

**66 CULLENRAMMER ROAD
GREYSTONE
DUNGANNON
CO. TYRONE
BT70 1SD**



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

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SPACIOUS, VERSATILE & WELL-PRESENTED ON A GENEROUS SITE C. 0.45 ACRES

SITUATED ON AN ENVIABLE, ELEVATED SITE EXTENDING TO CIRCA. 0.45 ACRES, JUST OFF THE COMMUTER CONVENIENT CULLENRAMMER ROAD (AN AREA RENOWNED FOR ITS BESPOKE COUNTRY RESIDENCES), THIS SPACIOUS & VERSATILE CHALET BUNGALOW WILL UNDOUBTEDLY APPEAL TO A WIDE SPECTRUM OF PURCHASERS SEEKING A FOREVER HOME IN THE COUNTRYSIDE.

ONLY MINUTES BY CAR TO SHOPS, MAJOR EMPLOYERS, DUNGANNON TOWN & THE A4 / M1 BYPASS FOR COMMUTING TO FURTHER AFIELD, THIS WELL-MAINTAINED PROPERTY OFFERS GENEROUS ACCOMMODATION WITH UP TO 6 BEDROOMS, MASTER ENSUITE, A SPACIOUS SITTING ROOM WITH AN OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / LIVING / ENTERTAINING, A SEPARATE UTILITY ROOM & A FAMILY BATHROOM WITH A 4 PIECE SUITE. EXTERNALLY THE FANTASTIC GARDENS BACK ONTO OPEN FIELDS, THERE IS AMPLE PARKING & A GARAGE...

...ALL THE ATTRIBUTES TO BE A DREAM HOME!



GUIDE PRICE: £269,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A DETACHED CHALET BUNGALOW.
- SITUATED ON A GENEROUS, ELEVATED SITE CIRCA. 0.45 ACRES.
- PRESENTED FOR SALE IN EXCELLENT DECORATIVE ORDER THROUGHOUT.
- BOASTING SPACIOUS & VERSATILE ACCOMMODATION.
- COUNTRYSIDE LOCATION WITH COMMUTER CONVENIENCE.
- ONLY MINUTES BY CAR TO SHOPS, EMPLOYERS, DUNGANNON TOWN & THE A4 / M1 BYPASS.
- UP TO 6 BEDROOMS; MASTER ENSUITE.
- ENTRANCE HALL WITH OPEN TREAD STAIRCASE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING / LIVING / ENTERTAINING.
- DINING / LIVING AREA WITH GLASS FRONTED STOVE.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FAMILY BATHROOM WITH 4 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS TO GROUND FLOOR.
- 6 PANEL INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- PILLARED ENTRANCE WITH CATTLE GRID.
- ATTACHED GARAGE.
- GARDENS LAID TO LAWNS WITH MATURE HEDGING.
- A MUST VIEW FOR THOSE SEEKING A SUPERB FAMILY HOME.



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ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

RECESSED LIGHTING ABOVE U.P.V.C. EXTERNAL DOOR WITH GLAZED SUNBURST & GLAZED SIDE PANEL. TILED FLOOR. OPEN TREAD STAIRCASE TO FIRST FLOOR.



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SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND OVER GRANITE HEARTH. COVING & CENTRE PIECE TO CEILING. WALL & CENTRE LIGHT POINTS. WOODEN FLOOR.





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KITCHEN / FAMILY DINING / LIVING AREA:

PART GLAZED DOOR FROM ENTRANCE HALL TO LIVING AREA. GLASS FRONTED SOLID FUEL STOVE TO LIVING AREA IN BRICK INGLENOOK. FRENCH DOORS FROM LIVING AREA TO REAR GARDEN. FITTED HIGH & LOW LEVEL UNITS. LEADED GLASS DISPLAY UNIT. WINE RACK. PELMET WITH DOWNLIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR FRIDGE FREEZER. INTEGRATED ELECTRIC OVEN. SPACE FOR DISHWASHER. INTEGRATED GAS HOB WITH X-FAN OVER. TILED BETWEEN UNITS. TILED FLOOR. WOODEN CEILING.



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UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL.

