

**53 KILLYMEAL ROAD
DUNGANNON
CO. TYRONE
BT71 6LJ**



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

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DOUBLE DELIGHT IN DUNGANNON...

TWO DETACHED RESIDENCES SITUATED ON AN ENVIABLE SITE IN ONE OF DUNGANNONS MOST PRESTIGIOUS AREAS.

TOM HENRY & COMPANY ARE DELIGHTED TO BRING TO THE MARKET THIS ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE TWO SUPERIOR DETACHED DWELLINGS SITUATED ON A PRIME SITE IN ONE OF DUNGANNONS PREMIER RESIDENTIAL AREAS.

PROVIDING SUPERB, SPACIOUS & VERSATILE ACCOMMODATION, THIS UNIQUE LOT IS SURE TO APPEAL TO THOSE SEEKING MULTI-GENERATIONAL LIVING, GUEST ACCOMMODATION OR POTENTIAL RENTAL INCOME (SUBJECT TO NECESSARY CONSENTS).

LONG REGARDED AS ONE OF DUNGANNONS MOST PRESTIGIOUS ADDRESSES, THE KILLYMEAL ROAD IS WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LEISURE & RECREATIONAL AMENITIES, SUPERB EATERIES & ALL DUNGANNON TOWN CENTRE FACILITIES, YET IS ONLY A STROLL TO BEAUTIFUL OPEN COUNTRYSIDE.

SET ON A GENEROUS & PRIVATE SITE EXTENDING TO IN EXCESS OF 1 ACRE, THE SALE OF THIS COMMANDING 5 BEDROOM, 5 RECEPTION AREA DETACHED RESIDENCE (READY FOR UPGRADING / GENERAL MODERNISATION), PLUS A FURTHER BESPOKE, ARCHITECT DESIGNED, 4 BEDROOM, 4 RECEPTION AREA ANCILLARY DWELLING IS **TRULY AN ENVIABLE OPPORTUNITY...**



PRICE ON APPLICATION

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- TWO DETACHED DWELLINGS FOR SALE AS ONE LOT.
- SITUATED ON A GENEROUS & PRIVATE SITE IN EXCESS OF 1 ACRE.
- FRONTAGE TO THE HIGHLY DESIRABLE KILLYMEAL ROAD.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, SUPERB EATERIES & DUNGANNON TOWN CENTRE.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.
- PRIMARY RESIDENCE; DETACHED DWELLING IN EXCESS OF 3500 SQ FT (IN NEED OF UPGRADING / GENERAL MODERNISATION).
- FURTHER ANCILLARY DWELLING IN EXCESS OF 2500 SQ FT.
- PRIMARY RESIDENCE WITH 5 BEDROOMS & 5 RECEPTION AREAS.
- PRIMARY RESIDENCE WITH INTEGRAL GARAGE.
- ANCILLARY DWELLING WITH 4 BEDROOMS & 4 RECEPTION AREAS.
- BOTH ACCESSED VIA A GATED & PILLARED ENTRANCE TO A SWEEPING DRIVEWAY.
- MATURE GARDENS LAID TO LAWNS SURROUND.
- AMPLE PARKING FOR MULTIPLE VEHICLES.
- OIL FIRED CENTRAL HEATING TO BOTH DWELLINGS (NOT IN WORKING ORDER IN MAIN DWELLING).
- IDEAL FOR MULTI-GENERATIONAL LIVING, GUEST ACCOMMODATION OR POTENTIAL RENTAL INCOME (SUBJECT TO NECESSARY CONSENTS).
- A ONCE IN A LIFETIME OPPORTUNITY.



MAIN DWELLING:



ACCOMMODATION IN BRIEF...

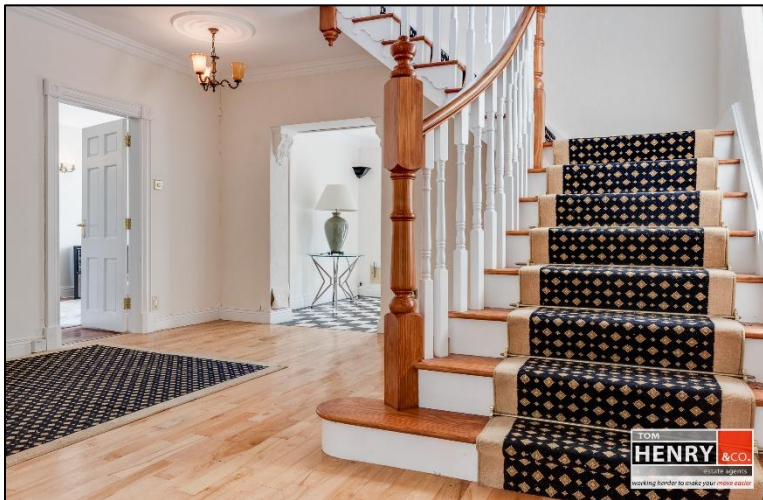
VESTIBULE:

