

**98 BOVEAN ROAD
DUNGANNON
CO. TYRONE
BT71 6HU**



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

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“BEAUTIFUL ON THE BOVEAN ROAD”

ESCAPE TO THE COUNTRY WITH COMMUTER CONVENIENCE TO THIS BEAUTIFULLY PRESENTED DETACHED BUNGALOW WITH FANTASTIC GARDENS, A SMALL PADDOCK, WORKSHOP, GARAGES & PURPOSE BUILT DOG KENNELS...

TOM HENRY & COMPANY ARE PLEASED TO PRESENT TO THE MARKET THIS TRULY EXCITING PROPOSITION; SITUATED ON A GENEROUS SITE EXTENDING TO APPROX. 0.55 ACRES ONLY MINUTES BY CAR TO MOY, DUNGANNON & JUNCTION 14 OF THE M1 INTERSECTION, THIS BEAUTIFUL PROPERTY ENJOYS EXCELLENT PROXIMITY TO TRANSPORT LINKS FOR COMMUTING ACROSS THE PROVINCE WHILST BEING WONDERFULLY PRIVATE WITH ALL THE BENEFITS OF COUNTRY LIVING.

THE OUTSIDE SPACE IS UNDOUBTABLY A HIGHLIGHT, BOASTING MATURE GARDENS, A PICTURESQUE PADDOCK, PURPOSE BUILT DOG PENS, A DETACHED GARAGE, GREENHOUSE & A WORKSHOP.

INTERNALLY THE PROPERTY OFFERS ACCOMMODATION THAT IS WELL-PROPORTIONED WITH 3 BEDROOMS, 2 RECEPTION ROOMS, A KITCHEN WITH SPACE FOR DINING, A MOST USEFUL SEPARATE UTILITY ROOM & AN ENVIABLE RECENTLY UPDATED BATHROOM WITH A 4 PIECE SUITE.

MAINTAINED TO A GOOD STANDARD THROUGHOUT & WITH THE POTENTIAL OF FURTHER ACCOMMODATION TO ITS FIRST FLOOR IF REQUIRED (SUBJECT TO REQUIRED CONSENTS), THIS “MOVE-IN” READY HOME **MUST BE VIEWED TO BE FULLY APPRECIATED!**



OFFERS OVER: £319,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A WELL-PRESENTED DETACHED BUNGALOW.
- SITUATED ON A TRULY ENVIABLE SITE EXTENDING TO APPROX. 0.55 ACRES.
- BEAUTIFUL, PRIVATE MATURE GARDENS.
- SMALL PADDOCK.
- WORKSHOP (APPROX. 1383 SQ FT).
- 2 NO. GARAGES; ATTACHED & DETACHED.
- PURPOSES BUILT DOG KENNELS.
- QUIET, SEMI-RURAL, YET COMMUTER CONVENIENT LOCATION.
- SUPERB ACCESS TO JUNCTION 14 OF THE M1 INTERSECTION.
- ONLY MINUTES BY CAR TO MOY VILLAGE & DUNGANNON TOWN.
- FITTED KITCHEN, DUAL ASPECT WITH VIEWS TO OPEN COUNTRYSIDE.
- 3 BEDROOMS; 2 WITH FITTED STORAGE.
- 2 RECEPTION ROOMS.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- FURTHER FAMILY ROOM / SNUG.
- KITCHEN WITH SPACE FOR DINING.
- SEPARATE UTILITY ROOM.
- RECENTLY UPDATED BATHROOM WITH 4 PIECE SUITE.
- 4 PANEL OAK INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C DOUBLE GLAZED WINDOWS (NOT DETACHED GARAGE).
- LPG GAS SMART HEATING CENTRAL HEATING.
- WINDOW COVERINGS INCLUDED IN SALE.
- SURE TO ATTRACT SIGNIFICANT INTEREST; VIEW EARLY!

