

“LAMBS END”

30B LURGABOY LANE

DUNGANNON

CO. TYRONE

BT71 6JX



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

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A GORGEOUS BUNGALOW WITH GARDENS & A LOCATION TO MATCH

SITUATED ON WHAT IS PERHAPS THE BEST SITE ON HIGHLY SOUGHT-AFTER & MOST CONVENIENT LURGABOY LANE, THIS BEAUTIFUL BUNGALOW OFFERS SPACIOUS & WELL-PRESENTED ACCOMMODATION WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LOCAL SHOPS & DUNGANNON TOWN CENTRE; YET IS ONLY A STROLL TO BEAUTIFUL OPEN COUNTRYSIDE.

BOASTING VERSATILE ACCOMMODATION INCLUDING 4 BEDROOMS, MASTER ENSUITE, 2 RECEPTION ROOMS INCLUDING A SITTING ROOM WITH A LARGE BAY WINDOW MAXIMISING THE VIEW OVER THE IMPRESSIVE FRONT GARDENS, A KITCHEN WITH MODERN FITTED UNITS, A SEPARATE UTILITY ROOM AND A USEFUL INTEGRAL GARAGE, THE PROPERTY IS SURROUNDED BY BEAUTIFUL, GENEROUS GARDENS (APPROX. 0.4 ACRES) WITH MULTIPLE PATIO AREAS, SHRUB BEDS & LAWNED AREAS – PERFECT FOR FAMILIES TO ENJOY OR FOR THOSE WITH GREEN FINGERS!

THIS PROPERTY TICKS A LOT OF BOXES & IS SURE TO APPEAL TO AN EXTENSIVE RANGE OF PURCHASERS... DREAM HOME MATERIAL!



GUIDE PRICE: £264,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A BEAUTIFUL DETACHED BUNGALOW.
- SITUATED ON A GENEROUS, ELEVATED SITE EXTENDING TO C. 0.4 ACRES.
- HIGHLY SOUGHT-AFTER & MOST CONVENIENT LOCATION.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LOCAL SHOPS, ETC.
- ONLY A STROLL TO BEAUTIFUL OPEN COUNTRYSIDE.
- 4 BEDROOMS; MASTER ENSUITE.
- SITTING ROOM WITH BAY WINDOW AFFORDING VIEWS OF FRONT GARDENS.
- OPEN FIREPLACE WITH BACK BOILER.
- KITCHEN WITH MODERN FITTED UNITS & INTEGRATED APPLIANCES.
- DINING / LIVING AREA PART OPEN FROM KITCHEN.
- SEPARATE UTILITY ROOM.
- CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 3 PIECE SUITE INCLUDING SHOWER OVER BATH.
- MOULDED SKIRTINGS & ARCHITRAVES.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS (NOT GARAGE).
- COMPOSITE EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- CLADDING TO FASCIA & SOFFITS.
- ATTACHED GARAGE.
- GATED ENTRANCE TO FORECOURT PARKING FOR MULTIPLE VEHICLES.
- ENVIABLE MATURE GARDENS LAID TO LAWNS, SHRUBS, PATIO & DECKED AREAS.
- SURE TO APPEAL TO A WIDE RANGE OF DISCERNING PURCHASERS.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

COMPOSITE EXTERNAL DOOR WITH GLAZED FAN LIGHT & SIDE PANELS. FEATURE GLAZED WINDOW. TILED FLOOR.



ENTRANCE HALL:

PANELLED INNER DOOR WITH GLAZED SIDE PANELS. COVING TO CEILING.

CLOAK CUPBOARD:

DOUBLE DOORS.





SITTING ROOM:

OPEN FIREPLACE WITH MARBLE HEARTH & SURROUND WITH BACK BOILER. PRE-FINISHED FLOOR. BAY WINDOW WITH VIEWS OVER FRONT GARDENS. COVING & CENTRE PIECE TO CEILING.





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KITCHEN:
PART GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS IN "IVORY" WITH UNDER UNIT LIGHTING. SINK & DRAINER WITH MIXER TAP FITTING. GLASS DISPLAY UNIT. INTEGRATED HOB WITH X-FAN OVER IN S.S. & GLASS CANOPY. INTEGRATED DISHWASHER. INTEGRATED EYE LEVEL DOUBLE OVEN. INTEGRATED FRIDGE FREEZER. SPACE FOR MICROWAVE. TILED SPLASH BACK.



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DINING ROOM / LIVING ROOM:
ARCHWAY TO / FROM KITCHEN. WOODEN CEILING.





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REAR LOBBY:
PART GLAZED DOOR FROM KITCHEN. U.P.V.C. EXTERNAL DOOR WITH GLASS PANEL.

UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. S.S. CIRCULAR SINK WITH MIXER TAP FITTING. TILED SPLASH BACK. PLUMBED FOR WASHING MACHINE.
SPACE FOR TUMBLE DRYER.