OUTSIDE LIGHTING. P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS. TILED FLOOR. COVING TO CEILING.



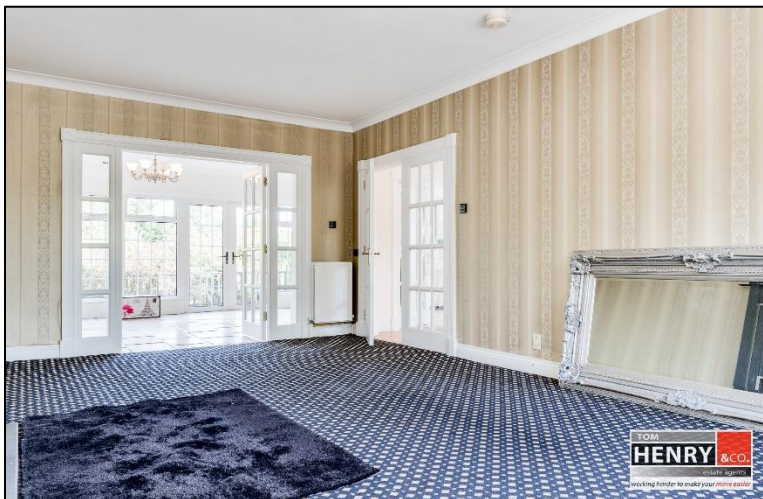
RECEPTION HALL:

WOODEN FLOOR. COVING & CENTREPIECES TO CEILING. STAIRS TO FIRST FLOOR WITH CARPET RUNNER.



SITTING ROOM:

GLAZED DOUBLE DOORS FROM RECEPTION HALL. OPEN FIREPLACE. CARPET TO FLOOR. GLAZED DOORS WITH GLAZED SIDE PANELS TO / FROM SUNROOM.





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SUNROOM:

GLAZED DOUBLE DOORS TO / FROM RECEPTION HALL & SITTING ROOM. FIREPLACE. TILED FLOOR. COVING & CENTRE PIECES TO CEILING.
GLAZED FRENCH DOORS TO REAR GARDEN / DECKED AREA. TILED FLOOR. PART GLAZED DOOR TO / FROM KITCHEN / DINING / LIVING AREA.



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KITCHEN / DINING / LIVING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH GRANITE WORK TOP. GLAZED DISPLAY UNITS. WINE RACKING. SPACE FOR RANGE STYLE COOKER (INCLUDED), INTEGRATED DISHWASHER. SPACE FOR AMERICAN STYLE FRIDGE FREEZER (INCLUDED), INTEGRATED MICROWAVE. TILED BETWEEN UNITS. RECESSED LIGHTING & TILED FLOOR TO KITCHEN / DINING AREA. OPEN TO LIVING AREA. OPEN FIREPLACE. PRE-FINISHED FLOOR. COVING TO LIVING AREA.





REAR HALLYWAY:
 TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.
 DOOR TO INTEGRAL GARAGE.

INTEGRAL GARAGE:
 ROLL-UP DOOR. ELECTRIC LIGHT.

UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED FLOOR. OIL FIRED BURNER (NOT CURRENTLY WORKING).



