



**4 Bed
House - Detached
located in Tullyhogue**

**CONNOR
HARTE**
ESTATE AGENT + CHARTERED SURVEYOR

**14 Kings Park
Tullyhogue
Cookstown
BT80 8XE**



4



2



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£239,950

Entrance Hall

P.V.C. exterior door with double glazed side panels and fan light. Tiled entrance hall. Wooden floor. Pine balustrade staircase, carpeted. Telephone and power points.

Cloaks/Guest WC

7'7" x 4'3"

White suite. Low flush wc and pedestal wash hand basin. Wooden floor. Extractor fan.

Lounge

20'0" x 12'6"

Glazed door. Open fire with marble fireplace surround and granite inset and hearth. Wooden floor. Television and power points.

Family Room

12'6" x 12'2"

French glazed doors. Wooden floor. Built in units. Power points.

Kitchen/Dining Area

20'0" x 13'9"

Glazed door. Fitted Oak kitchen with high and low level units. Concealed lighting under high level units. Built in Hotpoint oven and grill. Integrated fridge and dishwasher. Built in 5 Ring Neff Gas Hob. Stainless steel extractor hood. 1 1/2 bowl stainless steel sink unit with mixer taps. Tiled floor. Fitted Oak dresser with wine rack. Power points. French glazed doors leading to sunroom.

Sun Room

11'2" x 11'2"

P.V.C. door leading to decking (South Facing). Tongue and groove ceiling. Power points.

Utility Room

7'10" x 7'7"

Fitted Oak high and low level units. Plumbed for automatic washing machine and space for tumble dryer. Single bowl stainless steel sink unit. Tiled floor and space backs. Central heating clock. Oil burner. P.V.C. back door.

1st Floor

Landing

Spacious landing, carpeted. Hotpress shelved. Power points. Access to roof space.

Bedroom 1

Built in bedroom furniture and shelving. Carpeted.

Walk-In-Wardrobe

Railed and shelved.

En-Suite

5'11" x 5'11"

White suite. Back to wall toilet unit and sink in vanity unit. Tiled shower cubicle with power shower. 1/2 tiled walls and tiled floor. Heated towel radiator. Extractor fan.

Bedroom

13'7" x 12'6"

Built in wardrobes and furniture. Carpeted. Power points.



Bedroom

13'9" x 9'2"

Built in wardrobe with mirrored doors. Carpeted. Power points.

Bedroom

12'6" x 12'2"

Built in wardrobe and furniture. Carpeted. Power points.

Bathroom

8'6" x 7'7"

White suite. Combination vanity basin and toilet with built in storage. Panel bath with mixer taps. Glass and tiled shower cubicle with power shower. 1/2 tiled walls and tiled floor. Spot lighting.

Outside

Outside: Brick entrance pillars leading to tarmac driveway and parking area. Gardens are laid out in lawn with mature shrubs and conifer hedging. Garden to rear laid in lawn with mature hedging. Decking area to side (South facing). Paved patio area. Cold tap.

Detached Garage

19'8" x 13'2"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

DIRECTIONS

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