

**8 GORTMERRON HEIGHTS
GORTMERRON LINK ROAD
DUNGANNON
CO. TYRONE
BT71 6LT**



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

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“GORGEOUS IN GORTMERRON HEIGHTS”

A SPACIOUS & BEAUTIFULLY MAINTAINED DETACHED HOME IN A QUIET, ESTABLISHED & CONVENIENT LOCATION.

TOM HENRY & COMPANY ARE MOST PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL-APPOINTED, 4 BEDROOM, MASTER ENSUITE, 2 RECEPTION ROOM, DETACHED PROPERTY WITH A GARAGE; AFFORDING SPACIOUS, VERSATILE & MOST CONVENIENT ACCOMMODATION. IDEALLY SITUATED IN THIS ESTABLISHED, QUIET & POPULAR RESIDENTIAL DEVELOPMENT OF SIMILAR EXCLUSIVE DETACHED HOMES, THIS PROPERTY IS LOCATED WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES INCLUDING RENOWNED SCHOOLS, MAJOR EMPLOYERS, LOCAL SHOPS & THE PICTURESQUE DUNGANNON PARK & IS ONLY MINUTES BY CAR TO JUNCTION 15 OF THE M1 / A4 FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE.

A RARE OPPORTUNITY TO ACQUIRE A FANTASTIC FAMILY HOME IN THIS SOUGHT-AFTER RESIDENTIAL DEVELOPMENT.



OFFERS OVER: £259,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A DETACHED CHALET TYPE PROPERTY.
- ATTACHED GARAGE.
- SITUATED ON A PRIME ELEVATED SITE IN THIS ESTABLISHED DEVELOPMENT.
- OFFERING SPACIOUS & VERSATILE ACCOMMODATION.
- BEAUTIFULLY PRESENTED THROUGHOUT.
- FANTASTIC LOCATION WITHIN WALKING DISTANCE OF DUNGANNON TOWN.
- ONLY A STROLL TO RENOWNED SCHOOLS, MAJOR EMPLOYERS, DUNGANNON PARK, ETC.
- GOOD ACCESS TO THE M1 / A4 INTERSECTION FOR COMMUTING.
- UP TO 4 BEDROOMS DEPENDING ON REQUIREMENTS.
- MASTER BEDROOM ENSUITE.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- 2 RECEPTION ROOMS.
- GENEROUS SITTING ROOM WITH BAY WINDOW & COSY STOVE.
- FORMAL DINING ROOM / LIVING ROOM.
- MODERN KITCHEN WITH SPACE FOR CASUAL DINING
- INTEGRATED APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR BATHROOM WITH 4 PIECE SUITE.
- OAK INTERNAL DOORS.
- BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- DOUBLE GLAZED WINDOWS.
- MATURE, WELL-STOCKED GARDENS TO FRONT & REAR.
- MOST PRIVATE REAR GARDEN WITH PATIO AREAS; A REAL SUN TRAP!
- A WONDERFUL FAMILY HOME.
- MAY ALSO APPEAL TO THOSE REQUIRING GROUND FLOOR SLEEPING & WASHING FACILITIES.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
PAVIA STEP. EXTERNAL LIGHTING.



ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH GLAZED SUNBURST. WOODEN FLOOR. CLOAK CUPBOARD WITH HANGING SPACE. COVING & CENTRE PIECE TO CEILING. CARPET TO STAIRS TO FIRST FLOOR.





SITTING ROOM:

FEATURE BAY WINDOW. SOLID FUEL GLASS FRONTED STOVE IN INGLENOOK WITH GRANITE HEARTH. WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING.



KITCHEN / CASUAL DINING AREA:

MODERN FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. ISLAND UNIT WITH STORAGE UNDER & SPACE FOR CASUAL DINING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED FLOOR. RECESSED LIGHTING. PART GLAZED DOUBLE DOORS TO / FROM FORMAL DINING ROOM.



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FORMAL DINING ROOM / LIVING ROOM:

TO FRONT. WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING.



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UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL. STORAGE CUPBOARD.



BEDROOM 4 / SNUG / STUDY:

TO REAR. CURRENTLY UTILIZED AS A HOME OFFICE. CARPET TO FLOOR.