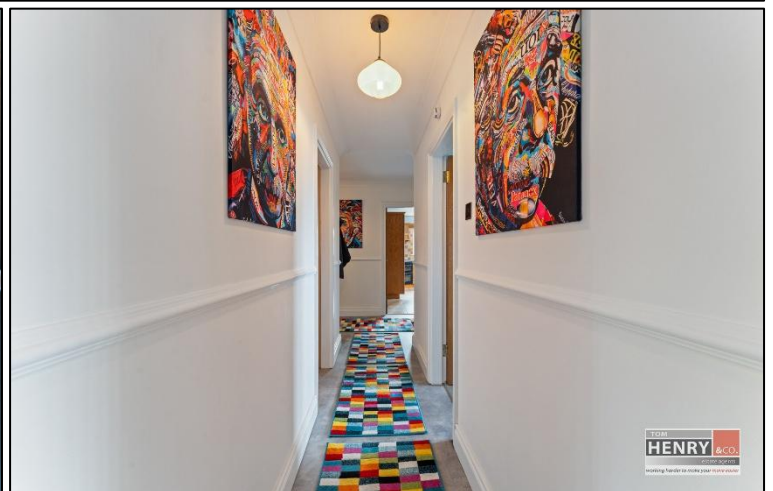




ACCOMMODATION IN BRIEF...

COVERED PORCH:
TILED STEP. OUTSIDE LIGHT. WOODEN CEILING.

ENTRANCE HALL:
U.P.V.C. EXTERNAL DOOR WITH LEADED GLASS SIDE PANEL. PRE-FINISHED FLOOR. DADO RAIL. COVING TO CEILING.



SITTING ROOM:

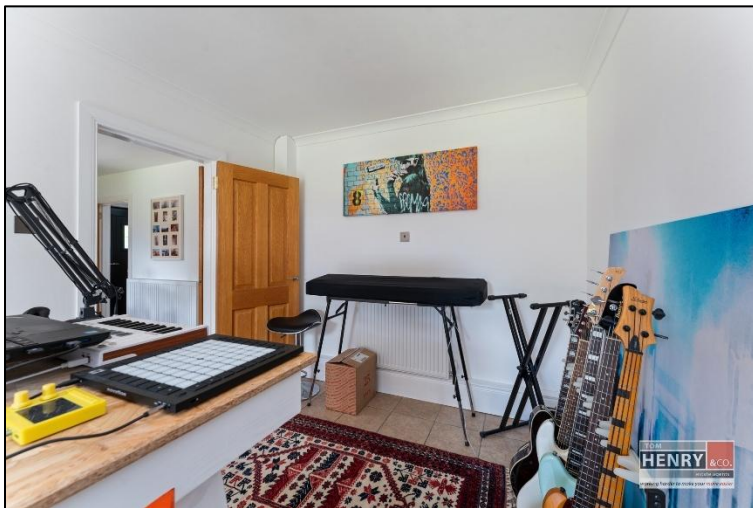
GLASS-FRONTED STOVE IN INGLENOOK WITH TILED HEARTH & STONE MANTLE. PRE-FINISHED FLOOR. COVING TO CEILING. CENTRE LIGHT ON DIMMER SWITCH.



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SNUG / FAMILY ROOM:

TILED FLOOR. COVING TO CEILING.



KITCHEN / DINING AREA:

DUAL ASPECT WITH GORGEOUS VIEWS TO GARDENS & OPEN COUNTRYSIDE. FITTED HIGH & LOW LEVEL UNITS. GLAZED ILLUMINATED DISPLAY UNITS. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPICE SHELF. INTEGRATED FRIDGE. TILED BETWEEN UNITS. TILED FLOOR.



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UTILITY / BOOT ROOM:

PLUMBED FOR A.W.M. (INCLUDED IN SALE). SPACE FOR TUMBLE DRYER. TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH LEADED GLASS PANEL.



