

**258 BALLYGAWLEY ROAD
DUNGANNON
CO. TYRONE
BT70 1TG**



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

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

“CREATE BEAUTIFUL ON THE BALLYGAWLEY ROAD”

A HIGH SPECIFICATION NEW BUILD RESIDENCE AFFORDING THE OPPORTUNITY TO CREATE A DREAM HOME.

THIS STUNNING DETACHED NEW BUILD PROPERTY HAS BEEN CONSTRUCTED TO THE HIGHEST OF STANDARDS THROUGHOUT TO PROVIDE SPACIOUS & VERSATILE ACCOMMODATION IDEAL FOR MODERN FAMILY LIVING, WITH A CHOICE OF COSMETIC FINISHES AVAILABLE FOR THE FORTUNATE PURCHASER TO EXERT THEIR OWN TASTE & CREATE A DREAM COUNTRY HOME.

EXTENDING TO CIRCA. 2388 SQ FT & SITUATED ON A GENEROUS SITE APPROX. 0.2 ACRES IN THIS EVER POPULAR, SEMI-RURAL, YET COMMUTER CONVENIENT LOCATION; SURROUNDED BY BEAUTIFUL COUNTRYSIDE YET ONLY MINUTES BY CAR TO BALLYGAWLEY, DUNGANNON & THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

PROVIDING ENVIABLE ACCOMMODATION OVER TWO FLOORS, THIS 4 BEDROOM, 3 RECEPTION AREA, 3 BATHROOM RESIDENCE OFFERS A MASTER SUITE, ENSUITE WITH DRESSING ROOM, AN OPEN PLAN KITCHEN / DINING / LIVING SPACE (SURE TO BE THE HEART OF THIS IMPRESSIVE HOME), A SITTING ROOM, A FURTHER SUNROOM, A GROUND FLOOR SHOWER ROOM, A GENEROUS UTILITY ROOM / BOOT ROOM, AMPLE OFF-STREET PARKING WITH REMOTE GATED ENTRANCE & EASILY MAINTAINED, LANDSCAPED GARDENS.

A RARE OPPORTUNITY; BRAND NEW & READY FOR YOU... DON'T MISS OUT!



OFFERS OVER: £399,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

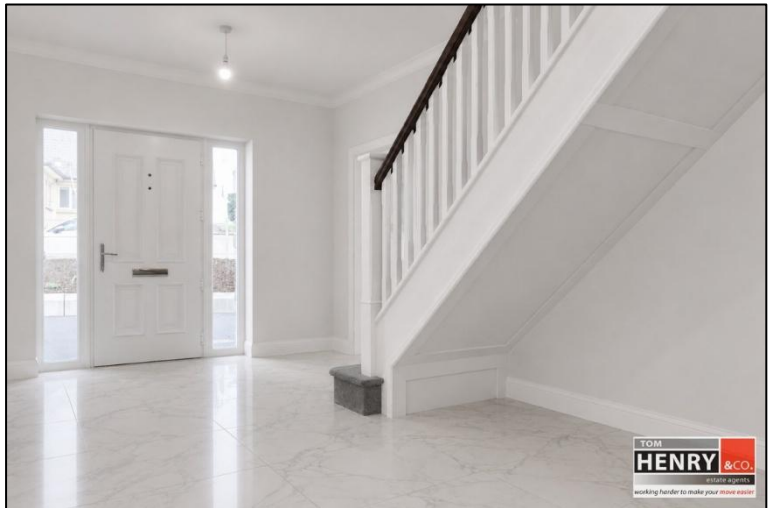
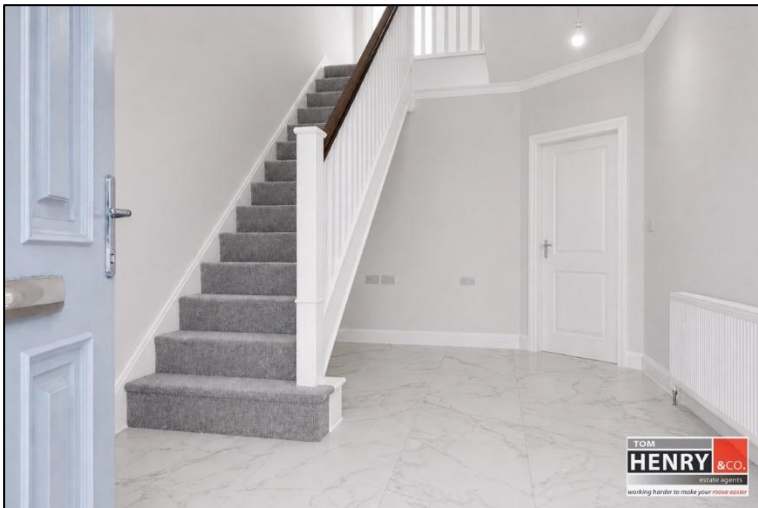
PROPERTY FEATURES...

