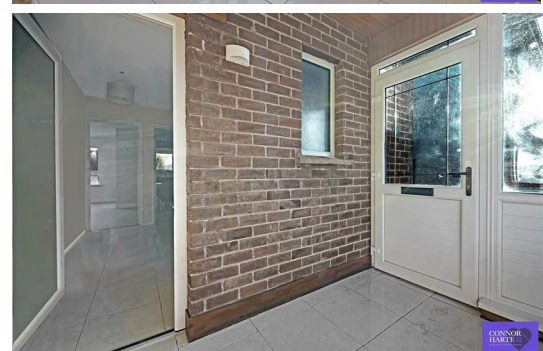




**3 Bed
House - Semi-Detached
located in**



35 Carland Road Dungannon BT71 4AA



3



1



2



Offers In The Region Of
£179,950

A delightful three bedroom semi detached property located on the Carland Road, Dungannon. This home presents a fantastic opportunity for first time buyers to buy a sizeable home within close proximity to Dungannon Town Centre.

The property comprises a welcoming entrance porch and hall with handy under stair storage, a guest wc, a spacious living complete with feature fireplace which has an electric fire inset and large window over looking the front garden, a second reception room providing that all important additional living space with picture window over looking the rear garden and a modern fitted kitchen with built in appliances and range of high and low units.

Upstairs comprises three well proportioned double bedrooms, and a wet room complete with stylish white three piece suite.

Outside, the front garden is laid in lawn and bordered by mature hedging with a tarmac driveway to the side of the property providing ample off street parking that also leads to a detached garage with light and power. The enclosed rear garden is also laid in lawn and offers a fantastic space to enjoy time outside with friends and family.

The property is within easy walking distance to Dungannon Town Centre and sits within the catchment area of a range of leading primary, secondary and grammar schools in the area. A fantastic range of local amenities including Oaks Shopping Centre.

Entrance Porch

9'3" x 7'3"

P.V.C. exterior door. Polished porcelain tiled floor. Tongue and groove ceiling. P.V.C. door leading to entrance hall.

Entrance Hall

P.V.C. exterior door from entrance porch. Polished porcelain tiled floor. Storage cupboard under staircase. Balustrade staircase carpeted.

Ground Floor WC

6'7" x 4'4"

White suite with chrome fittings. Low flush wc and sink in vanity unit. Polished porcelain tiled floor.

Lounge

19'3" x 10'7"

Wooden fireplace surround with electric fire inset. Carpeted. Television and power points. Moulded cornicing and centre roses.

Reception Room 2

5.3m x 4.21m (Widest Measurement) Picture window over private rear garden. Television and power points. Central Heating clock. Vinyl flooring.

Kitchen/Dining Area

17'4" x 10'2" (widest measurement)

Modern fitted white kitchen with high and low level units. Built in NEFF electric oven and microwave. Built in ceramic electric hob with stainless steel extractor hood over. 1 1/2 bowl stainless steel sink unit with mixer taps. Plumbed for automatic washing machine. Polished porcelain tiled floor. Tiled splash backs. Spot lighting above sink area and hob. P.V.C. stable exterior door leading to side driveway, garage and rear garden.

Landing

Carpeted. Power points.

Wet Room

11'4" x 4'6"

White suite with chrome fittings. Low flush wc and pedestal wash hand basin. Tiled shower cubicle with power shower and rainfall shower head. Tiled floor and walls. Extractor fan.

Bedroom

13'1", 59'0" x 10'1"

Laminate wooden floor. Power points. Built in wardrobe, shelved.

Bedroom

10'9" x 9'10"

Laminate wooden floor. Power points.



Bedroom

10'1" x 8'6"

Laminate wooden floor. Power points.

Outside

Private enclosed rear garden laid out in lawn with mature hedging. Tarmac driveway to side of property providing off street parking for several vehicles.

Garden to front laid out in lawn with mature privacy hedging. Brick entrance pillars leading to tarmac driveway.

Detached Garage

19'1" x 10'3"

Detached Garage: 5.83m x 3.13m Up and over garage door. Power points and light. Oil burner. Oil tank to rear of garage.

Services: All Mains

Heating: Oil Heating

Build Type: Traditional

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

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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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