BEDROOM 1:

TO REAR. PRE-FINISHED FLOOR. FITTED WARDROBE WITH SLIDING DOOR.



BEDROOM 2:

TO FRONT. PRE-FINISHED FLOOR. FITTED WARDROBE.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. FREE STANDING WARDROBES INCLUDED IN SALE.



BATHROOM:
RECENTLY UPDATED SUITE. FREESTANDING STYLE BATH WITH MIXER TAP & SHOWER HEAD FITTING. SHOWER WITH DUAL HEAD FITTING. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. TOILET. HEATED TOWEL RAIL. FULLY TILED WALLS & FLOOR. P.V.C. CEILING. BI-FOLD DOORS TO LINEN CUPBOARD..



OUTSIDE:

SITUATED ON A TRULY ENVIABLE SITE EXTENDING TO APPROX. 0.55 ACRES.

PILLARED ENTRANCE WITH CATTLE GRID. PAVIA DRIVEWAY & FORECOURT PARKING. GARDENS TO FRONT LAID TO LAWNS WITH MATURE SHRUBS & TREES.



INTEGRATED GARAGE:

ROLLER & PEDESTRIAN DOOR. TOILET & WASH HAND BASIN. PARTITIONED OFF AS HOME GYM (APPARATUS & FREEZER INCLUDED IN SALE). STEPS TO LOFT STORAGE WITH DOOR INTO ATTIC STORAGE ABOVE DWELLING WITH GABLE WINDOWS (MAY HAVE POTENTIAL FOR FURTHER ACCOMMODATION IF REQUIRED SUBJECT TO REQUIRED CONSENTS).



CONCRETE PARKING AREA TO REAR. GARDEN TO REAR LAID TO LAWN WITH RAISED BEDS. OUTSIDE WATER TAP. GREENHOUSE.

DETACHED GARAGE:

CAVITY BUILT. WOODEN DOUBLE DOORS & PEDESTRIAN DOOR. WOODEN SINGLE GLAZED WINDOW. ELECTRIC POWER POINTS & ELECTRIC LIGHT.





WORKSHOP: 14.6M X 8.8M
ROLLER DOOR. PEDESTRAIN DOOR.





PURPOSE BUILT DOG KENNELS.

