



**21 KILMASCALLY ROAD
ARDBOE
DUNGANNON
BT71 5BH**

Offers Around £600.000



21A Kilmascally Road Dungannon BT71 5BH



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Entrance Hall

Stone effect porch with exterior up and down lighters. Exterior door with double glazed side panels. Tiled entrance hall. Feature Oak staircase. Spot lighting. Telephone and power points. Oak glazed French doors leading to lounge.

Lounge

14'4" x 13'5"

Open fire with cast iron fireplace surround and tiled hearth. Laminate wooden floor. Television and power points. Spot lighting.

Kitchen/Dining Area

29'6" x 14'8"

Handcrafted Oak cabinetry with high and low level units, matching over mantle with extractor fan and light. Tiled splash back behind cooker. Glazed display unit with spot lighting. Rangemaster cooker with 7 ring gas hob and electric ovens, grill and warming tray. 1 1/2 bowl stainless steel sink unit. Tiled floor and splash backs. Integrated dishwasher. Oak larder style unit with integrated fridge and freezer. Centre island with storage cupboard and butcher block. Pendant lighting over island. Spot lighting. Television and power points. Oak glazed French doors leading to sun room.

Sun Room

19'1" x 14'7"

Wood burning stove with stone feature. Television and power points. Vaulted ceiling. P.V.C. French doors leading to rear garden.

Rear Entrance Hall

External door leading to garage and rear garden. Tiled hallway. Power points.

Utility Room

9'1" x 8'8"

Excellent range of P.V.C Oak high and low level units. Single bowls stainless steel sink unit. Plumbed for automatic washing machine and space for tumble drer. Tiled floor and splash backs. Extractor fan and light.

Wash Room

7'8" x 3'6"

White suite with chrome fittings. Low flush wc and pedestal wash hand basin. Tiled floor and splash backs. Extractor fan.

Bedroom

12'11" x 11'1"

Laminate wooden floor. Built in wall to wall slide robes. Power points.

Bathroom

12'11" x 9'10"

Contemporary white suite with chrome fittings. Low flush wc and pedestal wash hand basin. Freestanding double end bath on cradle stand. Feature wall to floor tiled splash back. Heated towel radiator. Quadrant shower enclosure, tiled with two head shower which includes rain fall shower head. Frameless modern wall mounted mirror with lights. Spot lighting. Extractor fan. Hotpress with light.

Master Bedroom

18'10" x 14'4"

Laminate wooden floor. Television and power points.

Dressing Room

10'4" x 9'10"

Laminate wooden floor. Power points.

En-Suite

9'10" x 7'2"

White suite with chrome fitting. Low flush wc and sink in vanity unit. Freestanding double ended roll top bath with ornamental feet. Traditional chrome bath shower mixer tap. Shower cubicle with two head shower which includes rain fall shower head. Tiled walls.

Family Room

16'0" x 13'4"

Family Room: 4.89m x 4.08m Wood burning stove with feature surround and railway sleeper mantle. Television and power points. Laminate wooden floor.

1st Floor:

Landing

Walk in hotpress.

Bedroom

12'11" x 6'7"

Laminate wooden floor. Velux window.

Bedroom

14'11" x 14'6"

Laminate wooden floor. Built in wall to wall slide robes, railed and shelved. Television and power points.

Walk-In-Wardrobe

6'7" x 4'10"

Laminate wooden floor.

Office/Study

8'1" x 7'0"

Office/Study: 2.48m x 2.15m: Laminate wooden floor. Power points.

Bathroom

12'11" x 6'9"

White suite with chrome fittings. Low flush wc, pedestal wash hand basin and shower bath with shower screen. Electric shower over. Tiled area around bath. Tiled floor. Extractor fan. Velux window.

Bedroom

12'11" x 7'0"

Bedroom: 3.94m x 2.14m Laminate wooden floor. Television and power points.

Bedroom

16'2" x 14'4"

Laminate wooden floor. Television and power points.

En-Suite

8'2" x 6'9"

White suite. Low flush wc and pedestal wash hand basin. Corner tiled shower cubicle with two head shower which includes rail fall shower head. Tiled floor. Extractor fan. Velux window.

Outside:

Double pillared entrance pillars leading to private residence. Sweeping tarmac treelined driveway with extensive garden laid out in lawn. Driveway lighting. Stoned and barked kids play area. Outside water tap. Tarmac drive and parking area to side and rear of property. Gardens to front laid out in lawn with privacy hedging and fencing. Garden to rear stoned and wood bark children's play area. Patio area with wood frame gazebo and tiled roof. Power points. Flagged area.

Detached Double Garage

30'10" x 22'7"

U.P.V.C. roller garage doors (electric roller doors to be confirmed). Power points.



The agricultural lands are contained in 8 blocks and are currently all laid out in grass are thought suitable for grazing, cutting and/or arable purposes.

On the laneway to the property there are a range of outbuildings.

Block Shed with cladded roof: 13.3m x 2.84m/13.3m x 4.23m

Block Shed with cladded roof: 7.57m x 4.25m

Cladded Shed: 25.0m x 8.75m

Metal framed polytunnel

Miscellaneous stone outbuildings with tin sheeted roof.

Miscellaneous stone outbuilding with tin sheeted roof and cattle crush

Water on some of the land with hedging and fencing in parts.

Outside:

Detached Double Garage 9.41m x 6.90m U.P.V.C. roller garage doors (electric roller doors to be confirmed). Power points.

Double pillared entrance pillars leading to private residence. Sweeping tarmaced treelined driveway with extensive garden laid out in lawn. Stoned and barked kids play area. Outside water tap. Gardens to front laid out in lawn with privacy hedging and fencing. Garden to rear stoned and wood bark children's play area. Patio area with wood frame gazebo and tiled roof. Power points. Flagged area.

Can Be Purchased in 1 or Two Lots

The agricultural lands are contained in 8 blocks and are currently all laid out in grass are thought suitable for grazing, cutting and/or arable purposes.

There is an option to purchase the cladded shed.

Miscellaneous stone outbuildings with tin sheeted roof.

Miscellaneous stone outbuilding with tin sheeted roof and cattle crush

Water on some of the land with hedging and fencing in parts.

Thinking of Selling?

FREE VALUATION!

If you are considering the sale of your own property we are delighted to offer a FREE sales valuation, without obligation of sale. Get in contact today and we will be happy to help & advise you!

028 8676 3265

PROPERTIES REQUIRED ACROSS ALL AREA

MISREPRESENTATION CLAUSE

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

DIRECTIONS

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