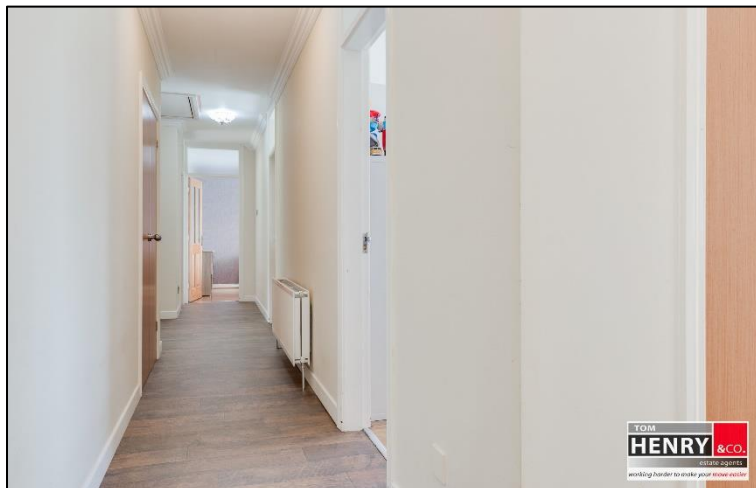


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HOTPRESS:
DOUBLE DOORS. SHELVED. ELECTRIC LIGHT.



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POWDER ROOM:
TOILET. WASH BASIN IN VANITY UNIT. HEATED TOWEL RAIL. PART TILED WALLS. TILED FLOOR.

BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR.

ENSUITE:
WHITE SUITE. SHOWER. WASH HAND BASIN IN VANITY UNIT. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR. X-FAN.





BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.



BEDROOM 3:
TO FRONT. SUPERB VIEWS OVER GARDENS. PRE-FINISHED FLOOR.



BEDROOM 4:
TO FRONT. CURRENTLY UTILIZED AS A STUDY. PRE-FINISHED FLOOR. BUILT-IN STORAGE.





BATHROOM:

WHITE SUITE. BATH WITH SHOWER OVER. WASH HAND BASIN IN VANITY UNIT. TOILET. HEATED TOWEL RAIL. SOME WALL TILING. TILED FLOOR.



OUTSIDE:

SET ON CIRCA. 0.4 ACRES & APPROACHED JUST OFF POPULAR, RESIDENTIAL LURGABOY LANE THROUGH A PILLARED & GATED ENTRANCE.

GRAVELLED DRIVEWAY & FORECOURT PARKING TO FRONT TO GARAGE.

GARAGE:

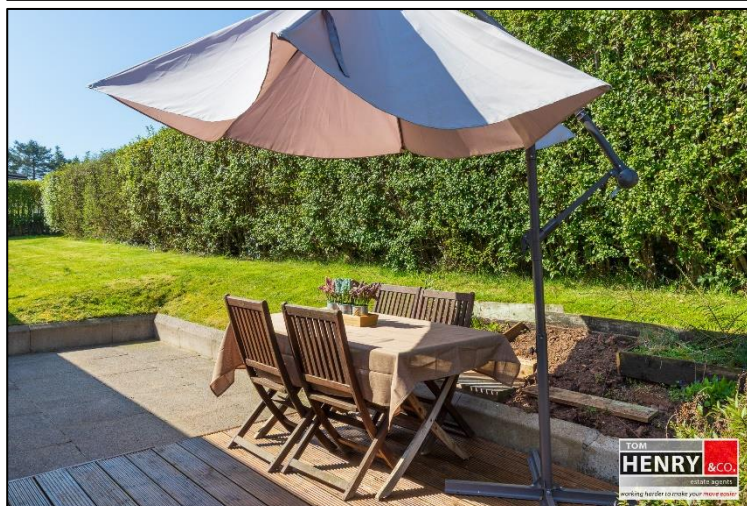
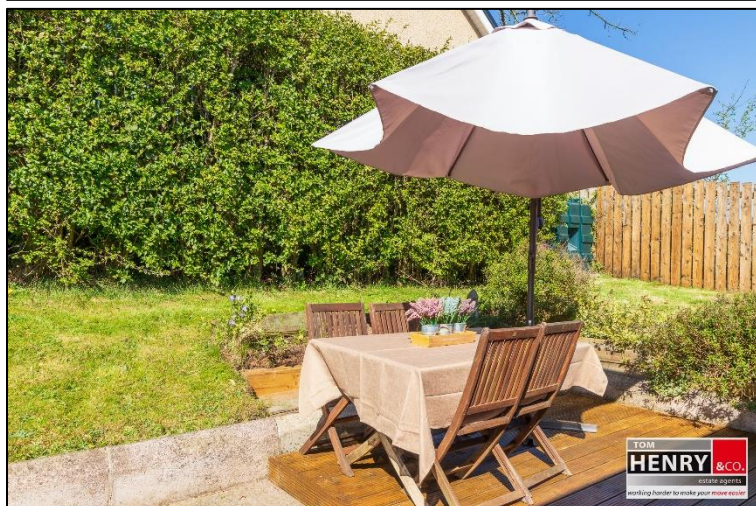
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