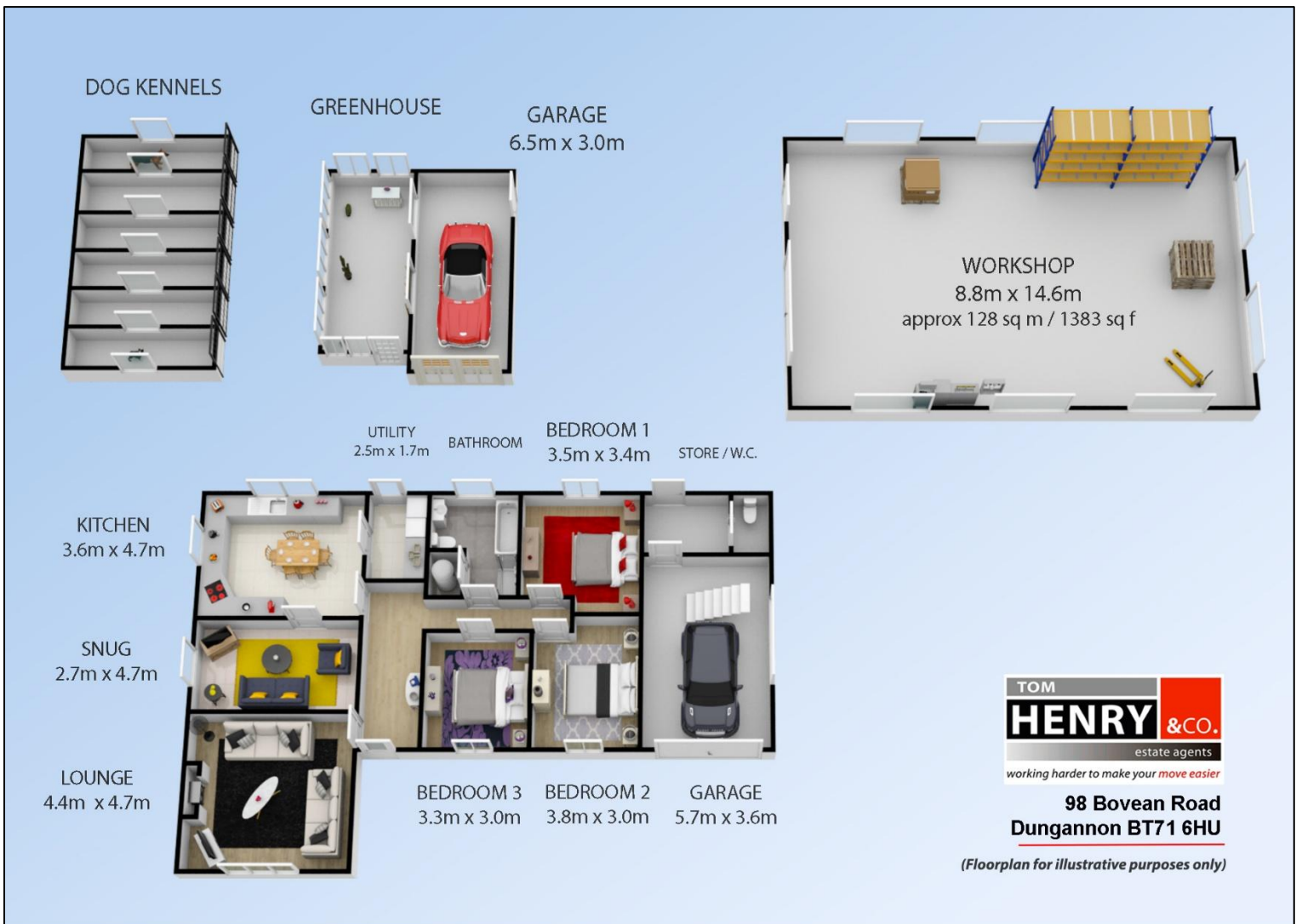


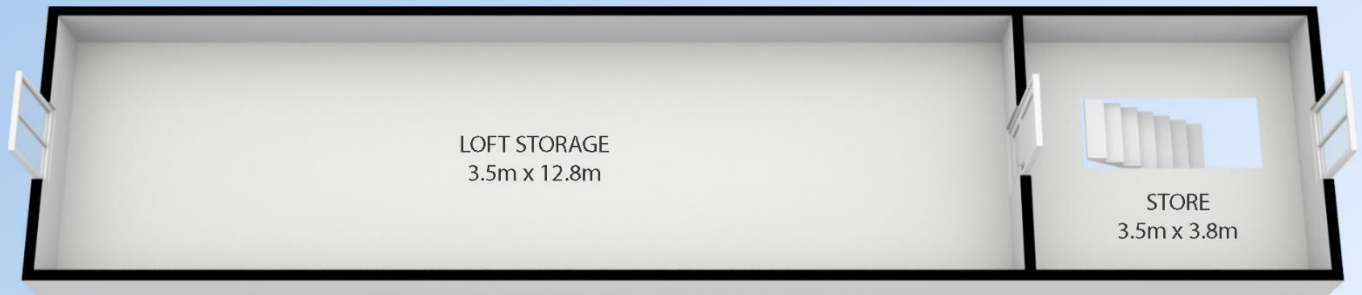
PADDOCK WITH D-RAIL FENCING.





FLOORPLANS FOR I.D. PURPOSES ONLY.





**98 Bovean Road
Dungannon BT71 6HU**

(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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- > **Competitive sales & rental rates.**
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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.