

**11 BRAMLEY MEADOWS
CLONMORE
DUNGANNON
CO. TYRONE
BT71 6UX**



working harder to make your move easier

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“BEYOND BEAUTIFUL IN BRAMLEY MEADOWS”

PERHAPS THE FINEST SEMI-DETACHED HOME TO COME TO THE MARKET IN RECENT TIMES...

CONSTRUCTED C. 2019 & PRESENTED FOR SALE IN WHAT MAY ONLY BE DESCRIBED AS STUNNING ORDER THROUGHOUT BY ITS CURRENT OWNER OCCUPIERS, THIS EXCEPTIONALLY SPACIOUS & VERSATILE 3 BEDROOM, SEMI-DETACHED PROPERTY IS LOCATED ON A SUPERB SITE IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.

SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE, YET LOCATED ONLY MINUTES BY CAR TO LOCAL SHOPS, MOY VILLAGE, DUNGANNON, PORTADOWN & THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, INTERNALLY THE ACCOMMODATION OFFERS GENEROUS ROOMS, INCLUDING; 3 BEDROOMS; MASTER SUITE, ENSUITE WITH AN ENVIABLE WALK-IN WARDROBE, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, AN ENTERTAINMENT SIZED, BEAUTIFULLY APPOINTED KITCHEN WITH AMPLE SPACE FOR DINING, A CONVENIENT SEPARATE UTILITY ROOM, A GROUND FLOOR CLOAK W.C. / POWDER ROOM & A LUXURY BATHROOM WITH A 4 PIECE SUITE INCLUDING A FREESTANDING BATH. EXTERNALLY THE CORNER SITE BOASTS AMPLE OFF-STREET PARKING & AN ENCLOSED, LANDSCAPED REAR GARDEN WITH RAISED BEDS PROVIDING A CHORUS OF COLOURS, A GENEROUS LAWN & A PAVED PATIO AREA; THE PERFECT SPACE TO ENJOY ALFRESCO DINING...

ACCOMMODATION, SITUATION & THE CURRENT OWNERS IMPECCABLE TASTE, TRULY A DREAM HOME!



OFFERS OVER: £214,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- ONE OF THE BEST SEMI-DETACHED HOMES TO COME TO THE MARKET IN RECENT TIMES.
- OFFERING SPACIOUS & VERSATILE ACCOMMODATION.
- CONSTRUCTED CIRCA. 2019 & OWNER OCCUPIED SINCE NEW.
- PRESENTED FOR SALE TO THE HIGHEST OF STANDARDS THROUGHOUT.
- SITUATED ON A GENEROUS CORNER SITE.
- HIGHLY SOUGHT-AFTER & RENOWNED RESIDENTIAL DEVELOPMENT.
- SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE YET WITH COMMUTER CONVENIENCE.
- ONLY MINUTES BY CAR TO MOY, DUNGANNON & PORTADOWN.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- 3 BEDROOMS.
- MASTER SUITE, ENSUITE WITH ENVIABLE WALK-IN DRESSING ROOM.
- TASTEFUL USE OF WALL PANELLING & COVING THROUGHOUT.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- HIGH SPECIFICATION KITCHEN WITH QUARTZ WORKTOP & UPSTAND.
- KITCHEN APPLIANCES INCLUDED IN SALE.
- AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- LUXURY BATHROOM SUITE INCLUDING FREE-STANDING BATH.
- WHITE MOULDED SKIRTINGS & ARCHITRAVES.
- OAK FINISH INTERNAL DOORS.
- WINDOW BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- COMPOSITE EXTERNAL DOORS & P.V.C. WINDOWS BY "MCMULLAN O'DONNELL"
- WIRED FOR ALARM SYSTEM.
- OFF-STREET PARKING TO FRONT.
- ENCLOSED, LANDSCAPED GARDENS TO SIDE & REAR LAID TO LAWN & PATIO AREA.
- GARDEN SHED INCLUDED IN SALE.
- TRULY A DREAM HOME; VIEW EARLY TO AVOID DISAPPOINTMENT!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. COMPOSITE "DRUMFLUGH MCMULLAN O'DONNELL" DOOR WITH GLAZED TOP PANEL. FEATURE TIMBER WALL PANELLING. TILED FLOOR. COVING TO CEILING. CARPET RUNNER TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

