

**35 LISNAMONAGHAN ROAD
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3NH**



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

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“LIFE ON ONE LEVEL AT LISNAMONAGHAN”

A SPACIOUS DETACHED BUNGALOW WITH A GARAGE ON A PRIME SITE IN A POPULAR OUTER VILLAGE SITUATION.

PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT, THIS DETACHED BUNGALOW WAS CONSTRUCTED FOR OWNER OCCUPATION CIRCA. 21 YEARS AGO AND IS SITUATED ON A TRULY ENVIABLE SITE EXTENDING TO APPROX. 0.4 ACRES ON THE OUTSKIRTS OF EVER POPULAR & MOST PICTURESQUE CASTLECAULFIELD VILLAGE.

WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES INCLUDING RENOWNED PRIMARY SCHOOLS, THE VILLAGE CHIPPY, SHOP AND LOCAL PUB, THE PROPERTY ALSO BENEFITS FROM GOOD ACCESS BY CAR TO THE MAIN ROADS NETWORK & THE M1 MOTORWAY, CIRCA. 2 MILES FROM DONAGHMORE & CIRCA. 3 MILES FROM DUNGANNON TOWN.

BOASTING WELL-PROPORTIONED & PRESENTED ACCOMMODATION EXTENDING TO 3 BEDROOMS, MASTER SUITE ENSUITE WITH DRESSING AREA, 3 RECEPTION ROOMS, A DETACHED GARAGE BLOCK & BEAUTIFUL MATURE GARDENS, THIS BUNGALOW IS SURE TO APPEAL AS A FOREVER FAMILY HOME OR TO THOSE REQUIRING LIFE ON ONE LEVEL WITH THE CONVENIENCE OF VILLAGE LIVING.

“MAY ONLY BE FULLY APPRECIATED ON INSPECTION”



OFFERS AROUND: £329,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED BUNGALOW.
- PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT.
- SITUATED ON AN ENVIABLE ELEVATED SITE.
- SITE EXTENDING TO APPROX. 0.4 ACRES.
- WITHIN WALKING DISTANCE OF ALL PICTURESQUE CASTLECAULFIELD AMENITIES.
- GOOD ACCESS TO THE A4 / M1 FOR COMMUTING.
- ONLY MINUTES BY CAR TO DUNGANNON, DONAGHMORE & COOKSTOWN.
- 3 BEDROOMS; MASTER SUITE ENSUITE WITH DRESSING AREA.
- 3 RECEPTION AREAS.
- SITTING ROOM WITH OPEN FIREPLACE.
- SUNROOM WITH PLEASANT VIEWS.
- GENEROUS KITCHEN WITH SPACE FOR FAMILY DINING / LIVING.
- SEPARATE UTILITY ROOM.
- CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 5 PIECE SUITE.
- POTENTIAL FOR FURTHER ACCOMMODATION TO FIRST FLOOR IF REQUIRED (SUBJECT TO REQUIRED CONSENTS)
- DETACHED GARAGE.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA & SOFFITS
- 6 PANEL INTERNAL DOORS.
- WINDOW COVERINGS INCLUDED IN SALE.
- MATURE GARDENS LAID TO LAWNS & SHRUB BEDS.
- GOOD PROVISION OF OFF-STREET PARKING.
- SURE TO APPEAL AS A FOREVER FAMILY HOME OR TO THOSE SEEKING LIFE ON ONE LEVEL.
- MUST BE VIEWED TO BE FULLY APPRECIATED.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

EXTERNAL LIGHTING. U.P.V.C EXTERNAL DOOR WITH GLAZED FANLIGHT / SUNBURST & SIDE PANELS. TILED FLOOR.

ENTRANCE HALL:

PART GLAZED WOODEN INNER DOOR WITH GLAZED SIDE PANELS. WOODEN FLOOR. HOTPRESS: WALK-IN. SHELVED & HANGING SPACE. ELECTRIC LIGHT.



SITTING ROOM:

VIEWS TO FRONT GARDEN. OPEN FIREPLACE WITH MARBLE HEARTH & SURROUND. CARPET TO FLOOR. COVING TO CEILING. PART GLAZED DOUBLE DOORS TO KITCHEN / FAMILY DINING AREA.



KITCHEN / DINING / LIVING AREA:

DUAL ASPECT. FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLASS DISPLAY UNITS. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN. AMERICAN STYLE FRIDGE FREEZER (INCLUDED). INTEGRATED FRIDGE. PLUMBED FOR DISHWASHER (INCLUDED). TILED BETWEEN UNITS. TILED FLOOR. PART GLAZED DOUBLE DOORS TO SUNROOM.





SUNROOM:
PART GLAZED DOUBLE DOORS FROM KITCHEN / DINING / LIVING AREA. BEAUTIFUL ASPECT TO GARDENS. TILED FLOOR. GLAZED PANELS.
GLAZED DOOR TO REAR GARDEN.





REAR HALL:
 TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH GLAZED TOP PANEL TO COVERED PORCH.

POWDER ROOM:
 WASH HAND BASIN. TOILET. TILED FLOOR. ACCESS TO ROOF SPACE.



UTILITY ROOM:
 FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. (INCLUDED). TILED FLOOR.



BEDROOM 1:

DUAL ASPECT TO FRONT & SIDE. CARPET TO FLOOR. FITTED STORAGE TO INCLUDE; WARDROBES & HATBOXES. ARCH TO DRESSING AREA.

DRESSING AREA:

FITTED DRESSER UNIT.