- A STUNNING NEW BUILD DETACHED RESIDENCE.
- OPPORTUNITY TO FINISH TO YOUR OWN TASTE WITH CHOICES FROM THE BUILDERS EXTENSIVE RANGE.
- EXTENDING TO CIRCA. 2388 SQ FT.
- SITUATED ON A GENEROUS, LANDSCAPED SITE APPROX. 0.2 ACRES.
- HIGHLY SOUGHT-AFTER, QUIET, SEMI-RURAL, YET COMMUTER CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON & BALLYGAWLEY.
- SUPERB ACCESS TO THE M1 / A4 BYPASS; 45 MINUTES TO BELFAST CITY.
- 4 DOUBLE BEDROOMS.
- ENVIABLE MASTER SUITE, ENSUITE & DRESSING ROOM.
- 3 FURTHER BEDROOMS WITH BUILT-IN STORAGE.
- 3 RECEPTION AREAS.
- IMPRESSIVE OPEN PLAN KITCHEN / DINING / LIVING AREA.
- CHOICE OF KITCHEN & UTILITY ROOM DOORS, WORKTOPS & HANDLES FROM THE BUILDERS RANGE.
- SUNROOM WITH GLASS FRONTED STOVE.
- GENEROUS UTILITY ROOM / BOOT ROOM.
- GROUND FLOOR SHOWER ROOM.
- FIRST FLOOR BATHROOM.
- CHOICE OF FLOOR TILES FROM THE BUILDERS RANGE TO ENTRANCE HALL, KITCHEN / DINING / LIVING AREA, UTILITY ROOM & GROUND FLOOR SHOWER ROOM.
- CHOICE OF WOODEN / PRE-FINISHED FLOOR FROM BUILDERS RANGE TO SITTING ROOM & SUNROOM.
- CHOICE OF CARPET FROM THE BUILDERS RANGE TO STAIRS / LANDING & BEDROOMS.
- CHOICE OF SPLASH BACK TILES FROM THE BUILDERS RANGE TO GROUND FLOOR SHOWER ROOM, BATHROOM & ENSUITE.
- CHOICE OF STOVE & SURROUND FROM THE BUILDERS RANGE FOR SUNROOM.
- WHITE TWO PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- REMOTE GATED ENTRANCE.
- TARMAC DRIVEWAY / PARKING SURROUNDING THE PROPERTY.
- GARDENS LAID TO LAWNS WITH SHRUB BEDS.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- UPGRADES AVAILABLE AT COST.
- A FANTASTIC OPPORTUNITY; NOT TO BE MISSED!



ACCOMMODATION IN BRIEF...

RECEPTION HALL:
CHOICE OF FLOOR TILES FROM BUILDERS RANGE. CHOICE OF CARPET FOR STAIRS TO FIRST FLOOR.



SITTING ROOM:
CHOICE OF WOODEN / PRE-FINISHED FLOOR FROM BUILDERS RANGE.





KITCHEN / LIVING / FAMILY DINING AREA:
CHOICE OF DOORS, WORKTOP & HANDLES FROM BUILDERS RANGE. CHOICE OF FLOOR TILES FROM BUILDERS RANGE.





TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



TOM
HENRY & CO.
estate agents
working harder to make your move easier



SUNROOM:

GLASS FRONTED STOVE. SEMI-VAULTED CEILING. CHOICE OF WOODEN / PRE-FINISHED FLOOR FROM BUILDERS RANGE. FRENCH DOORS TO REAR.



REAR LOBBY:
U.P.V.C OUTER DOOR.



UTILITY ROOM / BOOT ROOM:
CHOICE OF DOORS, WORKTOP & HANDLES FROM BUILDERS RANGE. CHOICE OF FLOOR TILES FROM BUILDERS RANGE.