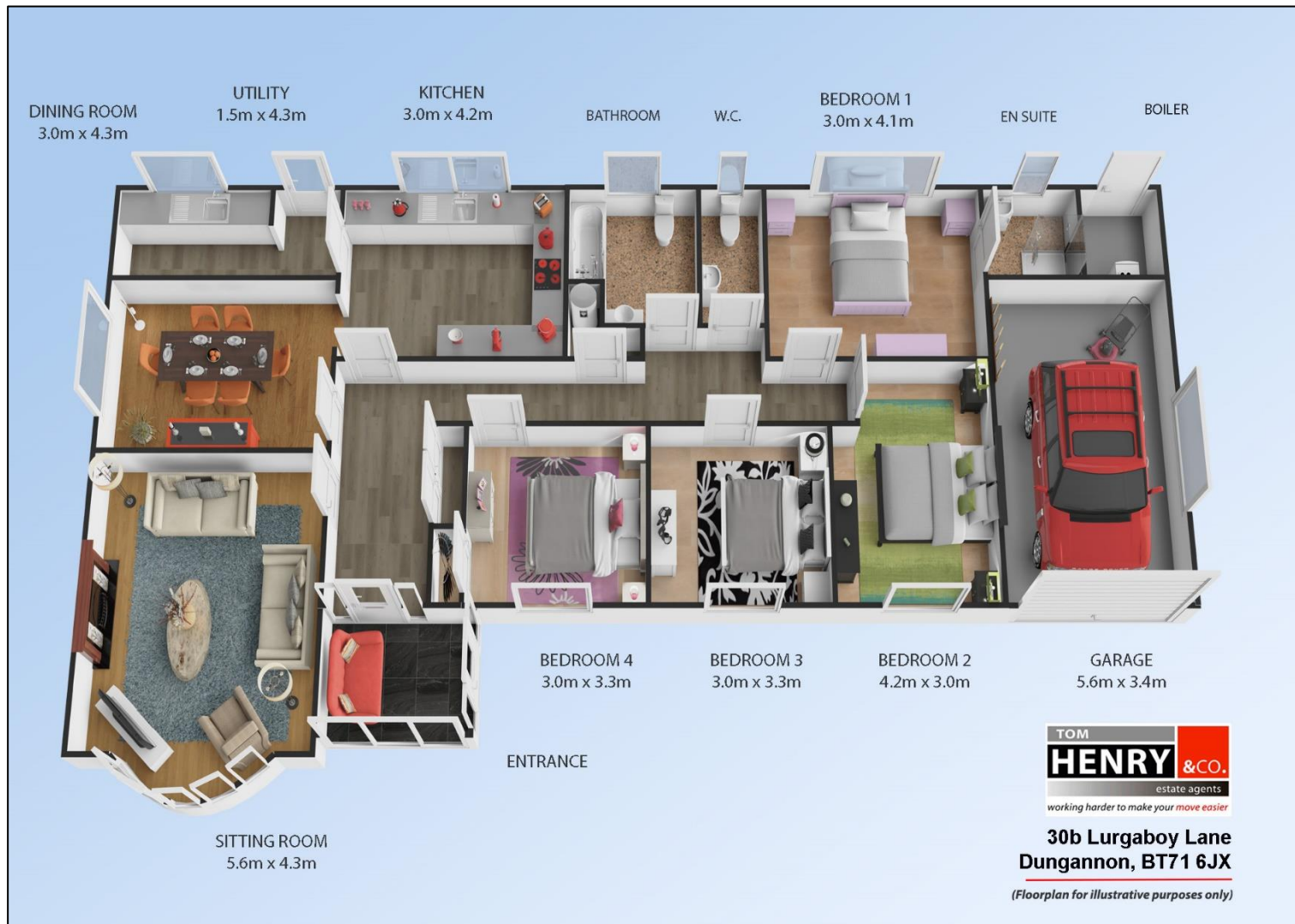
GARDENS LAID TO LAWNS & BEDS. ENCLOSED PATIO AREA. DECKED AREA TO FRONT WITH FEATURE FISH TANK.

GARDEN TO SIDE LAID TO LAWNS WITH RAISED SHRUB / VEGETABLE BEDS.

ENCLOSED GARDEN TO REAR LAID TO LAWNS WITH SHRUBS & SLABBED PATIO AREA. OUTSIDE WATER TAP. CENTRAL HEATING BURNER ROOM.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	55 D
39-54	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.