



simon**BRIEN**
RESIDENTIAL

15 Bush Road,
Dungannon, BT71 6QE

Asking Price £850,000

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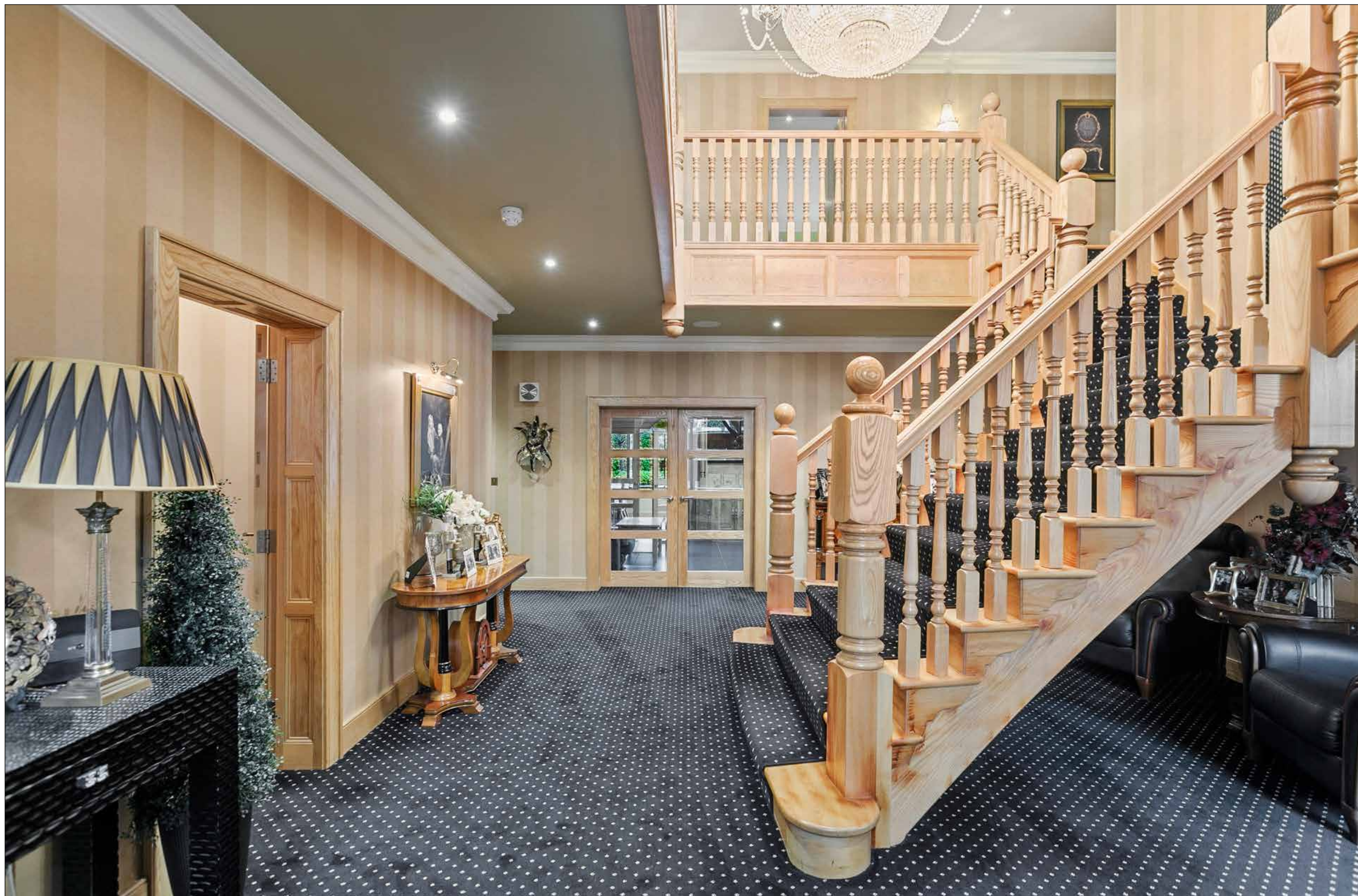


KEY FEATURES

- Stunning Detached Family Home Constructed 2015
- Exceptionally Well Appointed & Presented Accommodation Extending To 8,000 Sq Ft
- Unrivalled Specification Throughout
- Potential For Six Bedrooms
- A Host Of Reception Accommodation Including;
- Dining Room
- Lounge
- Games Room
- Living Room
- Sun Room
- Play Room
- High Quality Fully Fitted Kitchen With A Range Of Appliances, Central Island Unit Open To Casual Living / Dining

