



**3 Bed  
Bungalow  
located in Coalisland**

**CONNOR  
HARTE**  
ESTATE AGENT + CHARTERED SURVEYOR

**12 Derryvale Park**  
**Coalisland**  
**Dungannon**  
**BT71 4HH**



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Offers In The Region Of  
£127 500

### **Entrance Hall**

P.V.C. exterior door. Semi solid wooden floor. Walk in cloakroom.

### **Lounge**

16'6" x 13'8"

Bay window. Wood burning stove with rustic brick fireplace and railway sleeper. Tiled hearth. Television and power points. Spot lighting. Beam ceiling. Semi solid wooden floor.

### **Kitchen/Dining Area**

16'6" x 10'2"

Modern fitted white kitchen with high and low level units. Concealed lighting under high level units. Built in electric oven and ceramic hob. Extractor hood. Plumbed for automatic washing machine and dishwasher. (There is an option to purchase automatic washing machine tumble dryer, dishwasher and fridge/freezer). Tiled floor and splashbacks. Single bowl stainless steel sink with mixer taps. Television and power points. P.V.C. exterior door.

### **Bedroom**

11'3" x 10'5"

Laminate wooden floor. Television and power points. Built in wardrobe with louver door, railed. Hotpress with louver door.

### **En-Suite Bathroom**

7'2" x 6'3"

White suite with chrome fittings. Low flush wc, pedestal wash hand basin and corner bath with telephone mixer taps. Tiled walls and floor. Tongue and groove ceiling with spot lighting.

### **Internal Hallway: Laminate wooden floor. French**

### **Bedroom**

9'6" x 9'4"

Laminated wooden floor. Power points. Alcove railed for hanging clothes.

### **Shower Room**

5'3" x 5'3"

Modern fitted white suite with chrome fittings. Low flush wc and sink in vanity unit. Shower cubicle with PVC panelling. Mira Sport electric shower. Heated towel radiator. Laminate wooden floor. Extractor fan.

### **Bedroom**

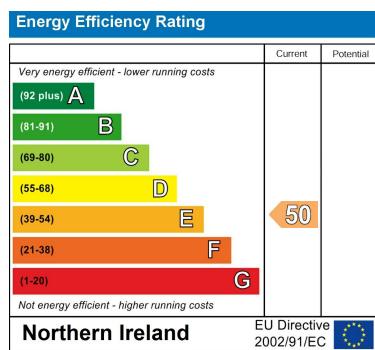
9'9" x 5'4"

(Currently used as a home office) Laminate wooden floor. Power points.

### **Outside**

Garden to rear laid out in lawn with fencing. Parking to side of property.





## DIRECTIONS

## CONTACT

7 to 9 Molesworth Street  
Cookstown  
Tyrone  
BT80 8NX

E: [connor@connorharte.com](mailto:connor@connorharte.com)

T: 02886763265

[connorharte.com](http://connorharte.com)