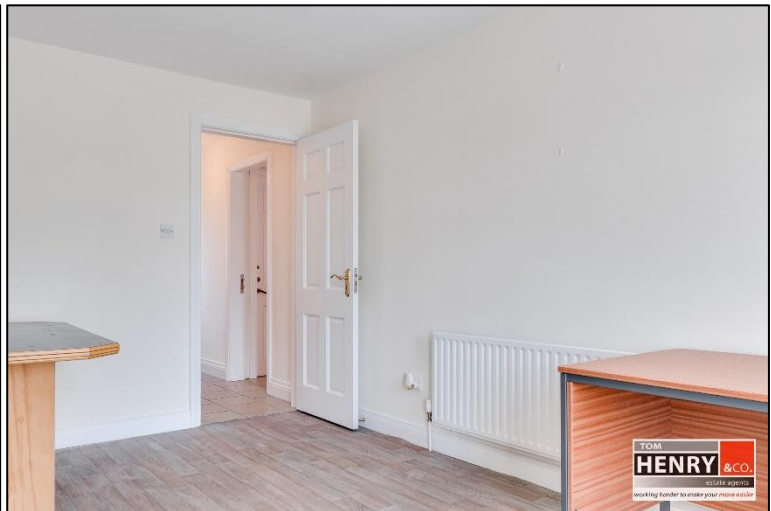
CLOAK W.C. / POWDER ROOM:

WASH HAND BASIN IN VANITY UNIT. TOILET. FITTED STORAGE. TILED FLOOR. FORMER SAUNA.



STUDY / HOME OFFICE:

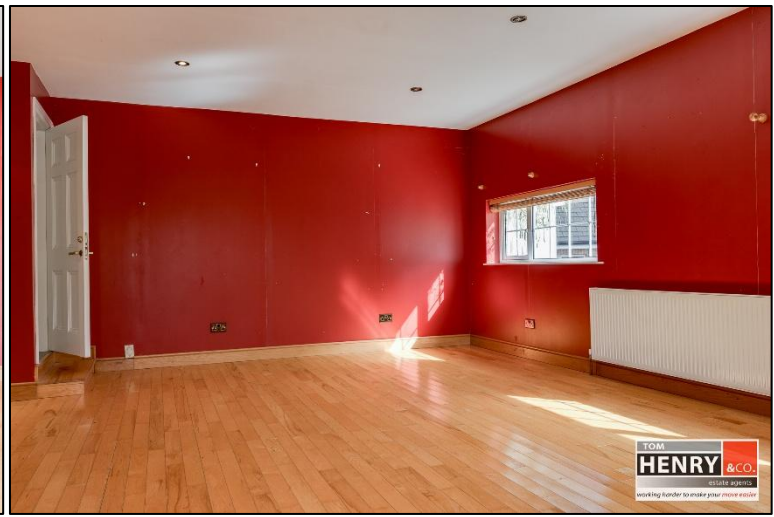
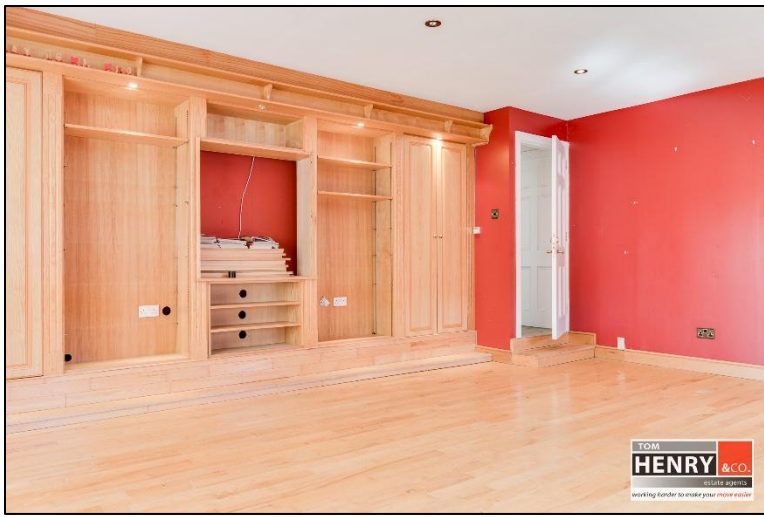
LINO TO FLOOR.



GAMES ROOM / CONSULTING ROOM:

DUAL ASPECT TO FRONT & SIDE WITH BAY WINDOW. WOODEN FLOOR. FITTED FURNITURE. RECESSED LIGHTING.