- Ground Floor & First Floor Utility Rooms
- Two Downstairs Cloakrooms
- Four Luxury Ensuite Bathrooms
- Underfloor Oil Fired Central Heating
- Double Glazing
- Surround Sound System
- Integral Garage & Additional Attached Garage
- Pleasant Fully Enclosed Site Accessed Via Electric Gates With Generous Parking & Feature Patio Area
- Popular & Much Sought After Location In One Of The Areas Prominent Addresses
- Close To Local Amenities, Schooling & Transport Routes
- Viewing Strong Recommended







SUJMMARY

We are delighted to offer for sale one of the finest homes to present itself to the market in recent years, within this area. This magnificent detached family residence which was constructed in 2015 provides exceptionally well appointed and well presented accommodation extending to approximately 8,000 Sq Ft.

The accommodation is finished to the highest of standards with an unrivalled specification throughout, and comprises; potential for six bedrooms, four with ensuite facilities, and a host of reception accommodation together with excellent kitchen with central island, and casual living / dining areas.

In addition to the above, the property has the added benefit of a ground floor and first floor utility room, excellent garaging and a pleasant fully enclosed and well maintained site accessed via electric gates with feature covered patio area.

Located in one of the areas finest, short drive from the City Centre with a host of local amenities close by, as well as excellent schooling and transport routes connecting Belfast and other surrounding towns.

Likely to be of interest to the growing family in today's market, we would recommend inspection of this superb property so that one can fully appreciate the quality of finish and accommodation throughout.

Viewing is by private appointment through our South Belfast office on 028 9066 8888.







KITCHEN / LIVING / DINING:

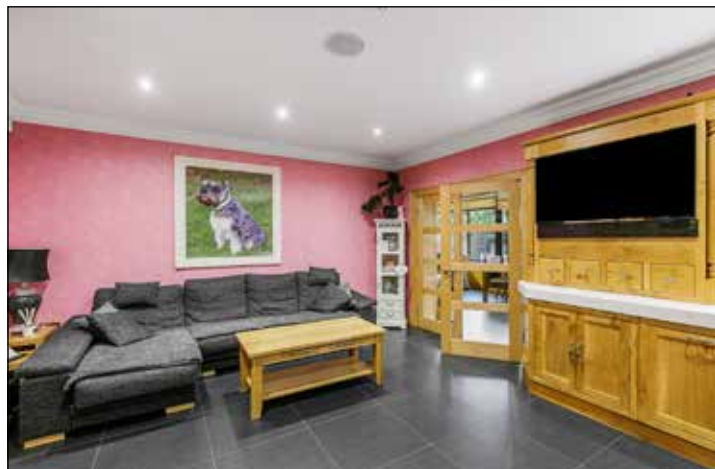
38' 1" x 14' 5" (11.6m x 4.4m)

Excellent range of high and low solid oak units and inset sink. Central island unit. Granite work surfaces. Stainless steel extractor hood. Four ring hob. Double oven. Integrated dishwasher. Recessed for American style fridge/freezer. Tiled floor. Access to:

SUN ROOM:

43' 4" x 10' 6" (13.2m x 3.2m)

Double doors to patio.



ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE PORCH:

Tiled flooring with inner door to:

RECEPTION HALL:

22' 8" x 22' 8" (6.9m x 6.9m)

Central oak staircase.

CLOAKROOM:

5' 11" x 5' 7" (1.8m x 1.7m)

Low flush WC. Wash hand basin.

DINING ROOM:

18' 4" x 18' 1" (5.6m x 5.5m)

Tiled floor. Attractive feature fireplace. Double doors to:

LIVING ROOM:

20' 0" x 13' 9" (6.1m x 4.2m)

Parquet flooring. Corniced ceiling.





LOUNGE:
19' 0" x 14' 5" (5.8m x 4.4m)
 Currently used as golf simulator room.

CINEMA / GAMES ROOM:
30' 10" x 24' 11" (9.4m x 7.6m)
 Solid wooden floor. Spotlighting. Open to:

BAR:
17' 5" x 14' 5" (5.3m x 4.4m)
 Fully fitted bar. Solid wooden floor. Corniced ceiling. Low voltage lighting.







REAR HALLWAY

UTILITY ROOM:

11' 10" x 9' 6" (3.6m x 2.9m)

Low level units. Single drainer sink unit.

CLOAKROOM:

5' 11" x 4' 7" (1.8m x 1.4m)

Low flush WC. Wash hand basin.

