

**40 KILLYMAN ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6DE**



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

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## **CHARACTER, CHARM, LOCATION & SERIOUS GARDEN GOALS**

### **A SPACIOUS & VERSATILE TOWN PROPERTY WITH A DETACHED GARAGE ON A TRULY ENVIABLE SITE**

TOM HENRY & COMPANY ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS & VERSATILE 3 BEDROOM, 3 RECEPTION ROOM, SEMI-DETACHED PROPERTY SITUATED ON A FANTASTIC SITE FRONTING THE PRESTIGIOUS & MOST SOUGHT-AFTER KILLYMAN ROAD. PRESENTING A SUPERB OPPORTUNITY FOR EVEN THE MOST DISCERNING OF PURCHASERS TO ACQUIRE A CHARMING HOME WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS, LOCAL SHOPS & DUNGANNON TOWN CENTRE, THIS PROPERTY HAS BEEN WELL-MAINTAINED BY ITS CURRENT OWNER OCCUPIERS AND BOASTS MANY ENVIABLE FEATURES INCLUDING WALL PANELLING, STAINED GLASS WINDOW, AN INTERESTING INTERNAL LAYOUT, A DETACHED GARAGE WITH A BASEMENT... NOT TO MENTION THAT GARDEN... **ON THIS OCCASION WE REALLY DO RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT!**



**OFFERS OVER: £179,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES...

- A CHARMING SEMI-DETACHED TOWN PROPERTY.
- SITUATED ON A TRULY ENVIABLE SITE WITH A FANTASTIC REAR GARDEN.
- HIGHLY SOUGHT-AFTER TOWN LOCATION.
- WITHIN WALKING DISTANCE OF MAJOR EMPLOYERS, RENOWNED SCHOOLS & ALL DUNGANNON TOWN CENTRE AMENITIES.
- EXUDING CHARACTER WITH MANY ORIGINAL FEATURES.
- 3 BEDROOMS.
- ENTRANCE HALL WITH SOLID OAK WALL PANELLING.
- ORIGINAL STAINED GLASS WINDOW, SET IN A P.V.C. UNIT TO STAIRWELL.
- 3 RECEPTION ROOMS.
- FAMILY ROOM WITH BAY WINDOW & FRENCH DOORS TO PATIO AREA.
- SITTING ROOM WITH OPEN FIREPLACE.
- FORMAL DINING ROOM WITH OPEN FIREPLACE & IMPRESSIVE VIEWS OVER REAR GARDEN.
- KITCHEN WITH SPACE FOR CASUAL DINING.
- BATHROOM WITH 4 PIECE SUITE.
- DETACHED GARAGE WITH BASEMENT STORAGE.
- GARAGE BASEMENT MAY BE SUITABLE FOR HOME GYM, HOME OFFICE, GAMES ROOM OR CONSULTING ROOM (SUBJECT TO REQUIRED CONSENTS).
- REAR GARDEN WITH MULTIPLE PATIO / SEATING AREAS, GENEROUS LAWNS & MATURE SHRUBBERY.
- OFF-STREET PARKING FOR MULTIPLE VEHICLES TO FRONT / SIDE.
- SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS.







## ACCOMMODATION IN BRIEF...

### ENTRANCE PORCH:

P.V.C. EXTERNAL DOUBLE FRONT DOOR WITH LEADED GLAZED PANELS AND FAN LIGHT.

### INNER PORCH:

TIMBER CEILING. EXPOSED BRICK WALLS. TILED FLOOR. GEORGIAN STYLE GLAZED INNER DOOR.

### ENTRANCE HALL:

SOLID OAK WOODEN WALL PANELLING. COVING TO CEILING. CARPET TO FLOOR. UNDER STAIR STORAGE.

