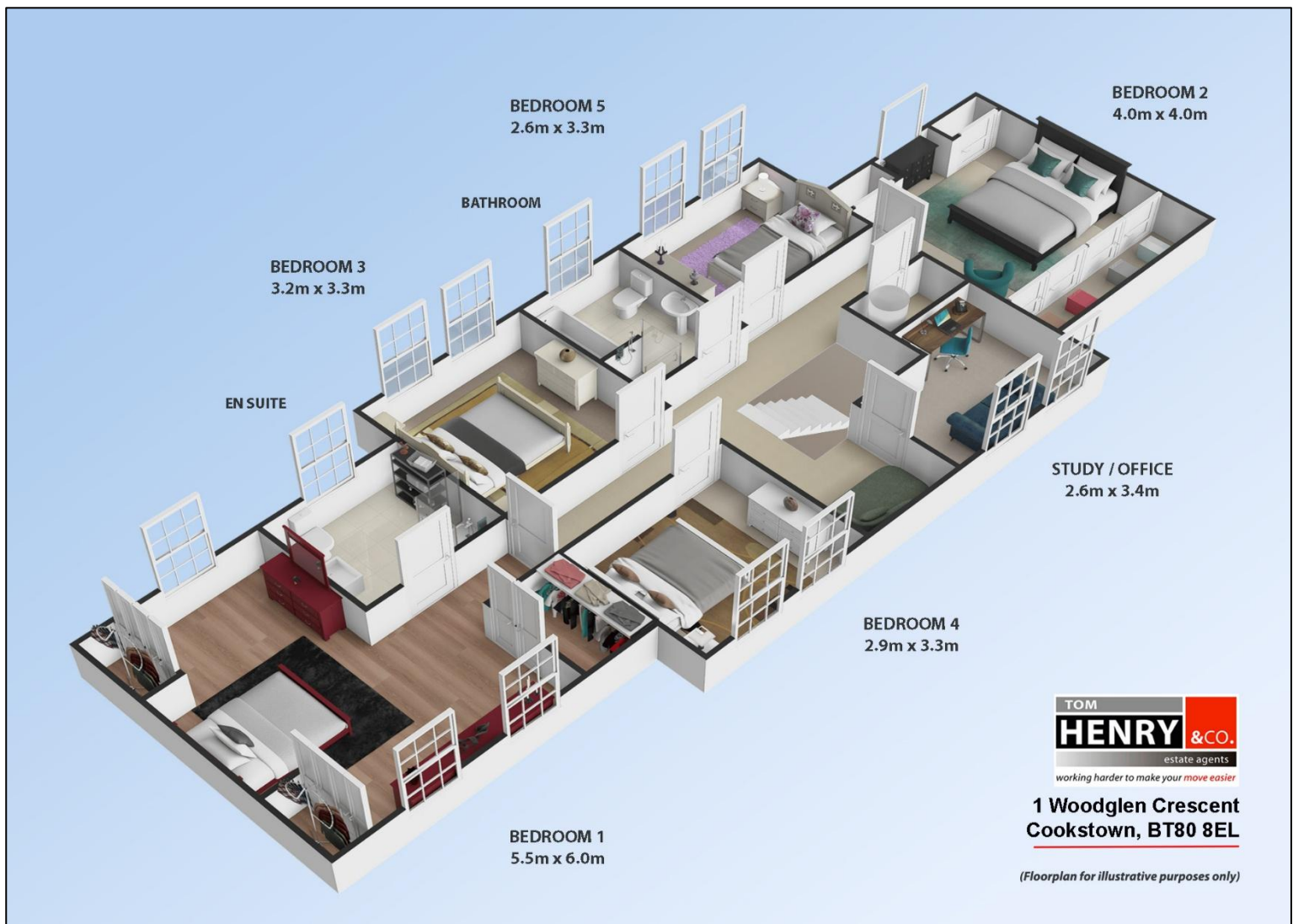
BEDROOM 6
3.9m x 10.0m

GARAGE
11.6m x 5.0m

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1 Woodglan Crescent
Cookstown, BT80 8EL

(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.