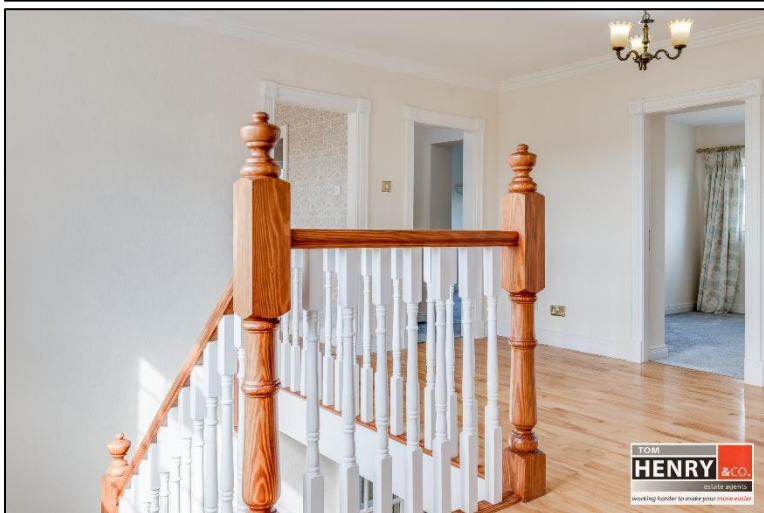




FIRST FLOOR:

STAIRS & LANDING:

CARPET RUNNER TO STAIRS TO FIRST FLOOR. SEMI-MINSTRELS' GALLERY. WOODEN FLOOR TO LANDING. COVING & CENTRE PIECES TO CEILING. ACCESS TO ROOF SPACE.



BEDROOM 1:

TO FRONT. WOODEN FLOOR. FITTED WARDROBES WITH SLIDING DOORS. COVING TO CEILING.



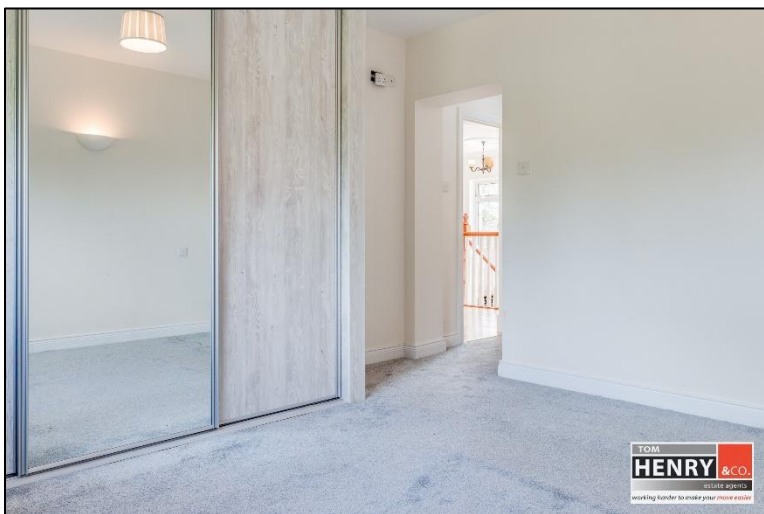
JACK-AND-JILL ENSUITE:

WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT.
FULLY TILED SHOWER. TOILET. TILED WALLS. WOODEN FLOOR.
DOOR TO / FROM BEDROOM 1 & DOOR TO / FROM BEDROOM 2.



