

**52 RICHMOND HILL
BALLYGAWLEY
DUNGANNON
CO. TYRONE
BT70 2ER**



*working harder to make your **move easier***

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“AS GOOD AS NEW & READY FOR YOU”

AN IMMACULATE SEMI-DETACHED HOME WITH A SUPERB REAR GARDEN

PRESENTED TO AN IMMACULATE STANDARD THROUGHOUT, THIS 3 BEDROOM, MASTER ENSUITE, SEMI-DETACHED PROPERTY IS IDEALLY LOCATED IN THIS QUIET & HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT WITHIN WALKING DISTANCE OF ALL BUSTLING BALLYGAWLEY TOWN AMENITIES & IS CONVENIENT TO THE MAIN ROADS NETWORK FOR COMMUTING TO AUGHNACLOY, DUNGANNON, OMAGH, ENNISKILLEN, BELFAST, ETC.

SITUATED ON A GENEROUS SITE WITH A SUPERB REAR GARDEN & BOASTING A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, A BEAUTIFUL KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING, A USEFUL SEPARATE UTILITY ROOM & A HANDY GROUND FLOOR CLOAK W.C; THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE...

...JUST MOVE-IN & ENJOY!



OFFERS OVER: £184,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SUPERB SEMI-DETACHED PROPERTY.
- CONSTRUCTED C. 2017 & OWNER OCCUPIED SINCE NEW.
- CONVENTIONAL BLOCK CONSTRUCTION.
- PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.
- SITUATED ON A PRIME SITE.
- MOST GENEROUS SOUTH FACING REAR GARDEN.
- WITHIN STROLLING DISTANCE OF ALL BUSTLING BALLYGAWLEY AMENITIES.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; MASTER ENSUITE.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- ENVIABLE KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM WITH UNDER STAIR STORE.
- GROUND FLOOR CLOAK W.C.
- BATHROOM WITH 4 PIECE SUITE.
- WHITE SKIRTINGS & ARCHITRAVES.
- 4 PANEL SOLID TIMBER INTERNAL DOORS.
- BLINDS & CURTAINS INCLUDED IN SALE.
- ALARM SYSTEM.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OFF-STREET PARKING.
- ENERGY EFFICIENT: 85 / B RATING.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL & FAN LIGHT. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

GLASS FRONTED STOVE WITH STONE HEARTH. PRE-FINISHED FLOOR.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. UNDER UNIT LIGHTING. TILED SPLASH BACK. TILED FLOOR. FRENCH DOORS TO REAR GARDEN.





UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN.

UNDER STAIR STORAGE:

ELECTRIC LIGHT. TILED FLOOR.

POWDER ROOM:

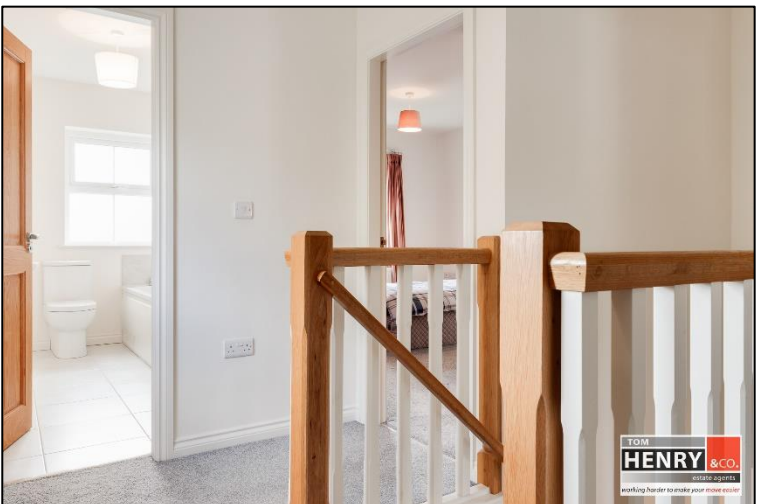
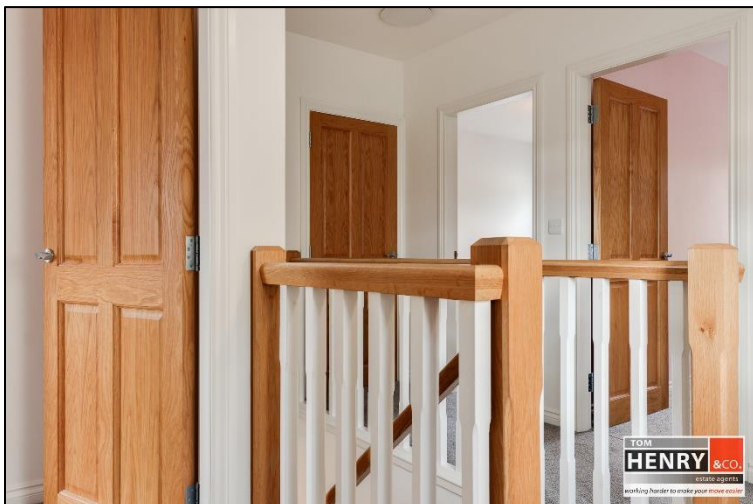
TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. ELECTRIC POINT FOR ILLUMINATED MIRROR. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR. HOTPRESS: SHELVED.



BEDROOM 1:
TO REAR. CARPET TO FLOOR.

ENSUITE:
WASH HAND BASIN WITH TILED SPLASH BACK. ELECTRIC POINT FOR ILLUMINATED MIRROR. FULLY TILED SHOWER. TOILET. TILED FLOOR. X-FAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:
4 PIECE SUITE. BATH WITH MIXER TAP FITTING WITH TILED SPLASH BACK. FULLY TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK WITH ILLUMINATED MIRROR. TILED FLOOR. X-FAN.

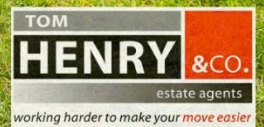




OUTSIDE:

GARDEN TO FRONT LAID TO LAWN. TARMAC PARKING TO FRONT / SIDE. GENEROUS SOUTH FACING REAR GARDEN LAID TO LAWN.





FLOORPLANS FOR I.D. PURPOSES ONLY.



**52 Richmond Hill
Ballygawley, BT70 2ER**

(Floorplan for illustrative purposes only)



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(Floorplan for illustrative purposes only)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



Want to know what your property is worth?

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- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
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VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.