

**6 GLEANNISEAL
CABRAGH
DUNGANNON
CO. TYRONE
BT70 3BE**



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

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“GORGEOUS AT GLEANNISEAL”

A WELL-PROPORTIONED HOME BOASTING 3 DOUBLE BEDROOMS & AN INTEGRAL GARAGE

TOM HENRY & COMPANY ARE PLEASED TO OFFER TO THE MARKET THIS FANTASTIC SEMI-DETACHED PROPERTY THAT IS SURE TO APPEAL AS A “JUST MOVE-IN” FAMILY HOME OR TO FIRST-TIME BUYERS ALIKE.

ENJOYING AN ATTRACTIVE CORNER SITE IN THIS POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT, THIS PROPERTY IS CENTRALLY LOCATED JUST OFF THE A4 AND IS CONVENIENT TO LOCAL SCHOOLS, SHOPS, RECREATIONAL & COMMUNITY FACILITIES AND HAS COMMUTER CONVENIENCE FOR TRAVEL TO DUNGANNON, OMAGH OR FURTHER AFIELD.

OFFERING WELL-PROPORTIONED, VERSATILE & IMMACULATELY PRESENTED ACCOMMODATION THIS ONE IS SURE TO ATTRACT STRONG INTEREST...

WE RECOMMEND EARLY VIEWING TO AVOID DISAPPOINTMENT.



GUIDE PRICE: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- SITUATED ON A GOOD CORNER SITE.
- POPULAR & ESTABLISHED RESIDENTIAL DEVELOPMENT.
- CONVENIENT TO LOCAL SHOPS, SCHOOLS, ETC.
- GOOD ACCESS TO THE MAIN ROAD NETWORK FOR COMMUTING TO DUNGANNON, OMAGH OR FURTHER AFIELD.
- 3 GENEROUS BEDROOMS; 2 WITH FITTED STORAGE.
- MASTER BEDROOM ENSUITE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BEAUTIFUL BATHROOM WITH 4 PIECE SUITE INCLUDING SLIPPER STYLE BATH.
- INTEGRAL GARAGE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- 6 PANEL INTERNAL DOORS.
- LIGHT FITTINGS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- PRESSURISED WATER SYSTEM.
- CLADDING TO FASCIA & SOFFITS.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH LEADED GLASS TOP PANEL & GLASS FAN LIGHT. TILED FLOOR. SHELVED HOTPRESS. UNDER STAIR STORAGE. STAIRS TO FIRST FLOOR WITH CARPET.



SITTING ROOM:

OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND. PRE-FINISHED FLOOR. WALL & CENTRE LIGHT POINTS.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. ILLUMINATED GLASS DISPLAY UNIT. INTEGRATED GAS HOB WITH ELECTRIC UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. FRENCH DOORS TO REAR GARDEN.





UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SPLASHBACK. TILED FLOOR. X-FAN. DOOR TO INTEGRAL GARAGE.

POWDER ROOM:

WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET. TILED WALLS. TILED FLOOR.



FIRST FLOOR:

STAIRS & LANDING:

CARPET TO FLOOR.



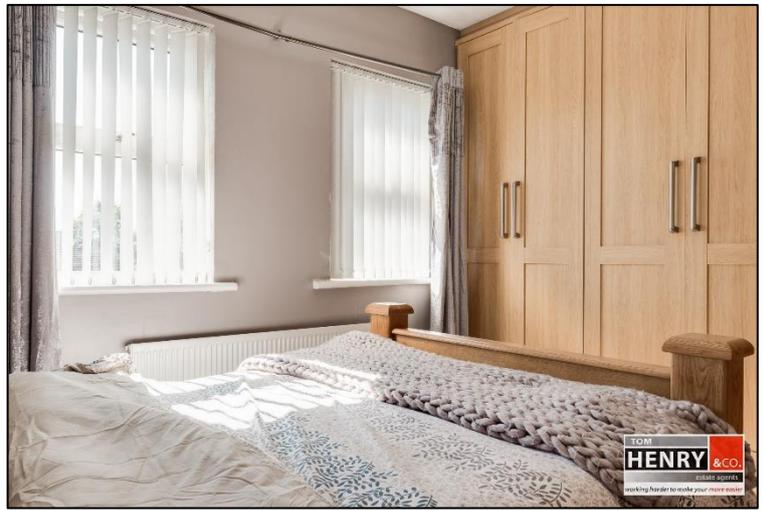
BEDROOM 1:

TO REAR. CARPET TO FLOOR. WALL LENGTH FITTED WARDROBES.