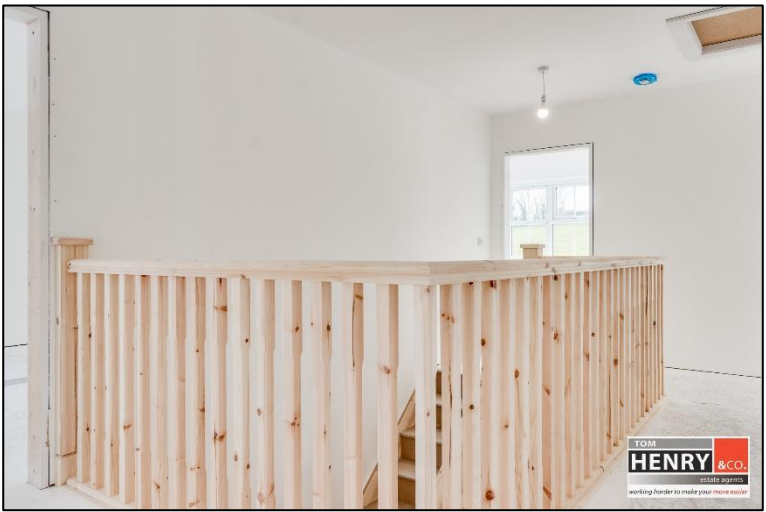
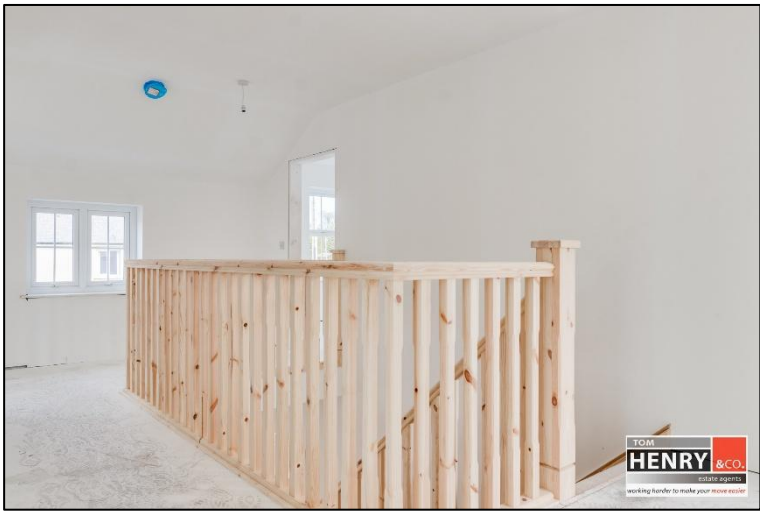
SHOWER ROOM:
CHOICE OF FLOOR TILES & SPLASH BACK FROM BUILDERS RANGE.



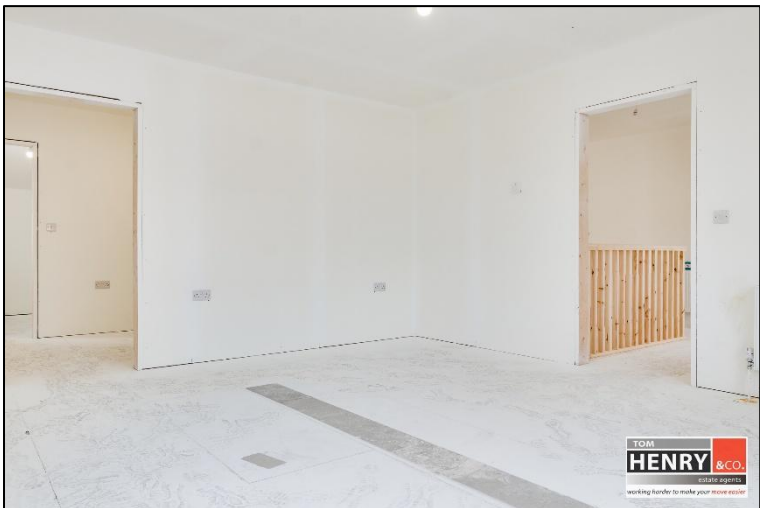
FIRST FLOOR:

STAIRS & LANDING:
CHOICE OF CARPET FROM BUILDERS RANGE. HOTPRESS:





BEDROOM 1:
DUAL ASPECT TO FRONT & SIDE. CHOICE OF CARPET FROM BUILDERS RANGE.





DRESSING ROOM:



ENSUITE:
CHOICE OF FLOOR TILES & SPLASH BACK FROM BUILDERS RANGE.



BEDROOM 2:
DUAL ASPECT TO FRONT & SIDE. BUILT-IN WARDROBE. CHOICE OF CARPET FROM BUILDERS RANGE.



BEDROOM 3:
TO REAR. BEAUTIFUL VIEWS OF OPEN COUNTRYSIDE. BUILT-IN WARDROBE. CHOICE OF CARPET FROM BUILDERS RANGE.