ENSUITE:

TILED ELECTRIC SHOWER. WASH HAND BASIN WITH ILLUMINATED MIRROR OVER. TOILET. TILED FLOOR.



BEDROOM 2:

TO REAR. CARPET TO FLOOR. FITTED WARDROBES.



BEDROOM 3:

TO FRONT. PRE-FINISHED FLOOR. FITTED STORAGE / SHELVEING.



BATHROOM:

JACUZZI BATH. TILED ELECTRIC SHOWER. WASH HAND BASIN. BIDET. TOILET. SOME WALL TILING. TILED FLOOR.



ROOF SPACE:

ACCESS VIA WOODEN LADDER. CURRENTLY FLOORED FOR STORAGE. ELECTRIC LIGHTS. 2 NO. GABLE WINDOWS.

OUTSIDE:

SITUATED ON A GENEROUS, PRIVATE & SLIGHTLY ELEVATED SITE EXTENDING TO APPROX. 0.4 ACRES.

PILLARED & GATED ENTRANCE. TARMAC DRIVE & PARKING TO FRONT & SIDE. CONCRETE AREA TO REAR.

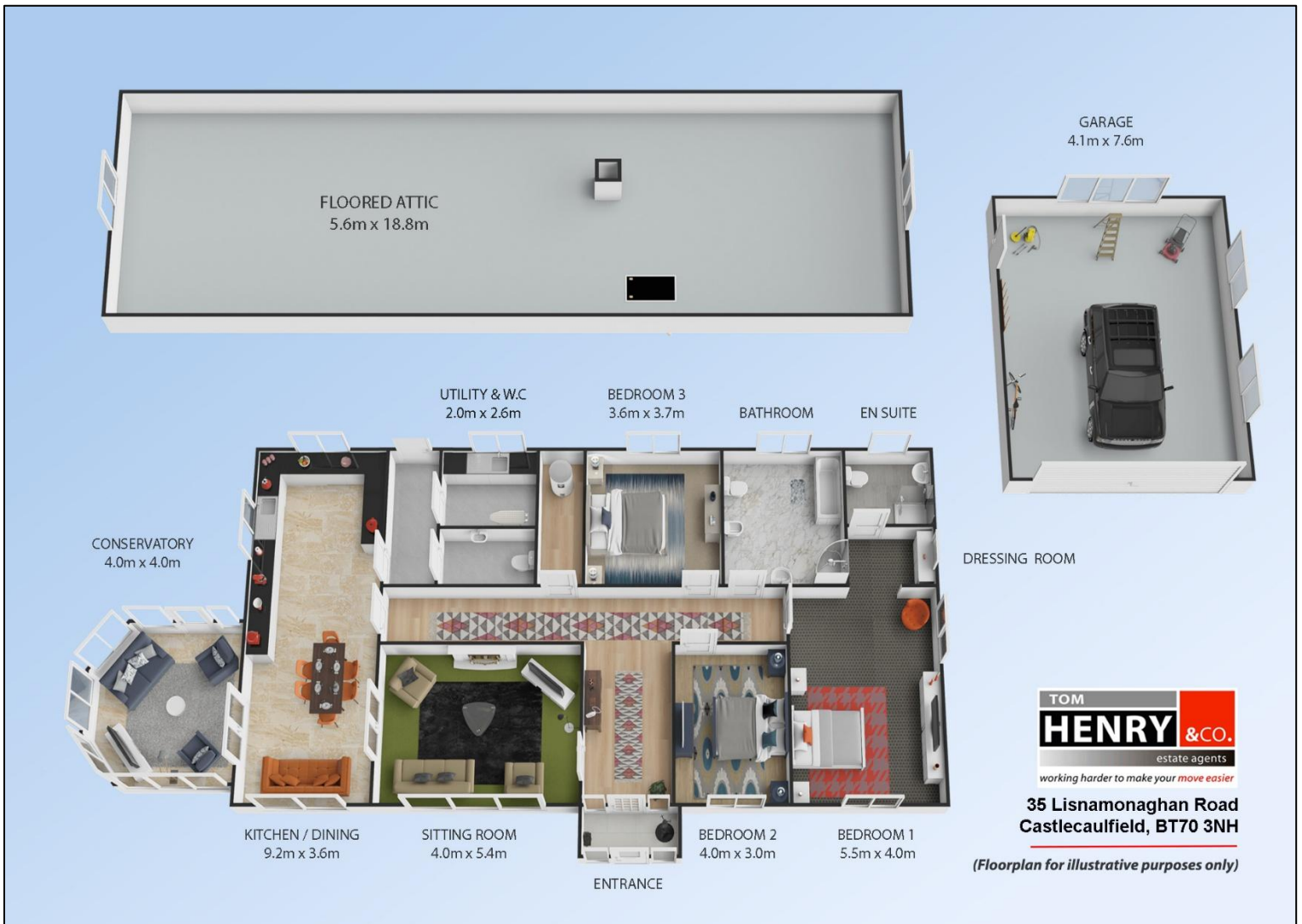
DETACHED GARAGE BLOCK: CAVITY BUILT WITH ROLL-UP DOOR. P.V.C. PEDESTRIAN DOOR TO SIDE. BEAM VACUUM UNIT. TOILET. ELECTRIC LIGHTS & POWERPOINTS.

GARDENS TO FRONT & REAR LAID TO LAWNS WITH SHRUB BEDS. ATTRACTIVE WALLED & IRON FENCING TO FRONT BOUNDARY. POLYTUNNEL (INCLUDED).





FLOORPLANS FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

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