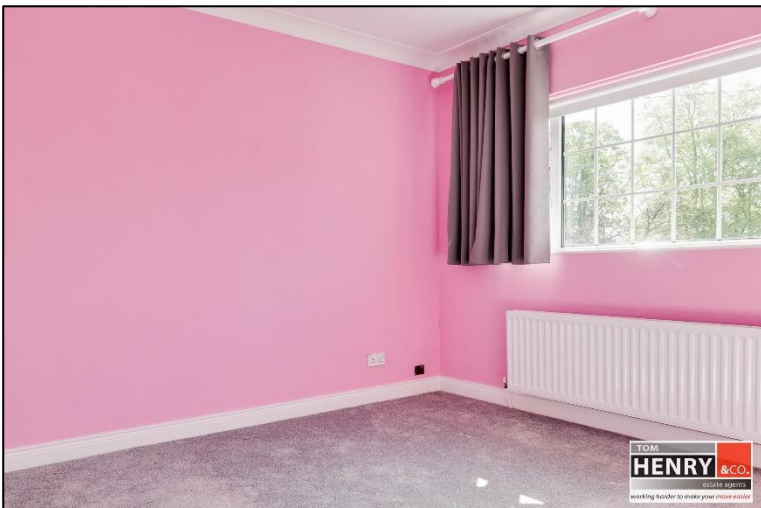
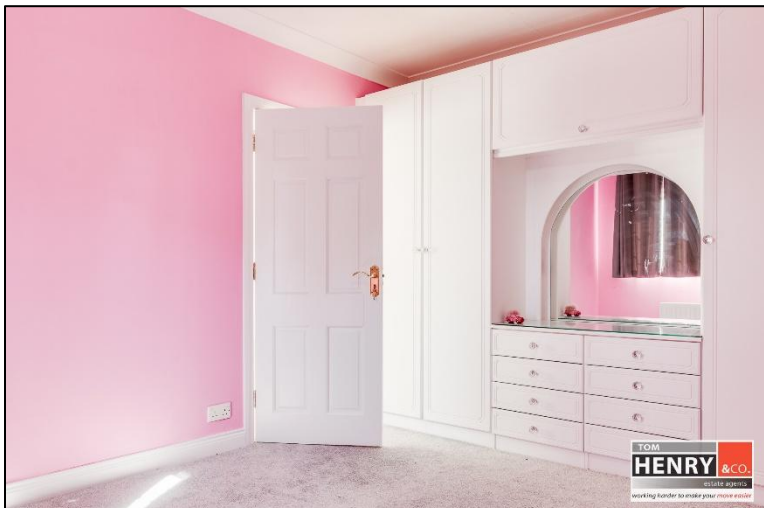
BEDROOM 2:

TO REAR. CARPET TO FLOOR. FITTED WARDROBES WITH SLIDING DOORS & BOOKSHELVING.



BEDROOM 3:

TO REAR. CARPET TO FLOOR. FITTED WARDROBE, DRAWERS & DRESSING TABLE UNIT. COVING TO CEILING.





BEDROOM 4:
TO FRONT. CARPET TO FLOOR.

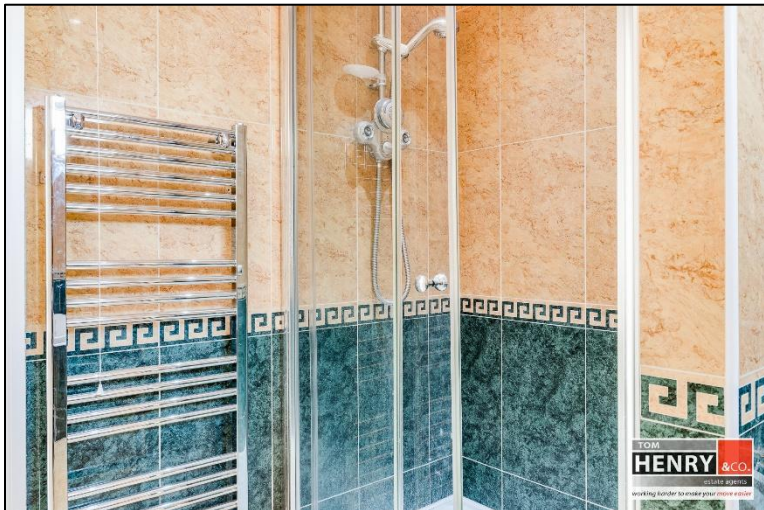


BEDROOM 5:
TO REAR. CARPET TO FLOOR.



BATHROOM:

FULLY TILED SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING WITH MIRROR OVER. BATH WITH MIXER TAP FITTING. TOILET. HEATED TOWEL RAIL. TILED WALLS & FLOOR.