GARAGE (1):

20' 0" x 18' 8" (6.1m x 5.7m)

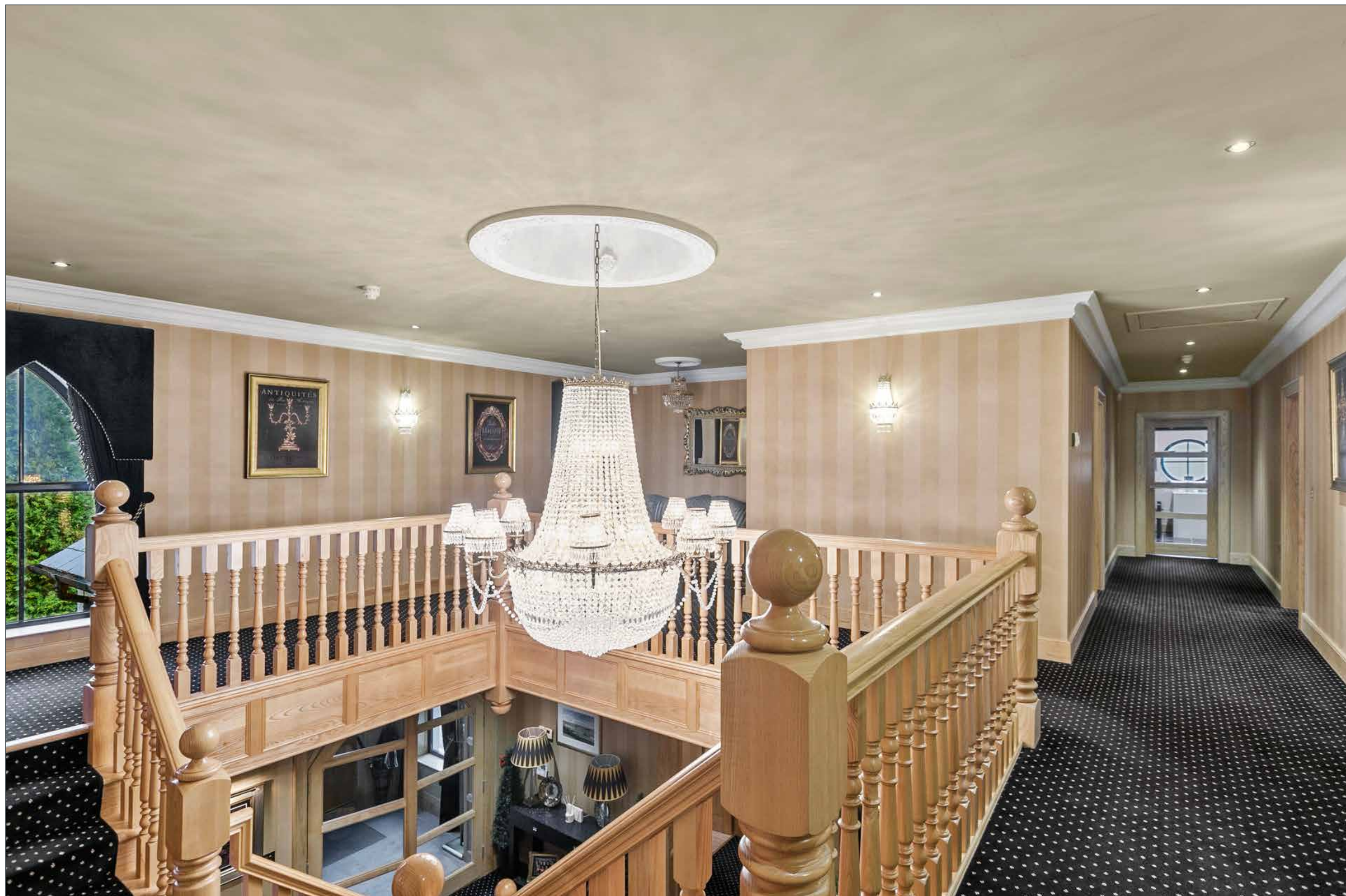
Roller shutter door with light and power. Door to rear. Access to:

GARAGE (2):

19' 0" x 19' 0" (5.8m x 5.8m)

Storage facilities. Boiler room. Additional WC.







FIRST FLOOR

PRINCIPAL BEDROOM:
27' 11" x 18' 1" (8.5m x 5.5m)

ENSUITE SHOWER ROOM:
9' 2" x 8' 2" (2.8m x 2.5m)
Walk-in shower enclosure. Twin wash hand basins. Low flush WC. Heated towel rail.

BEDROOM (2):
18' 1" x 13' 5" (5.5m x 4.1m)
Range of fitted units.

ENSUITE SHOWER ROOM:
8' 10" x 5' 11" (2.7m x 1.8m)
Fully tiled shower enclosure. Low flush WC. Wash hand basin.