LINEN CUPBOARD & HOTPRESS:



CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN. TOILET. TILED WALLS. TILED FLOOR.



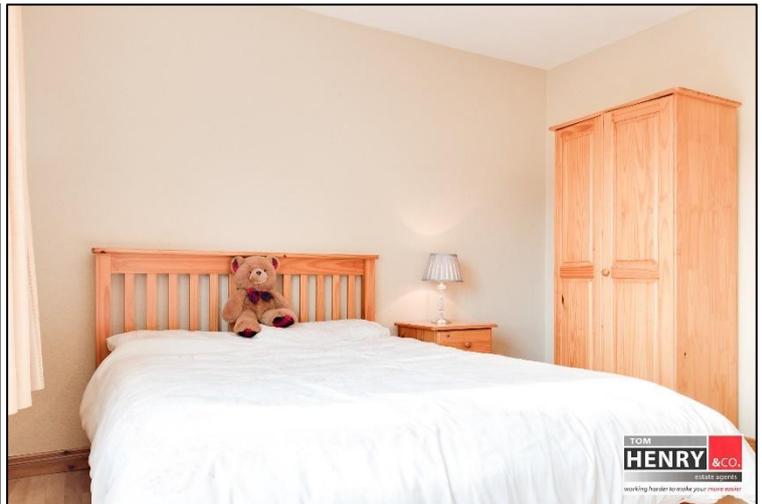
BEDROOM 4:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN WARDROBE.



BEDROOM 5:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN WARDROBE.



BEDROOM 6:
TO REAR. PRE-FINISHED FLOOR. VIEWS TO REAR GARDEN.

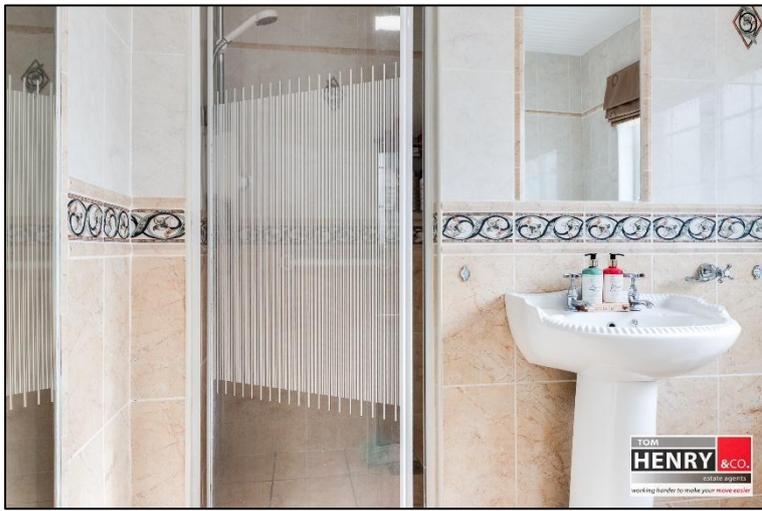




BATHROOM:

WHITE SUITE. CORNER JACUZZI BATH WITH MIXER TAP SHOWER FITTING. TOILET. FULLY TILED ELECTRIC SHOWER. WASH HAND BASIN. TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL.





FIRST FLOOR:

STAIRS & LANDING:

OPEN TREAD STAIRCASE. PRE-FINISHED FLOOR TO LANDING.



BEDROOM 1:

TO REAR. FITTED FURNITURE TO INCLUDE; WARDROBES, DRESSING UNIT, HATBOXES, ETC. ACCESS TO ROOF SPACE STORAGE.





ENSUITE:
FULLY TILED SHOWER. TOILET. WASH HAND BASIN. X-FAN.



BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.





BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



LINEN CUPBOARD:

OUTSIDE:

PILLARED ENTRANCE WITH CATTLE GRID TO CONCRETE DRIVE TO PARKING TO GARAGE, FRONT & SIDE. ACCESS TO REAR CONCRETE AREA.



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GARAGE:
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

BOILER HOUSE:
CENTRAL HEATING BURNER.

OUTSIDE WATER TAP. CONCRETE PATIO AREA. REAR GARDEN LAID TO LAWNS.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	40 E	
21-38	F		
1-20	G		

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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.