

**33 DUNAVON PARK
LURGABOY LANE
DUNGANNON
CO. TYRONE
BT71 6SQ**



*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

"DELIGHTFUL IN DUNAVON"

A MOST CONVENIENT, AFFORDABLE & IMMACULATELY PRESENTED TOWN PROPERTY

ENJOYING A MOST CONVENIENT SITUATION WITHIN THIS ESTABLISHED RESIDENTIAL AREA, JUST OFF LURGABOY LANE & WITHIN WALKING DISTANCE OF LOCAL SHOPS, RENOWNED SCHOOLS & DUNGANNON TOWN CENTRE, THIS 3 BEDROOM, MID-TERRACE PROPERTY IS PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT AND IS READY TO BE ENJOYED AS AN AFFORDABLE & CONVENIENT FIRST-HOME OR IS ALSO SURE TO APPEAL TO LANDLORDS AS A "READY-TO-GO" BUY-TO-LET.

PROPERTY WITHIN THIS LOCATION & PRICE BRACKET ALWAYS ATTRACTS SIGNIFICANT INTEREST, THUS WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.



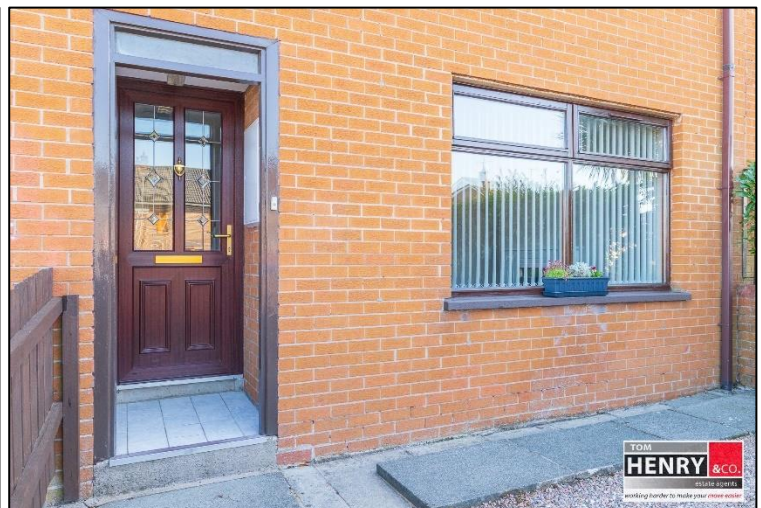
OFFERS OVER: £109,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A MID-TERRACE PROPERTY.
- PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT.
- CONVENIENT LOCATION JUST OFF POPULAR LURGABOY LANE.
- WITHIN WALKING DISTANCE OF SCHOOLS, MAJOR EMPLOYERS, ETC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; 2 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH GLASS FRONTED STOVE.
- GENEROUS KITCHEN WITH AMPLE SPACE FOR DINING.
- KITCHEN WHITE GOODS INCLUDED IN SALE.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 4 PIECE SUITE.
- LOW MAINTENANCE GARDENS TO FRONT & REAR.
- WHITE SKIRTINGS & ARCHITRAVES.
- WHITE INTERNAL DOORS.
- P.V.C. EXTERNAL DOORS.
- TIMBER DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- WOULD MAKE A FANTASTIC AFFORDABLE & CONVENIENT HOME.
- SURE TO ALSO APPEAL AS A BUY-TO-LET.
- WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
TILED FLOOR. OUTSIDE LIGHT.

ENTRANCE HALL:
P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:
GLASS FRONTED STOVE ON TILED HEARTH WITH TIMBER MANTLE & SURROUND. PRE-FINISHED FLOOR.