BEDROOM 4:
TO REAR. BEAUTIFUL VIEWS OF OPEN COUNTRYSIDE. BUILT-IN WARDROBE. CHOICE OF CARPET FROM BUILDERS RANGE.



BATHROOM:

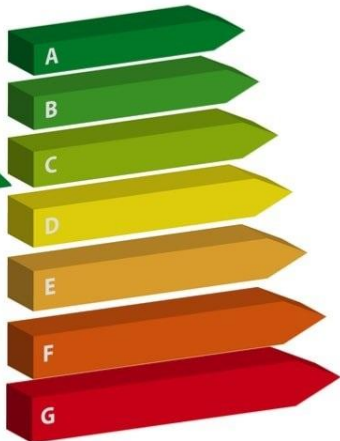
CHOICE OF FLOOR TILES & SPLASH BACK FROM BUILDERS RANGE.



OUTSIDE:

REMOTE GATED ENTRANCE WITH ESTATE RAILING TO FRONT BOUNDARY. TARMAC PARKING TO FRONT, SIDE & REAR. GENEROUS PROVISION OF EXTERNAL LIGHTING. LANDSCAPED GARDENS LAID TO LAWNS & SHRUBS. OUTSIDE WATER TAP.





Thinking of selling or renting your home?



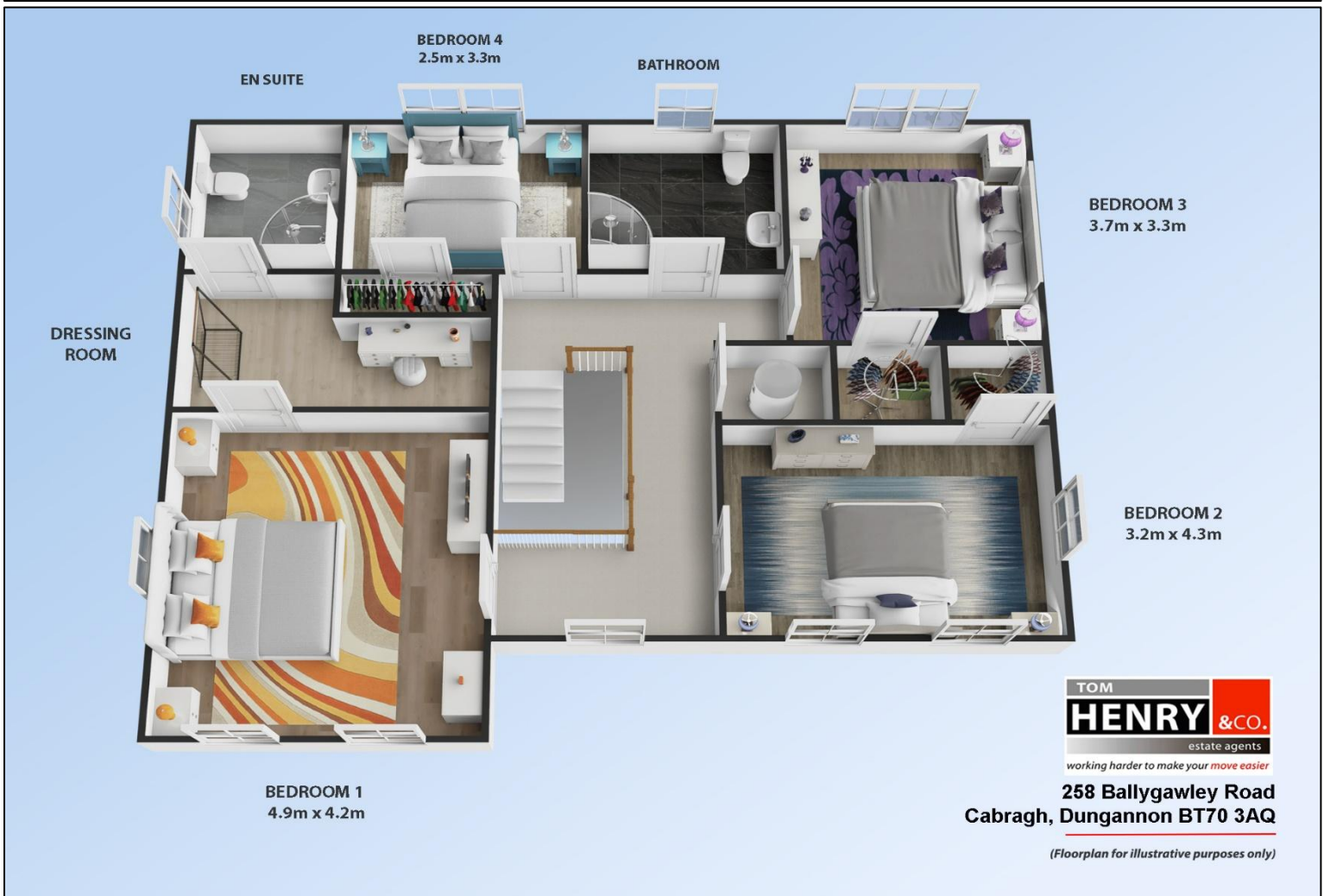
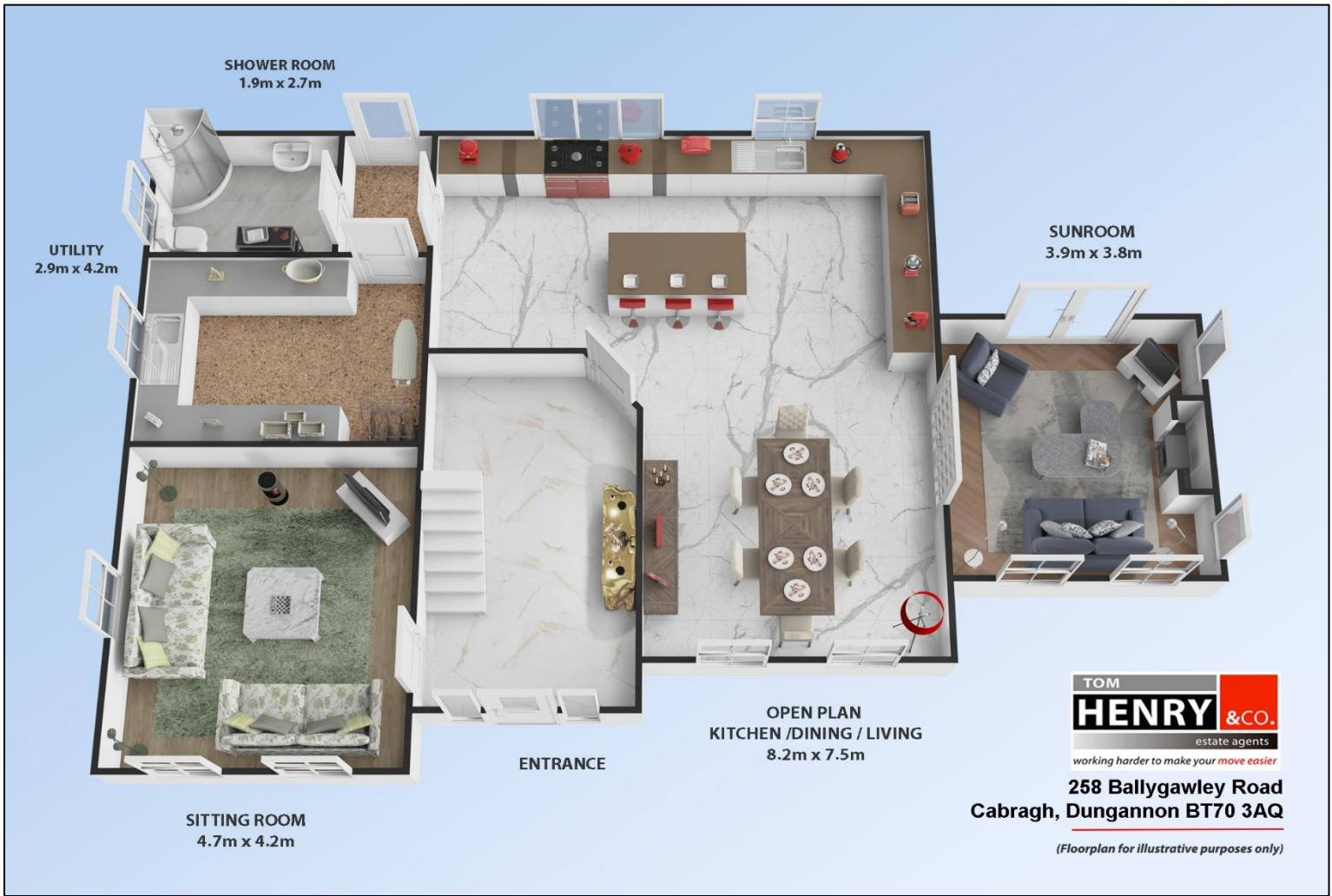
Want to know what your property is worth?

- > **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

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

FLOORPLANS FOR I.D. PURPOSES ONLY.



N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions may be taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.