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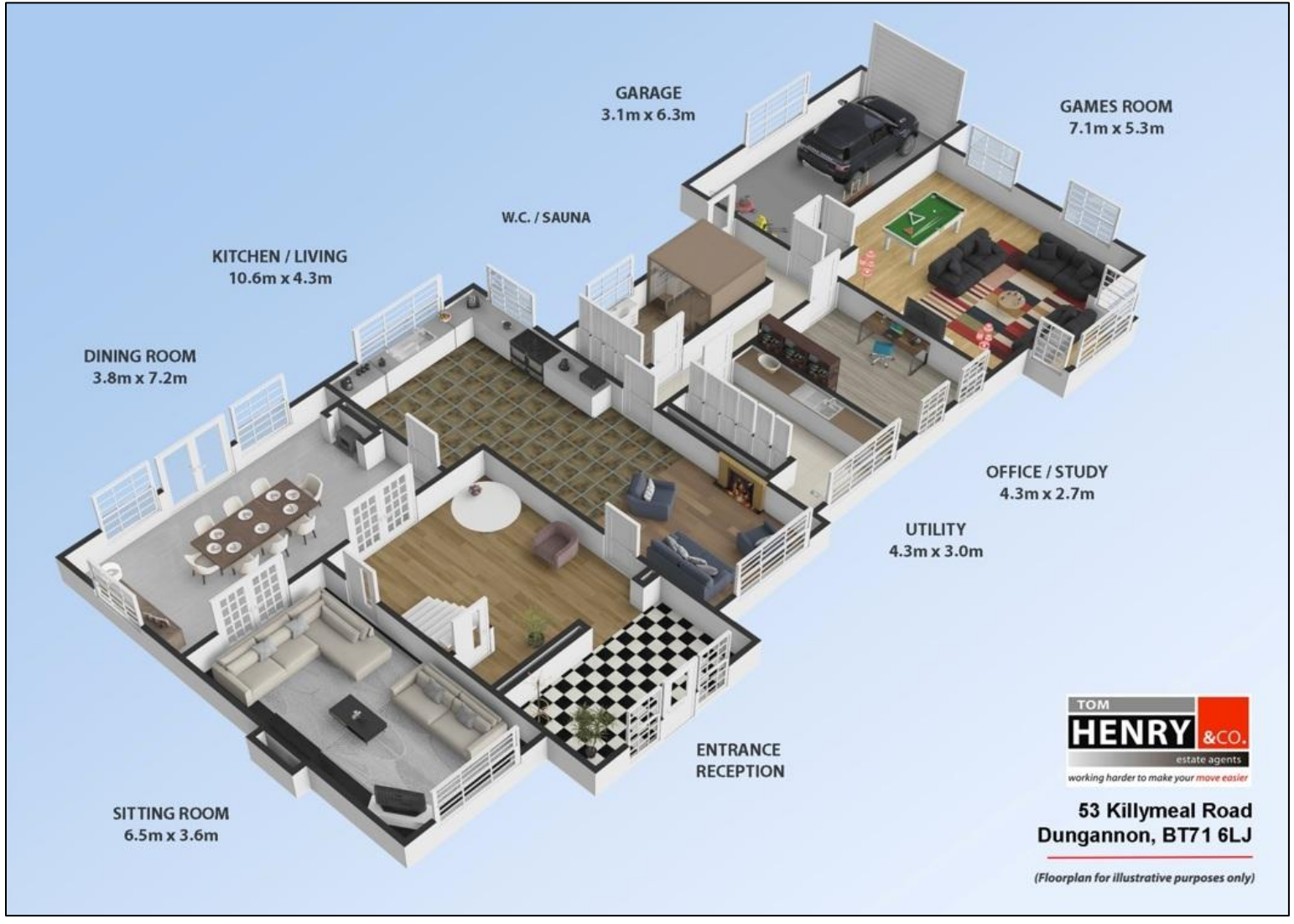


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ANCILLARY DWELLING:



ACCOMMODATION IN BRIEF...

RECEPTION HALL:

COMPOSITE EXTERNAL DOOR WITH LEADED GLASS PANEL, GLAZED SIDE PANELS & GLAZED FAN LIGHT. TILED FLOOR. SPACE FOR STUDY / RELAXATION / CONTEMPLATION. GEORGIAN GLAZED DOUBLE DOORS TO SIDE HALLWAY. GEORGIAN GLAZED DOUBLE DOORS TO SITTING ROOM. OPEN TREAD SPIRAL STAIRCASE TO FIRST FLOOR MINSTRELS' GALLERY.



SITTING ROOM:

DUAL ASPECT. GEORGIAN GLAZED DOUBLE DOORS FROM RECEPTION HALL. OPEN FIREPLACE. PRE-FINISHED FLOOR. CENTRE PIECE TO CEILING.



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KITCHEN / DINING AREA:

PART GLAZED DOOR FROM ENTRANCE HALL. FITTED "IN-FRAME" HIGH & LOW LEVEL UNITS WITH GRANITE WORKTOPS & UPSTAND. GLAZED DISPLAY UNIT. ISLAND UNIT / BREAKFAST BAR WITH CERAMIC SINK WITH MIXER TAP FITTING. SPACE FOR DISHWASHER (INCLUDED), SPACE FOR GAS RANGE COOKER (INCLUDED). INTEGRATED FRIDGE. RECESSED LIGHTING. TILED FLOOR. PART OPEN TO LIVING ROOM / POTENTIAL FORMAL DINING ROOM WITH DOUBLE SIDED SOLID FUEL STOVE.





