

**18 SHANMULLA WOODS  
BLACKWATERTOWN  
DUNGANNON  
CO. TYRONE  
BT71 7HD**



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

26 Church Street,  
Dungannon,  
Co. Tyrone,  
N. Ireland  
BT71 6AB

T: (028) 8772 6992  
F: (028) 8772 6460  
E: [tom@tomhenryandco.com](mailto:tom@tomhenryandco.com)

## **“BEAUTIFUL IN BLACKWATERTOWN”**

### **SERIOUS HOUSE GOALS WITH THIS ENVIABLE END-OF-TERRACE HOME WITH A GENEROUS REAR GARDEN**

PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT, WHERE THE CURRENT OWNERS EXCEPTIONAL TASTE IS IMMEDIATELY APPARENT, THIS BEAUTIFUL 3 BEDROOM END-OF-TERRACE PROPERTY IS SITUATED ON A GENEROUS CORNER SITE WITH AMPLE PARKING FOR MULTIPLE VEHICLES & A PRIVATE REAR GARDEN.

BOASTING 3 BEDROOMS, A SITTING ROOM WITH A COSY OPEN FIREPLACE, A GORGEOUS KITCHEN WITH SPACE FOR DINING / ENTERTAINING, A HANDY GROUND FLOOR CLOAK W.C. AND AN ENVIABLE BATHROOM WITH A FREE STANDING BATH; THIS PROPERTY HAS BEEN RECENTLY REFURBISHED TO A VERY HIGH STANDARD AND PROVIDES A WONDERFUL OPPORTUNITY AS A “MOVE-IN READY” FIRST OR FAMILY HOME OR AS A LOW MAINTENANCE ADDITION TO EVEN THE MOST DISCERNING INVESTORS PORTFOLIO.

**“WE SINCERELY RECOMMEND EARLY VIEWING TO AVOID MISSING OUT ON THIS FABULOUS PROPERTY”**



**GUIDE PRICE: £144,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# PROPERTY FEATURES...

- AN END-OF-TERRACE TOWNHOUSE STYLE PROPERTY.
- PRESENTED FOR SALE IN SUPERB CONDITION THROUGHOUT.
- SITUATED ON A GENEROUS CORNER SITE.
- WITHIN WALKING DISTANCE OF PICTURESQUE BLACKWATERTOWN VILLAGE.
- ONLY A SHORT DRIVE TO MOY, BENBURB, ARMAGH & DUNGANNON.
- 3 BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- BEAUTIFUL KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- ENVIABLE RECENTLY UPDATED BATHROOM WITH FREESTANDING BATH.
- WHITE INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- GOOD PROVISION OF OFF-STREET PARKING TO FRONT / SIDE.
- PRIVATE, ENCLOSED GARDEN TO REAR WITH PATIO AREA.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS; VIEW EARLY!





## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:  
U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS. PRE-FINISHED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET RUNNER.





POWDER ROOM:  
WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. TILED FLOOR.  
X-FAN.



SITTING ROOM:  
OPEN FIREPLACE WITH TILED INSET & TILED HEARTH. FITTED STORAGE CABINET. WOODEN FLOOR.





KITCHEN / DINING AREA:  
RECENTLY UPDATED FITTED UNITS. BREAKFAST BAR WITH SPACE FOR SEATING. WOODEN PELMET HOUSING X-FAN OVER INTEGRATED GAS HOB WITH ELECTRIC UNDER OVEN. INTEGRATED FRIDGE FREEZER. CERAMIC SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. PRE-FINISHED FLOOR. U.P.V.C. DOOR WITH GLAZED PANEL TO SIDE / REAR GARDEN.







FIRST FLOOR:

STAIRS & LANDING:  
CARPET RUNNER TO STAIRS. CARPET TO LANDING. HOTPRESS: SHELVED.



BEDROOM 1:  
TO REAR. FEATURE WALL PANELLING. CARPET TO FLOOR.



