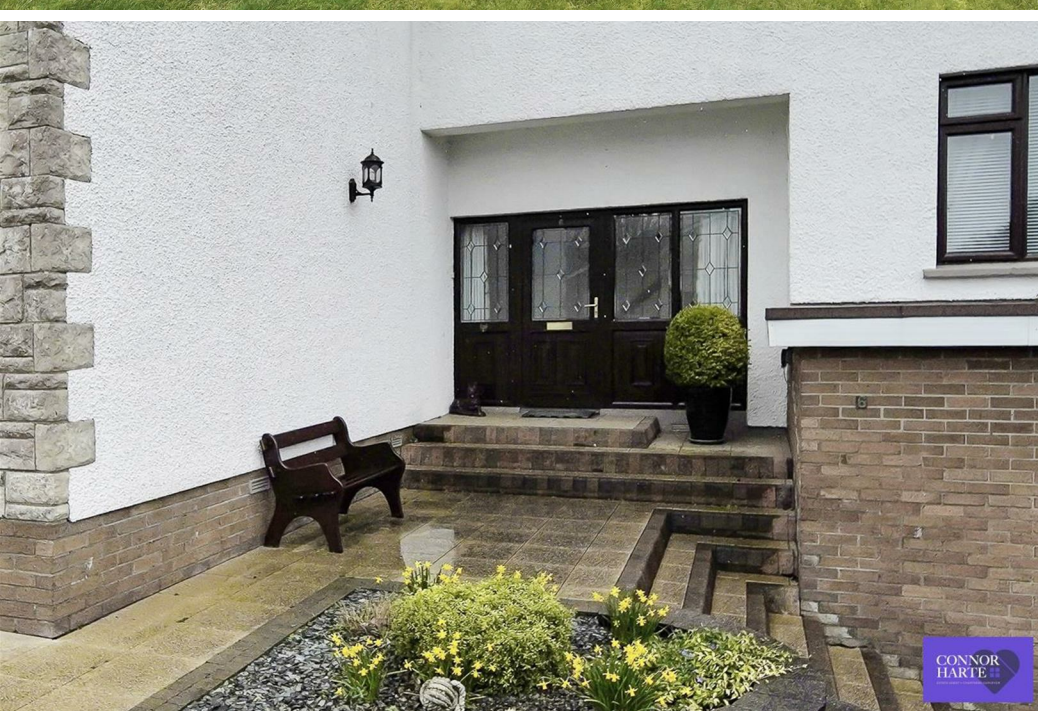
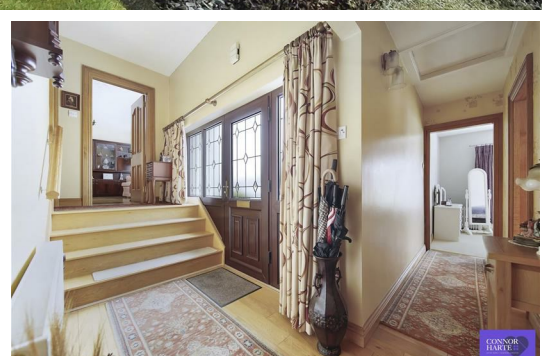




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**3 Bed
Bungalow - Detached
located in**

CONNOR
HARTE

ESTATE AGENT + CHARTERED SURVEYOR

**6 Glencree
Cookstown
BT80 8XN**



Offers Around £279,950

A well-presented three-bedroom detached split-level bungalow, ideally positioned within one of Cookstown's most desirable residential locations, benefiting from a stunning west-facing rear garden.

This attractive home offers excellent accommodation throughout and is ideally suited to families or those seeking a beautiful home within walking distance of the town centre, featuring generous gardens with mature shrubs and a patio area perfectly suited for outdoor entertaining and al fresco dining.

Entrance Porch:

P.V.C. external door and double glazed side panels. Wooden floor. Power points. Hotpress shelved. Steps leading to:

Lounge:

16'9" x 11'8"

Gas fire with mahogany fireplace surround, cast iron and tiled inset. Granite hearth. Wooden floor. Power point. Wall lighting. Access to dining room.

Dining Room:

12'2" x 9'6"

Wooden floor. Central heating clock. Power points. Glazed door to kitchen. Access to attic via Slingsby ladder. Open plan into sunroom.

Sun Room:

12'2" x 9'11"

Tiled floor. Power point. Wall lighting.

Kitchen/Dining Area:

13'10" x 11'8"

Modern fitted Cream kitchen with high and low level units and granite counter tops. Concealed lighting under high level units. Integrated fridge and dishwasher. Built in electric "Creda" oven and grill and "Indesit" 4-ring gas hob. Extractor hood with fan and light. Tiled floor and splash backs, single bowl stainless steel "Franke" sink. Television and points. P.V.C. external door leading to rear garden.

Bedroom:

13'4" x 10'0"

"Maple" fitted bedroom furniture. Fitted wardrobes railed and shelved with additional storage above bed. Natural carpet. Power points.

Bathroom:

9'11" x 8'11"

White bathroom suite. Low flush WC, pedestal wash hand basin and corner bath with mixer taps and telephone shower. Corner tiled shower cubicle with "Mira Sport" shower. Tiled walls and floor. Tongue and groove ceiling. Wall lighting.

Bedroom:

9'11" x 8'11"

White built-in wardrobes and storage. Natural carpet. Power points.

Bedroom:

13'4" x 8'10"

White built-in wardrobes and storage. Natural carpets. Power points.

Storage Space:

22'1" x 10'4"

Access to eaves. Power points.

Outside:

Tiled steps and cast iron hand rail from kitchen leading to paved patio area and rear garden. Garden shed included in sale. Garden to rear laid out in lawn with landscaped shrub and flowerbeds. Sensor security lighting. Storage area paved under steps. Light. Pathways are paved. Cold tap. Tarmac driveway.



Integral Garage:

P.V.C. pedestrian door to the side of the garage/utility area. Up and over garage door to the front. The garage has been partitioned into sections for storage, front of garage and middle section for storage a shower area with wc, sink and also plumbed for automatic washing machine. Part tiled walls and vinyl flooring. Oil burner.

Contact Connor Harte Estate Agents & Valuer today to arrange a viewing!

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PROPERTIES REQUIRED ACROSS ALL AREAS

We're here to help you every step of the way!

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Let us help you make your next move with confidence!

"Harte" of Mid-Ulster



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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