GLASS FRONTED SOLID FUEL STOVE IN INGLENOOK WITH TILED HEARTH. PRE-FINISHED FLOOR. COVING TO CEILING.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. QUARTZ WORKTOP & UPSTAND. ISLAND UNIT WITH DRAWER STORAGE & BREAKFAST BAR FOR CASUAL DINING. PANTRY UNIT WITH SPICE DRAWER, SHELVING & DRAWERS. BLANCO SINK WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED EYE LEVEL DOUBLE OVEN. AMERICAN STYLE FRIDGE FREEZER WITH ICE & WATER DISPENSER (INCLUDED). INTEGRATED DISHWASHER. FEATURE WALL PANNELLING TO DINING AREA. TILED FLOOR. RECESSED & HANGING LIGHT POINTS. BAY WINDOW WITH PART GLAZED DOOR TO SIDE GARDEN.





UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. FEATURE WALL PANELLING. X-FAN. P.V.C. STABLE TYPE DOOR TO REAR GARDEN.

CLOAK W.C. / POWDER ROOM:

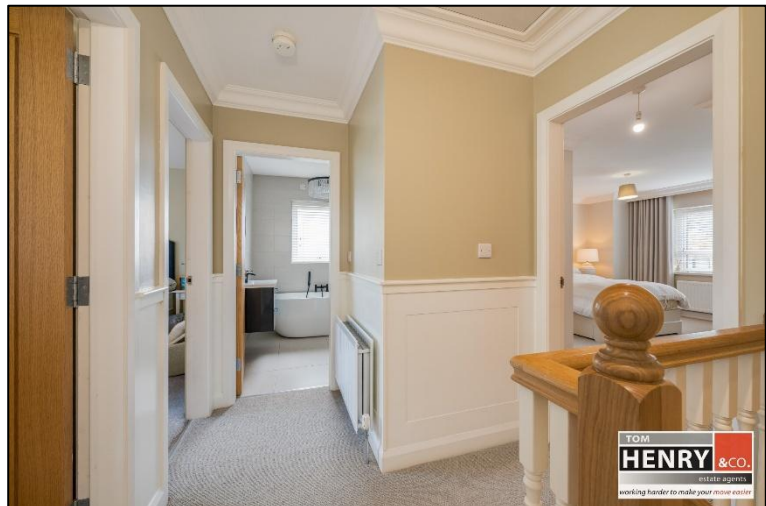
WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. FEATURE WALL PANELLING. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

CARPET RUNNER TO STAIRS. CARPET TO LANDING. FEATURE WALL PANELLING. COVING TO CEILING. ACCESS TO ATTIC VIA FOLD DOWN LADDER; FLOORED FOR STORAGE.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR. COVING TO CEILING. HOTPRESS: SHELVED.

DRESSING ROOM:
WARDROBES INCLUDED IN SALE. CARPET TO FLOOR. COVING TO CEILING.

ENSUITE:
FULLY TILED ELECTRIC SHOWER. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. HEATED TOWEL RAIL. ½ TILED WALLS.
TILED FLOOR. X-FAN.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CARPET TO FLOOR. FEATURE WALL PANELLING.



BATHROOM:
FREESTANDING BATH WITH MIXER TAP SHOWER FITTING. FULLY TILED SHOWER WITH DUAL HEAD FITTING & RECESSED LIGHTING. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. X-FAN.





