

**37 REDFORD PARK
MOY
DUNGANNON
CO. TYRONE
BT71 6PY**



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

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RAVISHING IN REDFORD PARK; THIS ONE IS A WEE STUNNER!

REFURBISHED TO THE HIGHEST OF STANDARDS BY ITS CURRENT OWNERS, THIS MID-TERRACE PROPERTY IS SITUATED IN THIS ESTABLISHED & POPULAR RESIDENTIAL DEVELOPMENT, JUST OFF THE OLD MOY ROAD AND IS CONVENIENT BY CAR TO BOTH DUNGANNON TOWN & MOY VILLAGE FOR LOCAL SHOPS, RENOWNED SCHOOLS, RESTAURANTS, ETC.

A TRULY IMPRESSIVE EXAMPLE OF TASTEFUL REFURBISHMENT BY THE VENDOR, THIS FANTASTIC PROPERTY HAS BEEN SUCCESSFULLY MODERNISED TO CREATE AN AMAZING HOME THAT WOULD BE PERFECT FOR FIRST TIME BUYERS...

THE GROUND FLOOR IS TILED THROUGHOUT TO ALLOW FOR UNDERFLOOR HEATING & CONSISTS OF A SITTING ROOM, A BRIGHT KITCHEN / DINING AREA & A GROUND FLOOR POWDER ROOM. THE ACCOMMODATION TO THE FIRST FLOOR IS EQUALLY WELL-APPOINTED EXTENDING TO 3 BEDROOMS, ALL WITH FITTED FURNITURE & A BATHROOM WITH A JACUZZI BATH.

EXTERNALLY THIS ENVIABLE PROPERTY BOASTS AN ENCLOSED PATIO AREA & RAISED REAR GARDEN AS WELL AS A USEFUL UTILITY STORE.

AN AMAZING MID-TERRACE PROPERTY; MUST BE VIEWED TO BE FULLY APPRECIATED!



GUIDE PRICE: £119,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A MID-TERRACE PROPERTY.
- LOCATED IN THIS ESTABLISHED RESIDENTIAL DEVELOPMENT.
- CONVENIENT BY CAR TO ALL DUNGANNON & MOY AMENITIES.
- GOOD ACCESS TO THE MAIN ROADS NETWORK / M1 INTERSECTION FOR COMMUTING.
- PRESENTED FOR SALE IN TRULY ENVIABLE ORDER THROUGHOUT.
- 3 BEDROOMS; ALL WITH FITTED FURNITURE.
- MODERN KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH JACUZZI BATH.
- 4 PANEL INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING; UNDERFLOOR HEATING TO GROUND FLOOR.
- U.P.V.C. TRIPLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- LOW MAINTENANCE REAR GARDEN WITH PATIO AREA.
- GARDEN ROOM / SAUNA MAY BE AVAILABLE TO PURCHASE SUBJECT TO NEGOTIATION.
- SURE TO APPEAL TO EVEN THE MOST DISCERNING OF FIRST-TIME BUYERS.
- WOULD ALSO MAKE A FANTASTIC BUY-TO-LET.
- WILL ATTRACT SIGNIFICANT INTEREST; VIEW EARLY TO AVOID MISSING OUT!



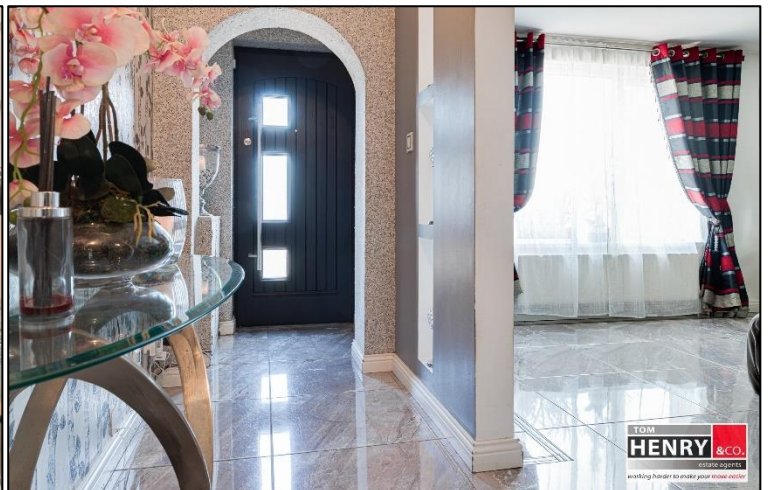
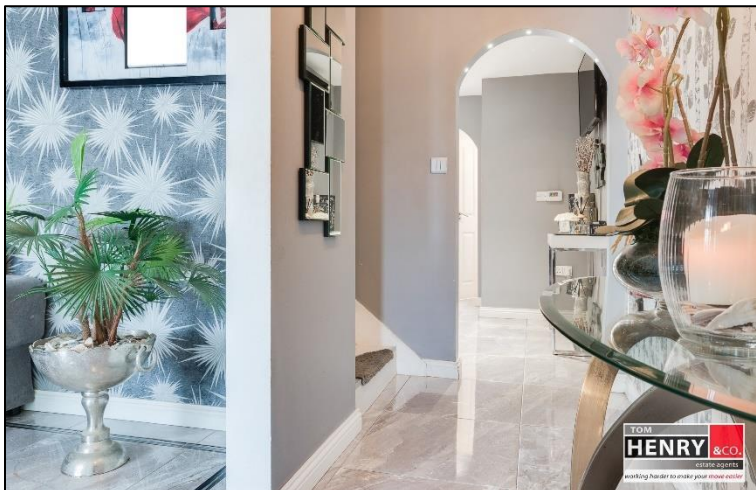
ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

OUTSIDE LIGHTS. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANELS. TILED FLOOR. ARCH TO ENTRANCE HALL.