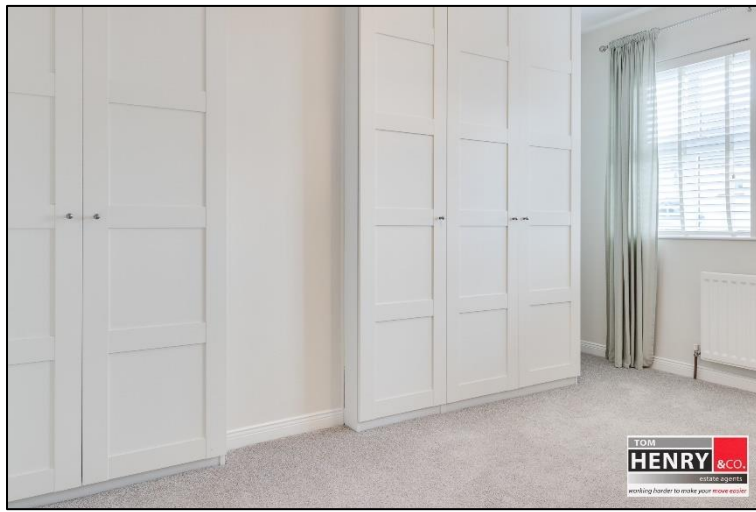




BEDROOM 2:  
TO FRONT. FITTED WARDROBES. CARPET TO FLOOR.







**BEDROOM 3:**  
TO REAR. PRE-FINISHED FLOOR.



**BATHROOM:**  
FREE-STANDING BATH WITH MIXER TAP FITTING & SHOWER OVER. SINK IN VANITY UNIT WITH MIXER TAP FITTING. TOILET WITH DISPLAY SHELF OVER. SOME WALL TILING. TILED FLOOR.







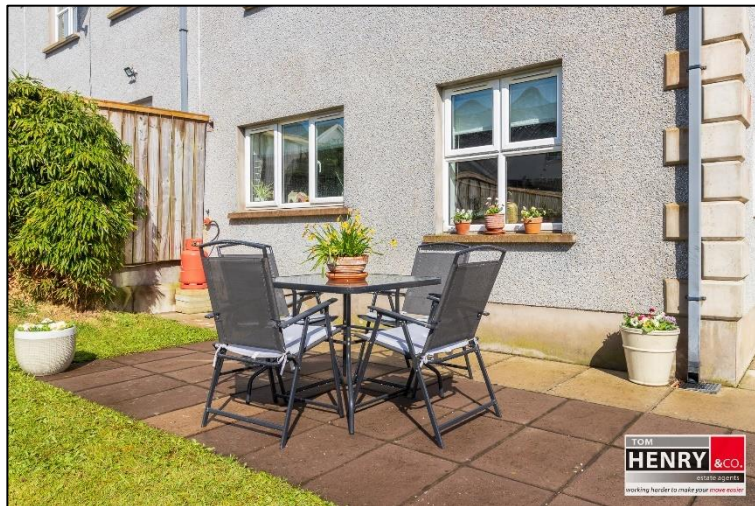
## OUTSIDE:

TARMAC PARKING TO FRONT / SIDE. GARDEN TO FRONT & SIDE LAID TO LAWN WITH SHRUBS. SLABBED AREA TO SIDE FOR BIN STORAGE, ETC. OUTSIDE WATER TAP.

ENCLOSED GARDEN TO REAR LAID TO LAWN WITH SHRUBS / HEDGING. PAVED PATIO AREA.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 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?**

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

**SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE**

**www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992**

**FLOORPLANS FOR I.D. PURPOSES ONLY.**



KITCHEN / DINING  
3.3m x 5.5m

SITTING ROOM  
4.4m x 3.3m

W.C.



**18 Shanmulla Woods**  
**Blackwatertown, Dungannon, BT71 7HD**

*(Floorplan for illustrative purposes only)*



**18 Shanmulla Woods**  
**Blackwatertown, Dungannon, BT71 7HD**

*(Floorplan for illustrative purposes only)*



**N.B.**

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

**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.**