BATHROOM:

“JACUZZI” STYLE BATH WITH MIXER TAP SHOWER HEAD FITTING. FULLY TILED ELECTRIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING IN VANITY UNITY. TOILET. TILED WALLS. TILED FLOOR. P.V.C. CEILING WITH RECESSED LIGHTING. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR. SPACE FOR STUDY AREA / CONTEMPLATION TO LANDING. HOTPRESS: SHELVED.



BEDROOM 1:

TO REAR. FITTED WARDROBE WITH SLIDING MIRRORED DOORS. CARPET TO FLOOR. VELUX WINDOW.

ENSUITE:

WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. FULLY TILED SHOWER. TOILET. HEATED TOWEL RAIL. TILED FLOOR. VELUX WINDOW.



BEDROOM 2:

TO SIDE. FITTED WARDROBE WITH MIRRORED SLIDING DOORS. CARPET TO FLOOR.





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BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



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OUTSIDE:

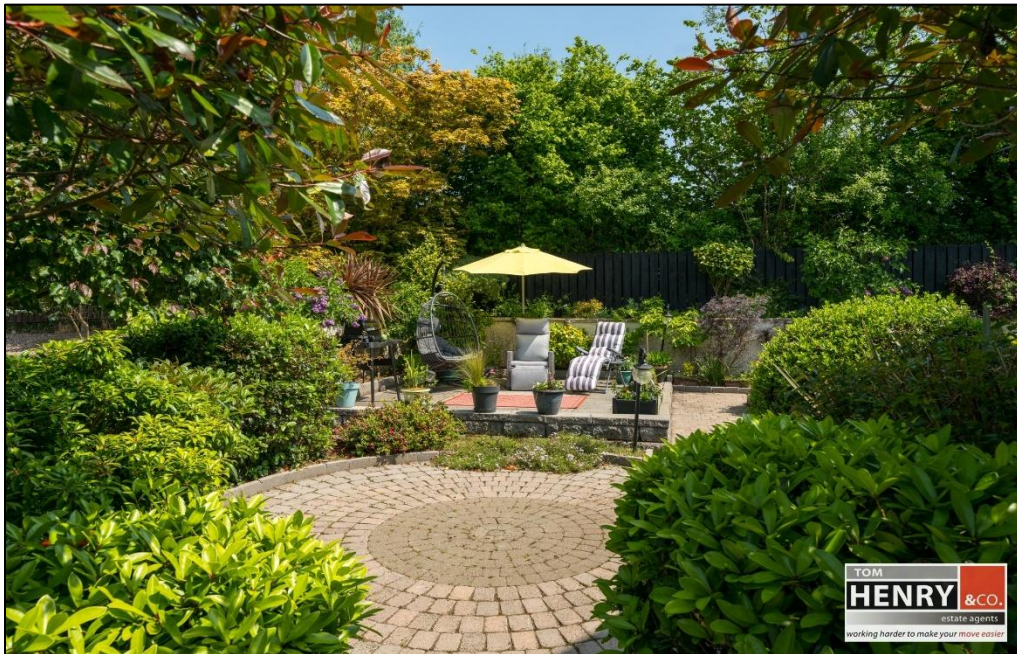
TARMAC DRIVEWAY / PARKING TO FRONT TO GARAGE. GARDEN TO FRONT LAID TO LAWN & SHRUB BEDS.

GARAGE:
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. CENTRAL HEATING BURNER. ROOF SPACE FOR STORAGE. P.V.C. REAR PEDESTRIAN DOOR.

OUTSIDE WATER TAP. PRIVATE PATIO AREA. FURTHER RAISED PATIO AREA WITH BEAUTIFUL SHRUB BEDS SURROUNDING. A REAL SUN TRAP & PERFECT FOR FAMILY BBQS!



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FLOORPLANS FOR I.D. PURPOSES ONLY.

Bedroom 4: 3.0m x 4.0m

Bathroom: 1.9m x 2.9m

Kitchen: 3.2m x 4.0m



Utility Room: 1.7m x 2.0m

Dining Room: 3.2m x 3.4m

Sitting Room: 4.0m x 5.4m

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FOR I.D. PURPOSES ONLY

Bedroom 1: 3.0m x 4.0m Ensuite: 1.9m x 1.4m



Bedroom 2: 3.2m x 3.6m

Bedroom 4: 3.8m x 3.1m



FOR I.D. PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



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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.