### CLOAK CUPBOARD:

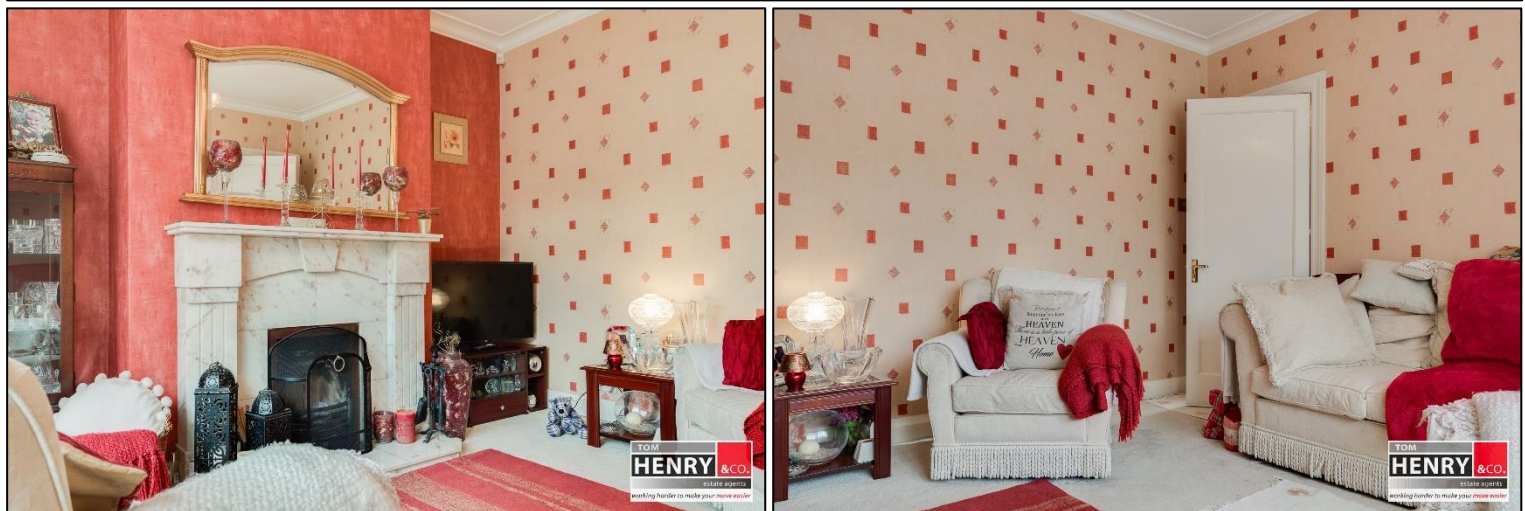
GEORGIAN STYLE GLAZED DOOR. SPACE FOR COATS, ETC.





**SITTING ROOM:**

OPEN FIREPLACE WITH MARBLE MANTLE, SURROUND & HEARTH. COVING TO CEILING. CARPET TO FLOOR.



**FORMAL DINING ROOM:**

OPEN FIREPLACE WITH STONE MANTLE & SURROUND OVER GRANITE HEARTH WITH BACK BOILER. COVING TO CEILING. CARPET TO FLOOR.  
BEAUTIFUL VIEWS OVER REAR GARDEN.



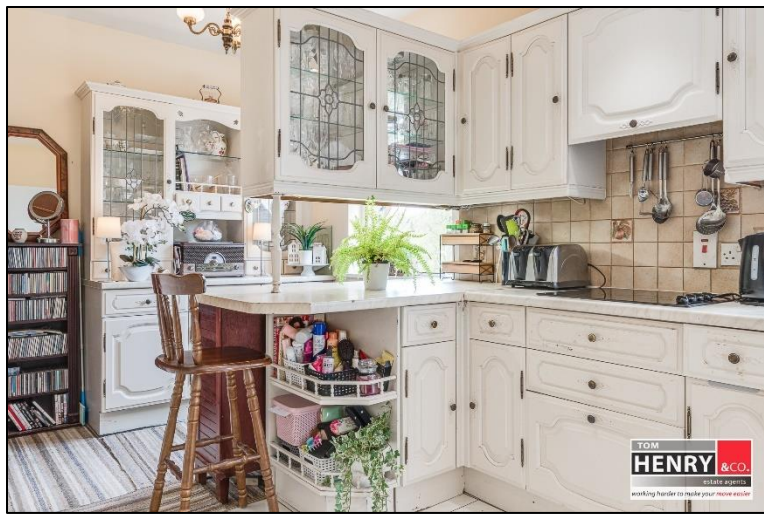


**KITCHEN / CASUAL DINING AREA:**

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. BREAKFAST BAR. DRESSER UNIT WITH GLAZED DISPLAY UNITS & DISPLAY SHELVING. INTEGRATED HOB. INTEGRATED OVEN AT EYE LEVEL. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR DISHWASHER. PLUMBED FOR A.W.M. TILED SPLASH BACK. TILED FLOOR WITH UNDERFLOOR HEATING. P.V.C. REAR EXTERNAL DOOR WITH GLAZED PANELS. GEORGIAN STYLE GLAZED DOUBLE DOORS TO STEPS DOWN TO FAMILY ROOM.