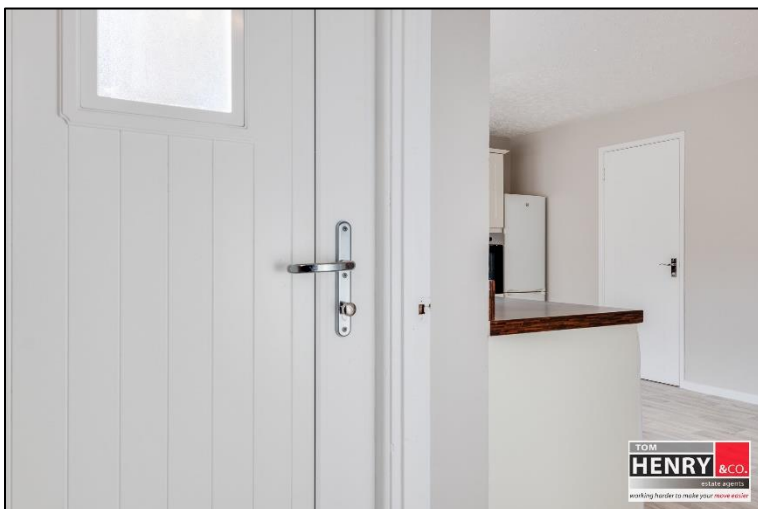
KITCHEN / DINING AREA:
FITTED HIGH & LOW LEVEL UNITS. S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED OVEN. SPACE FOR FRIDGE FREEZER (INCLUDED). PLUMBED FOR A.W.M. (INCLUDED). LINO TO FLOOR. UNDER STAIR STORAGE: LINO TO FLOOR.





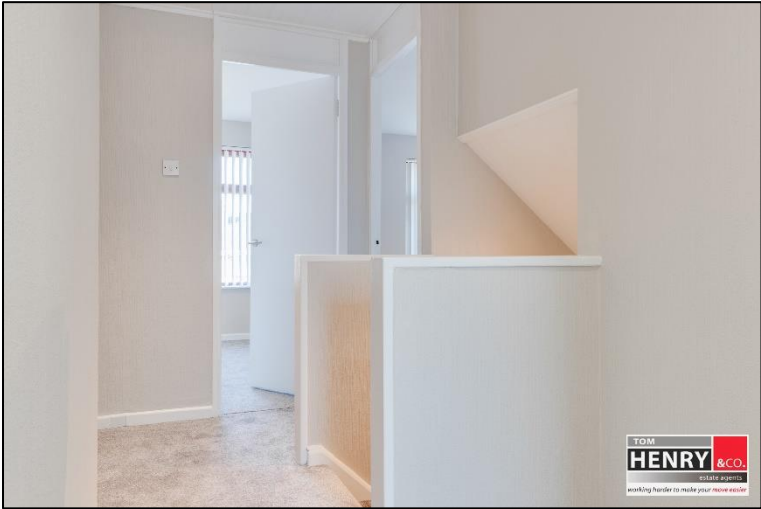
REAR LOBBY:
LINO TO FLOOR. P.V.C. EXTERNAL DOOR WITH GLASS PANEL.

CLOAK W.C. / POWDER ROOM:
TOILET. WASH HAND BASIN WITH TILED SPLASH BACK.



FIRST FLOOR:

STAIRS & LANDING:
CARPET. TIMBER CEILING WITH RECESSED LIGHTING. HOTPRESS: SHELVED WITH IMMERSION HEATER.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE.



BEDROOM 2:
TO REAR. CARPET TO FLOOR. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:

WHITE SUITE. WASH HAND BASIN. TOILET. BATH WITH P.V.C. CLADDING. ELECTRIC SHOWER. LINO TO FLOOR.



OUTSIDE:

ENCLOSED GARDEN TO FRONT LAID TO GRAVEL.

ENCLOSED GARDEN TO REAR WITH CONCRETE & GRAVEL AREA. OIL TANK. CENTRAL HEATING BURNER.





FLOORPLANS FOR I.D. PURPOSES ONLY.



**33 Dunavon Park
Dungannon, BT71 6SQ**

(Floorplan for illustrative purposes only)



**33 Dunavon Park
Dungannon, BT71 6SQ**

(Floorplan for illustrative purposes only)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 63 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

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

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.