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LIVING ROOM / POTENTIAL FORMAL DINING ROOM:
PART OPEN FROM KITCHEN / DINING AREA. SOLID FUEL STOVE (DOUBLE SIDED FROM KITCHEN / DINING AREA). RECESSED LIGHTING. CARPET
TO FLOOR. GLAZED FRENCH DOORS TO DECKED AREA.





UTILITY ROOM:
 PART GLAZED DOOR FROM KITCHEN. FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL. TILED FLOOR.



SIDE HALL:
 GEORGIAN GLAZED DOUBLE DOORS FROM RECEPTION HALL TO SLEEPING QUARTERS. TILED FLOOR. HOTPRESS: SHELVED.



BEDROOM 2:
 TO FRONT. CARPET TO FLOOR. FITTED WARDROBES WITH SLIDING DOORS, HANGING SPACE & DRAWERS.

DRESSING ROOM:
 WALK-IN. SHELVED & HANGING SPACE. CARPET TO FLOOR.

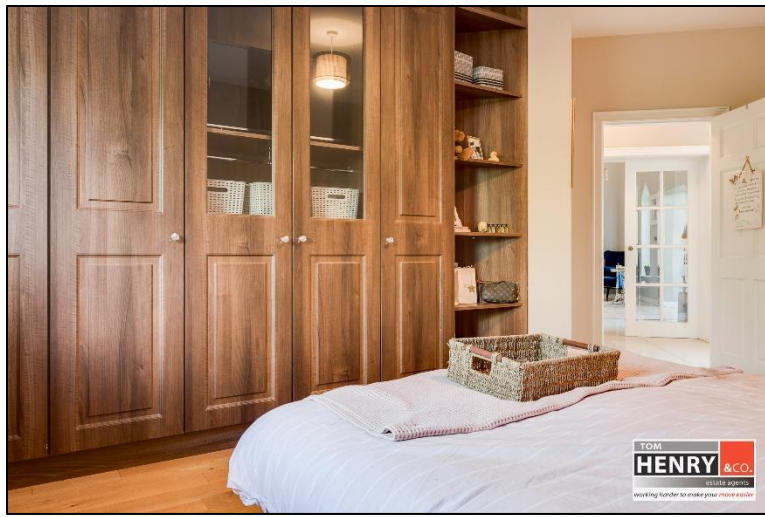
ENSUITE:
 WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNIT. SHOWER WITH DUAL HEAD FITTING, TOILET. PART TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X-FAN.





BEDROOM 3:
TO SIDE. PRE-FINISHED FLOOR. FITTED WARDROBES & SHELVING.





BEDROOM 4:
TO SIDE. CARPET TO FLOOR.



BATHROOM:
RAISED FEATURE FREE-STANDING BATH WITH MIXER TAP SHOWER HEAD FITTING. WASH HAND BASIN WITH MIXER TAP FITTING. TOILET.
HEATED TOWEL RAIL. PART TILED WALLS. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

OPEN TREAD SPIRAL STAIRCASE TO MINSTRELS' GALLERY. CARPET TO FLOOR. SPACE FOR STUDY / RELAXATION / CONTEMPLATION.



BEDROOM 1:

CARPET TO FLOOR. PART OPEN TO WALK-IN WARDROBE AREA WITH DRAWERS, SHELVED & HANGING SPACE.





OUTSIDE:

SITUATED ON A PRIME, PRIVATE & MATURE SITE EXTENDING TO IN EXCESS OF 1 ACRE WITH FRONTAGE TO THE KILLYMEAL ROAD. PILLARED & GATED ENTRANCE TO PAVIA DRIVEWAY & PARKING. EXTENSIVE LAWNED AREAS WITH MATURE SHRUBBERY. DECKED AREAS.



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FLOORPLANS FOR I.D. PURPOSES ONLY.

ENERGY PERFORMANCE RATINGS (FULL CERTIFICATES AVAILABLE ON REQUEST):

Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D		63 D	55-68	D	64 D	66 D
39-54	E			39-54	E		
21-38	F	32 F		21-38	F		
1-20	G			1-20	G		

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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.