#### FAMILY ROOM:

GEORGIAN STYLE GLAZED DOUBLE DOORS FROM KITCHEN FAMILY / CASUAL DINING AREA. BAY WINDOW. FALSE FIREPLACE WITH ELECTRIC STOVE. WOODEN FLOOR. P.V.C. FRENCH DOORS TO PAVED PATIO AREA TO SIDE OF DWELLING.







## FIRST FLOOR:

### STAIRS & LANDING:

CARPET TO FLOOR. ORIGINAL STAINED GLASS WINDOW RE-SET IN P.V.C. UNIT TO STAIRWELL.

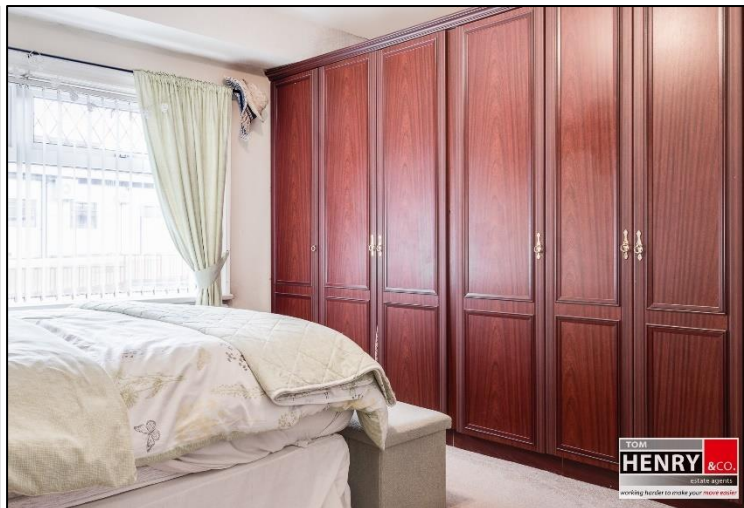


### BEDROOM 1:

TO FRONT. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE; WARDROBES, HAT BOXES, ETC.







**BEDROOM 2:**  
TO REAR. BEAUTIFUL VIEW OVER REAR GARDEN. PRE-FINISHED FLOOR.



**BEDROOM 3:**  
TO FRONT. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE; WARDROBES & HATBOXES.





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#### BATHROOM:

WHITE SUITE. BATH WITH MIXER TAP & HAND HELD SHOWER FITTINGS. TILED ELECTRIC SHOWER. TOILET. WASH HAND BASIN WITH ILLUMINATED MIRROR OVER. PART TILED WALLS. TILED FLOOR. TIMBER CEILING. HOTPRESS.



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ROOF SPACE:  
ACCESSED VIA LADDER. FLOORED FOR STORAGE. GLAZED PANEL / WINDOW TO ROOF.

OUTSIDE:

PILLARED ENTRANCE TO PAVIA PARKING TO FRONT / SIDE TO GARAGE.

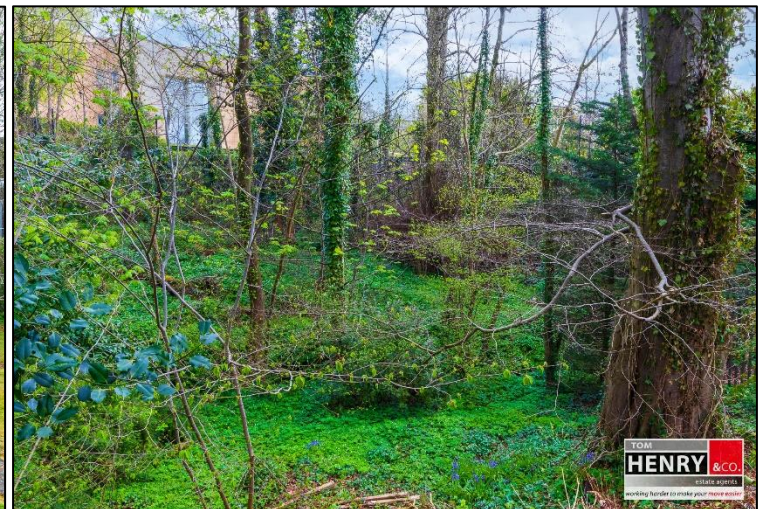
GARAGE:  
ROLL-UP DOOR. P.V.C. PEDESTRIAN DOOR WITH GLAZED PANEL TO SIDE. ELECTRIC LIGHT & POWER POINTS.  
GARAGE BASEMENT: ACCESSED VIA LOWER REAR GARDEN. ELECTRIC LIGHT & POWER POINTS.