OUTSIDE:

SITUATED ON A GENEROUS CORNER / END SITE WITH NO DEVELOPMENT TO SIDE. AMPLE OFF-STREET PARKING TO FRONT. GARDEN TO FRONT LAID TO LAWN. ENCLOSED GARDEN TO SIDE & REAR LAID TO LAWN. RAISED FLOWER BEDS. PAVED PATIO AREA. GARDEN SHED (INCLUDED) WITH ELECTRIC. OUTSIDE WATER TAP.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

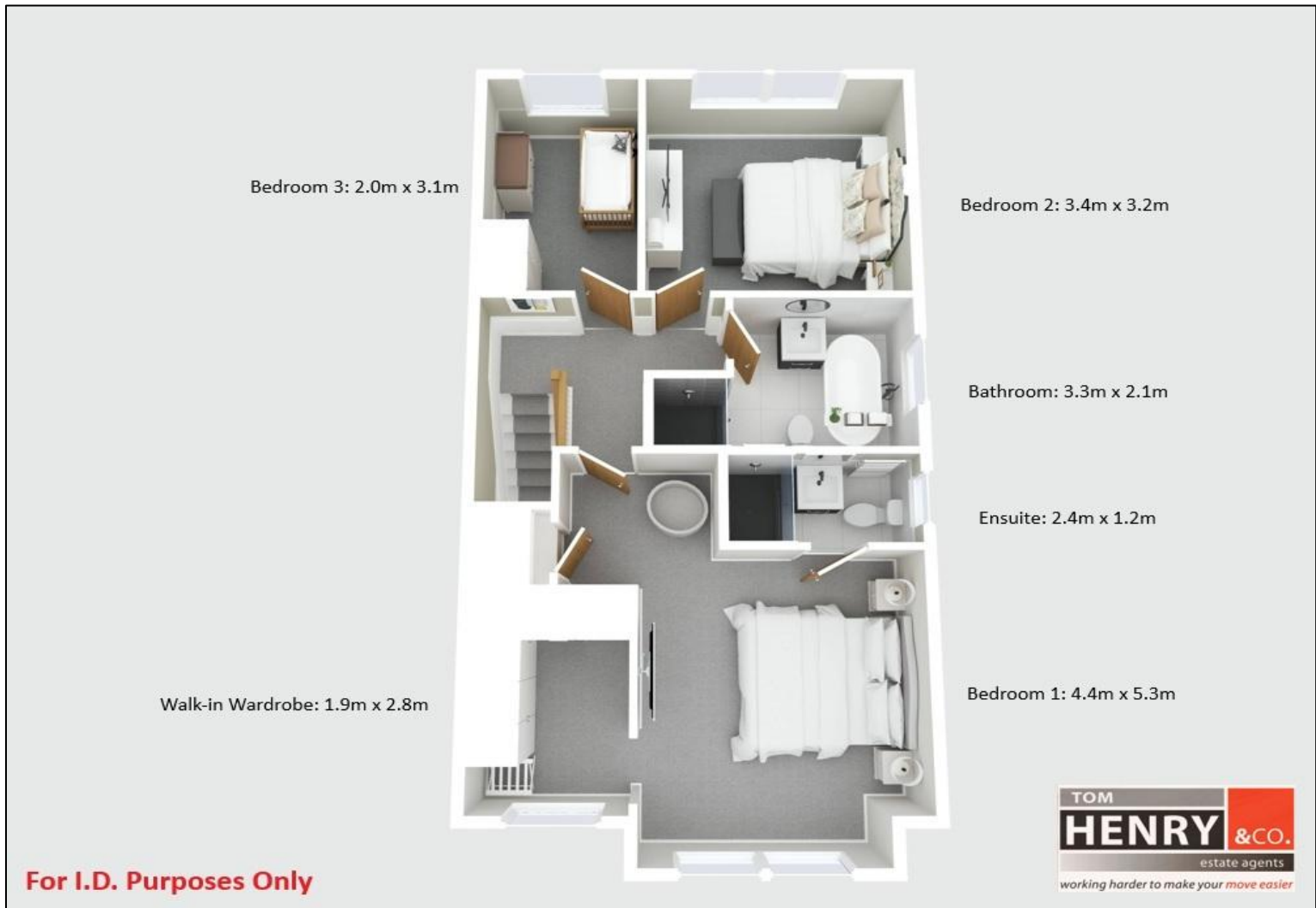
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- > Professional & efficient service.
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VALUATIONS.

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.