



**3 Bed
House - Semi-Detached
located in**

**CONNOR
HARTE**
ESTATE AGENT + CHARTERED SURVEYOR

11 Park Avenue
Dungannon
BT71 7PF



3



1



2



£129,950

Accommodation Comprises

Entrance Hall:

P.V.C. exterior door and double glazed side panel. Mahogany balustrade staircase with newly fitted carpet. Vinyl entrance hall flooring. Telephone and power points. Wall lighting. Understairs storage.

Bathroom:

7'11" x 6'0"

Coloured suite. Low flush wc, pedestal wash hand basin and panel bath with mixer taps and showerhead. P.V.C. panelling around the bath area. Tiled walls and floor.

Lounge:

14'7" x 10'1"

Open fire with electric fire inset. Mahogany fireplace surround with marble inset and hearth. Laminate wooden flooring. Wall lighting. Power points.

Kitchen:

11'9" x 7'1"

Fitted high and low level units. Single bowl stainless steel sink unit and drainer. Built in electric oven ceramic hob. Extractor hood. Space for undercounter fridge. Part tiled walls. Vinyl flooring. Hotpress. Central heating clock. P.V.C. exterior door leading to rear garden.

1st Floor

Bedroom 1:

11'10" x 8'9"

Newly fitted carpet. Built in wardrobe, railed and shelved. Power points.

Bedroom 2:

11'5" x 8'3"

Built in wardrobes, railed and shelved. Carpeted. Power points.

Bedroom 3:

8'2" x 8'2"

Built in wardrobes, railed and shelved. Built in single bed with drawer storage. Walnut wooden floor.

Outside:

Enclosed rear garden laid out in lawn with shrub beds. Boiler house and storage.

Please note: Under the "Estate Agents Act" (1979) Connor Harte Ltd must declare that a member of its staff, one of its directors or a relative has a personal interest in this property.

Services: All Mains

Heating: Oil Fired Central Heating

Build: Traditional

Rates: £900.79 per annum (Price Correct As Of November 2025)

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

Connor Harte Ltd gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy them selves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 5 inches. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. The heating system and electrical appliances have not been tested and we cannot offer any guarantees on their condition.



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

CONTACT

7 to 9 Molesworth Street
Cookstown
Tyrone
BT80 8NX

E: connor@connorharte.com

T: 02886763265

connorharte.com