BEDROOM (3):
31' 2" x 14' 5" (9.5m x 4.4m)

ENSUITE SHOWER ROOM:
9' 2" x 8' 2" (2.8m x 2.5m)
Fully tiled shower enclosure. Low flush WC. Wash hand basin.

BEDROOM (4):
16' 9" x 14' 5" (5.1m x 4.4m)

ENSUITE SHOWER ROOM:
9' 2" x 5' 11" (2.8m x 1.8m)
White suite comprising panelled bath with mixer taps. Low flush WC. Wash hand basin.

BEDROOM (5):
17' 1" x 14' 5" (5.2m x 4.4m)
Access to balcony with artificial grass.

BEDROOM (6) / OFFICE:
14' 5" x 10' 6" (4.39m x 3.2m)

UTILITY ROOM:
12' 6" x 11' 10" (3.8m x 3.6m)

GAMES ROOM:
45' 3" x 32' 2" (13.8m x 9.8m)

OUTSIDE
Enclosed site accessed via electric gates. Generous parking. Shrubs and mature trees and covered patio area.

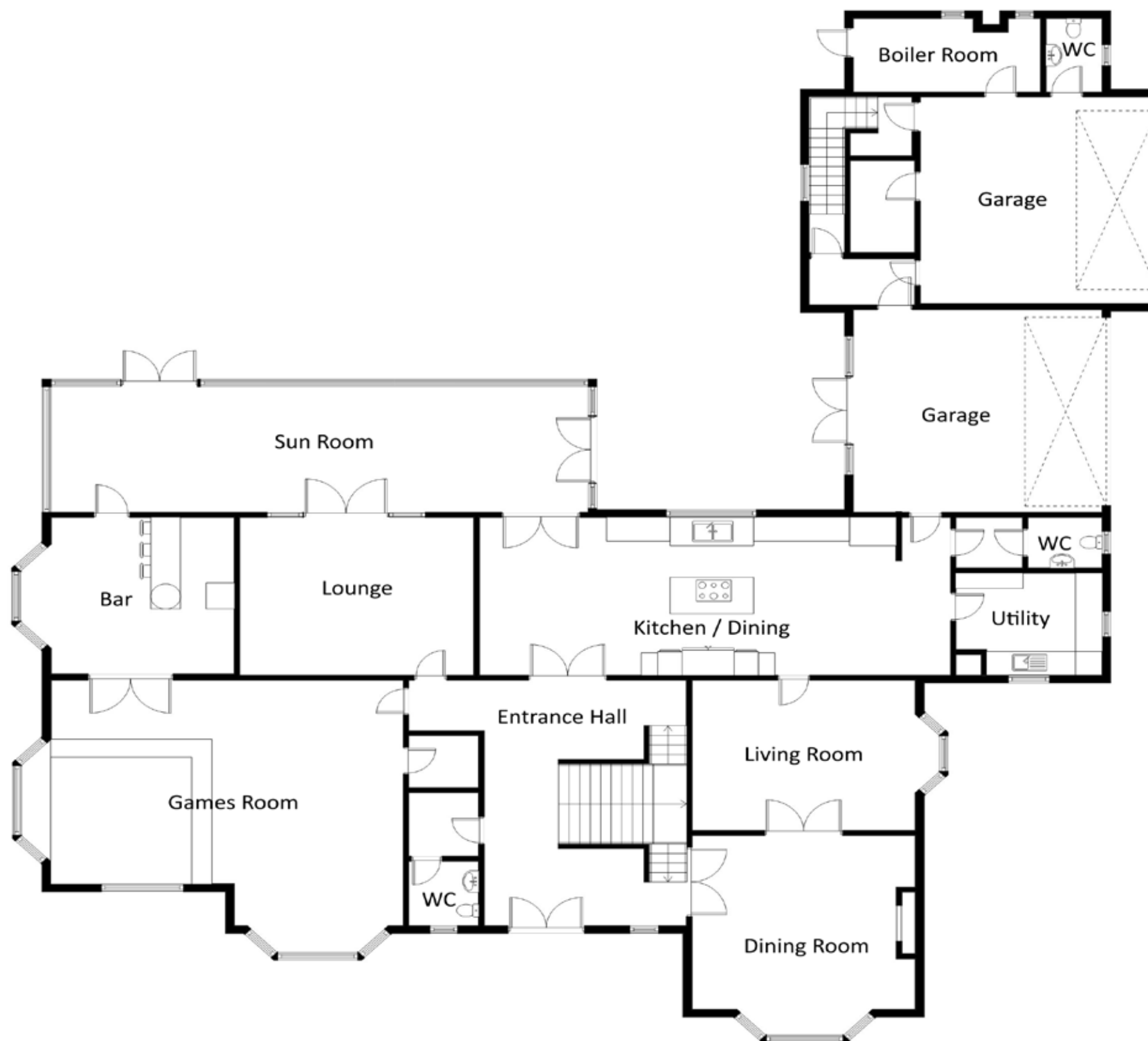












15 Bush Road, Dungannon (Ground Floor)

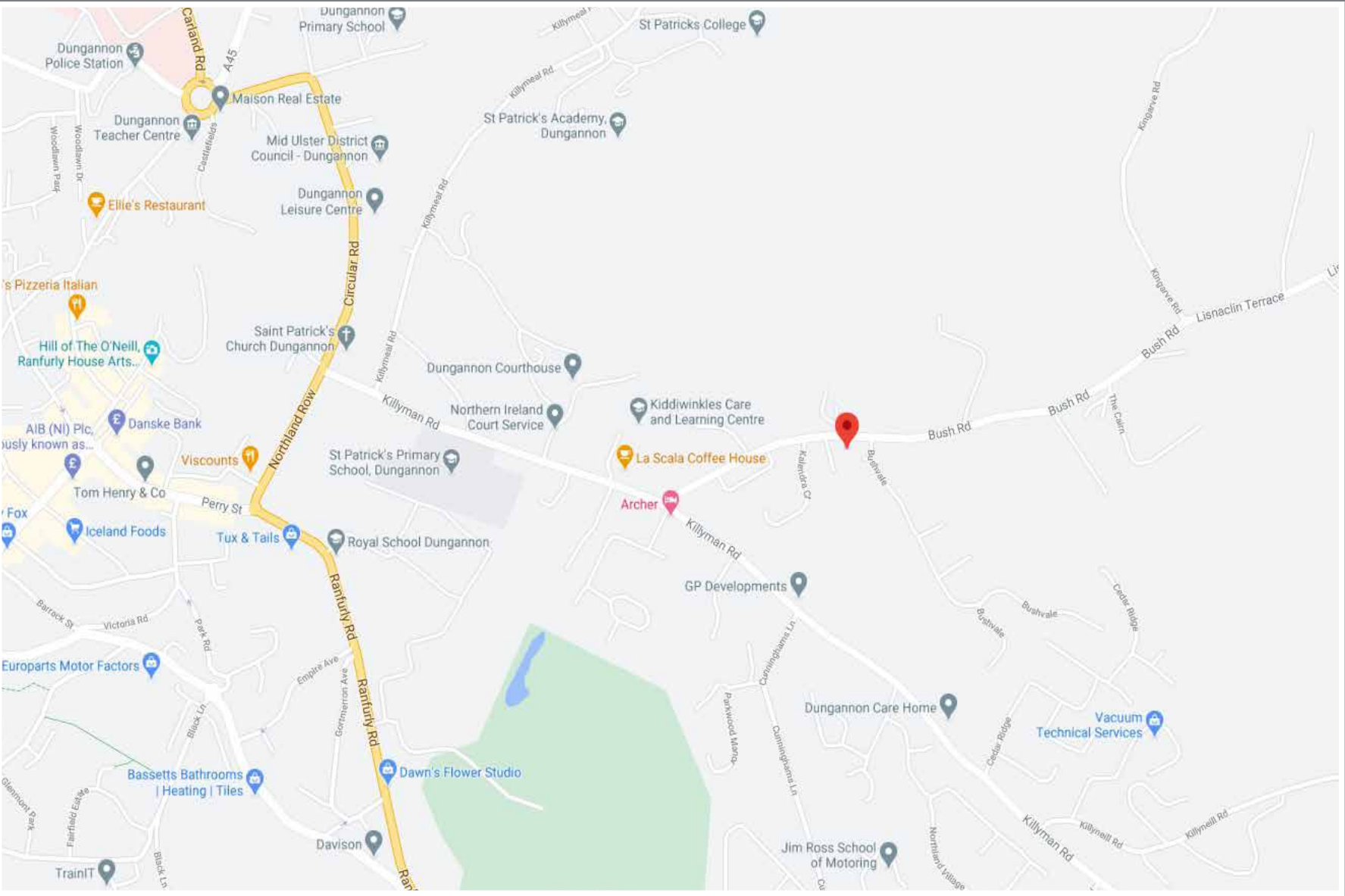
Plans for illustrative purposes only



15 Bush Road, Dungannon (1st Floor)

Plans for illustrative purposes only

Location



Financial Advice
If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website
View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department
Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9793-3901-7209-5070-4200



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