PAVIA PATIO AREA WITH STEPS DOWN TO LOWER REAR GARDEN WITH PATIO / SEATING AREAS, GENEROUS LAWNS & MATURE SHRUBBERY.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	40 E	
21-38	F		
1-20	G		

**Thinking of selling or renting your home?**



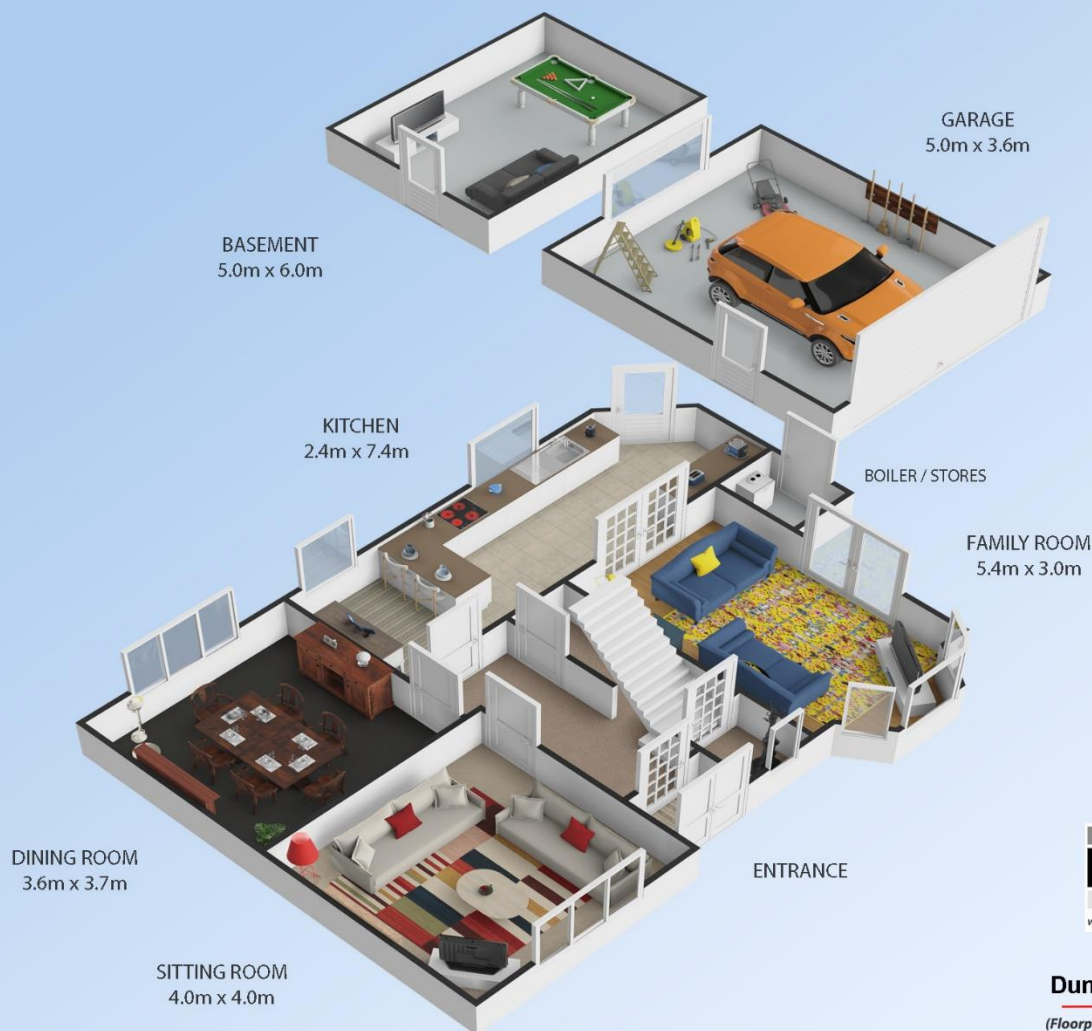