ENTRANCE HALL:

ARCH FROM ENTRANCE PORCH. DISPLAY NICHES. TILED FLOOR. ARCH TO SITTING ROOM. ILLUMINATED ARCH TO KITCHEN.



SITTING ROOM:
ARCH FROM ENTRANCE HALL. DISPLAY NICHES. TILED FLOOR.





KITCHEN / DINING AREA:

ILLUMINATED ARCH FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING & ILLUMINATED KICKBOARDS. S.S. SINK WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. TILED BETWEEN UNITS. RECESSED LIGHTING. TILED FLOOR. UNDER STAIR STORAGE. ARCH TO REAR LOBBY.





REAR LOBBY:
TILED FLOOR. FULLY GLAZED U.P.V.C. EXTERNAL DOOR.

POWDER ROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET.
PART TILED WALLS. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:
PRE-FINISHED FLOOR TO LANDING.



BEDROOM 1:
TO FRONT. PRE-FINISHED FLOOR. FITTED STORAGE.



BEDROOM 2:
TO REAR. PRE-FINISHED FLOOR. FITTED STORAGE. HOTPRESS.

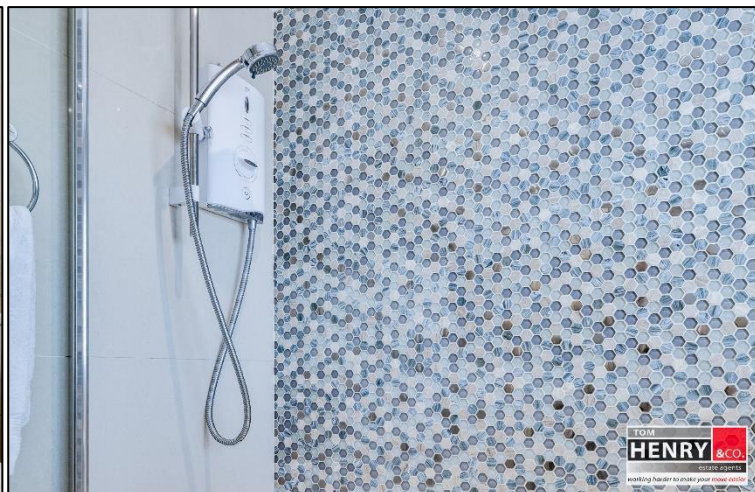


BEDROOM 3:
TO REAR. PRE-FINISHED FLOOR. FITTED WARDROBES WITH DRESSING TABLE.



BATHROOM:

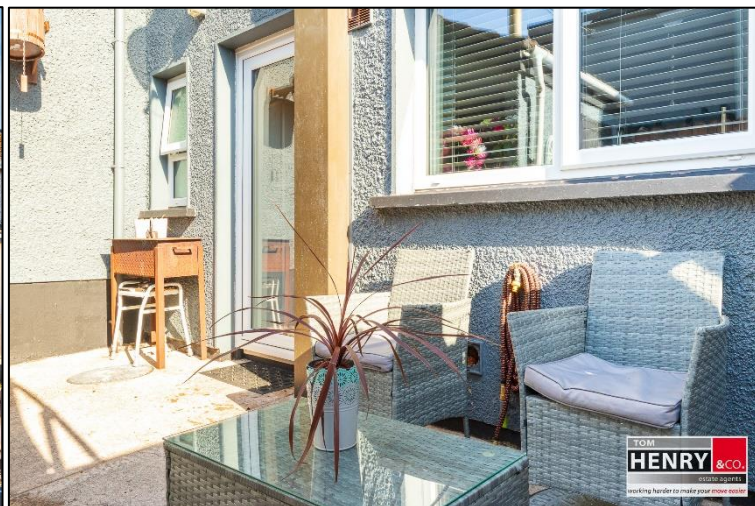
JACUZZI BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING WITH MIRROR / T.V. OVER. TOILET. TILED WALLS. HEATED TILES TO FLOOR.



OUTSIDE:

GARDEN TO FRONT LAID TO GRAVEL.

CONCRETE PATIO AREA TO REAR. EXTERNAL WATER TAP. CENTRAL HEATING BURNER HOUSE. UTILITY STORE.



SAUNA / GARDEN ROOM:
MAY BE AVAILABLE TO PURCHASE SUBJECT TO NEGOTIATION.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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FLOORPLANS FOR I.D. PURPOSES ONLY.



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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.