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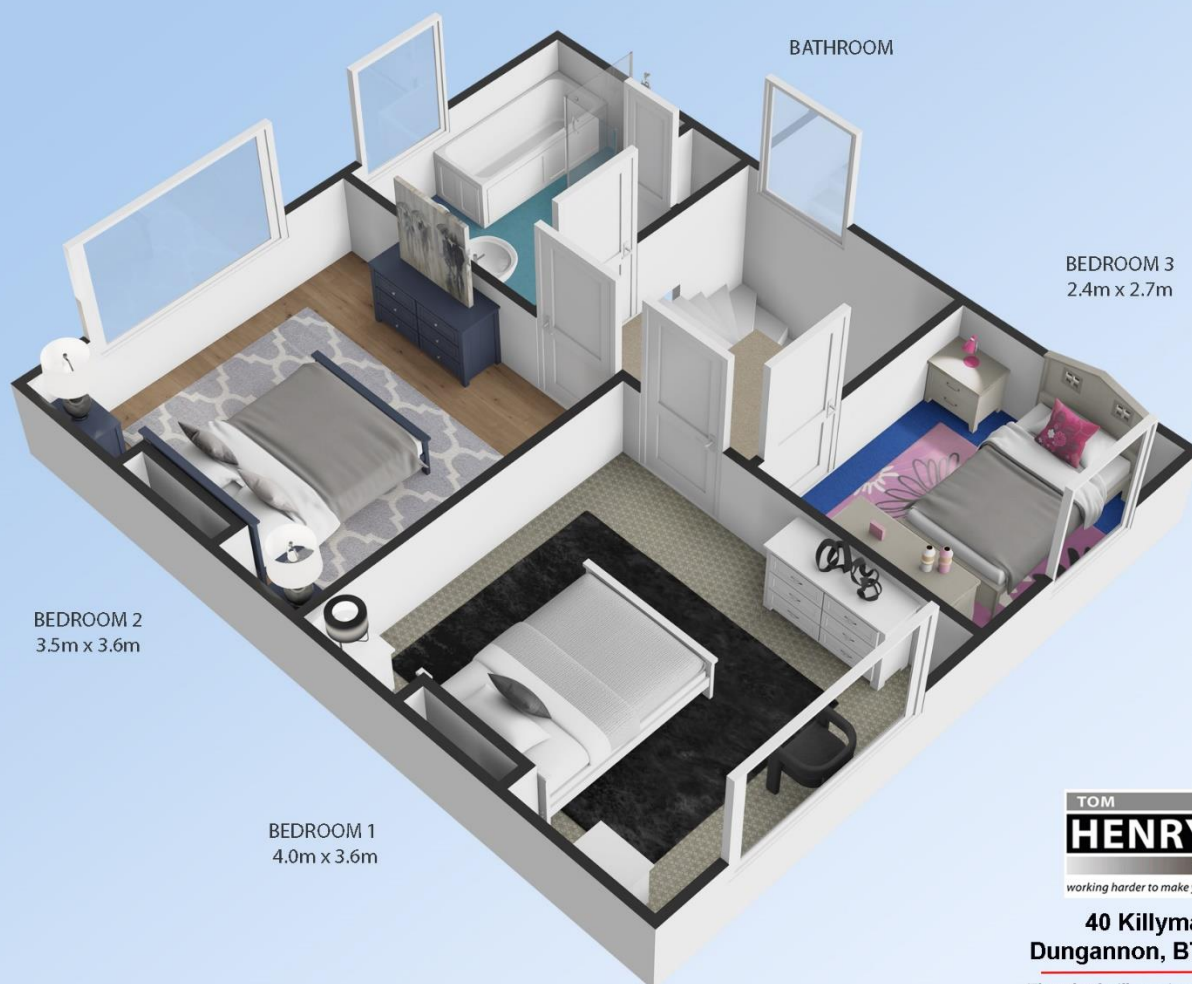




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(Floorplan for illustrative purposes only)



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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.**