ENSUITE:

WASH HAND BASIN. TOILET. ELECTRIC SHOWER. TILED WALLS. TILED FLOOR. X-FAN.





BEDROOM 2:
TO FRONT. CARPET TO FLOOR. FITTED WARDROBE WITH SHELVED & HANGING SPACE.





BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



BATHROOM:
4 PIECE SUITE. SLIPPER BATH WITH HANDHELD SHOWER FITTING. HIS & HERS SINKS IN VANITY UNIT WITH MIXER TAP FITTINGS. TOILET.
SHOWER. WALL & CEILING LIGHTING. TILED WALLS. TILED FLOOR. X-FAN.





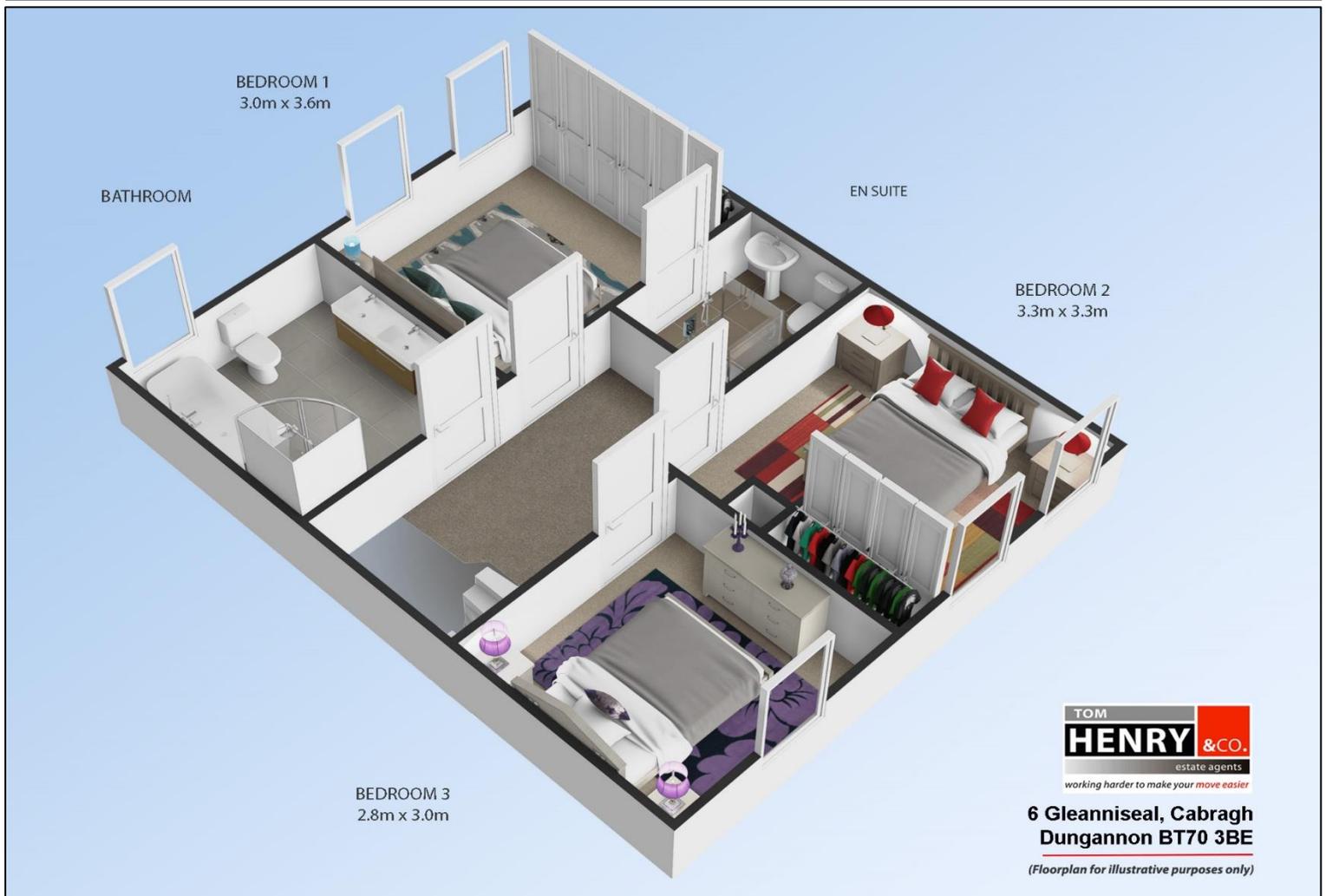
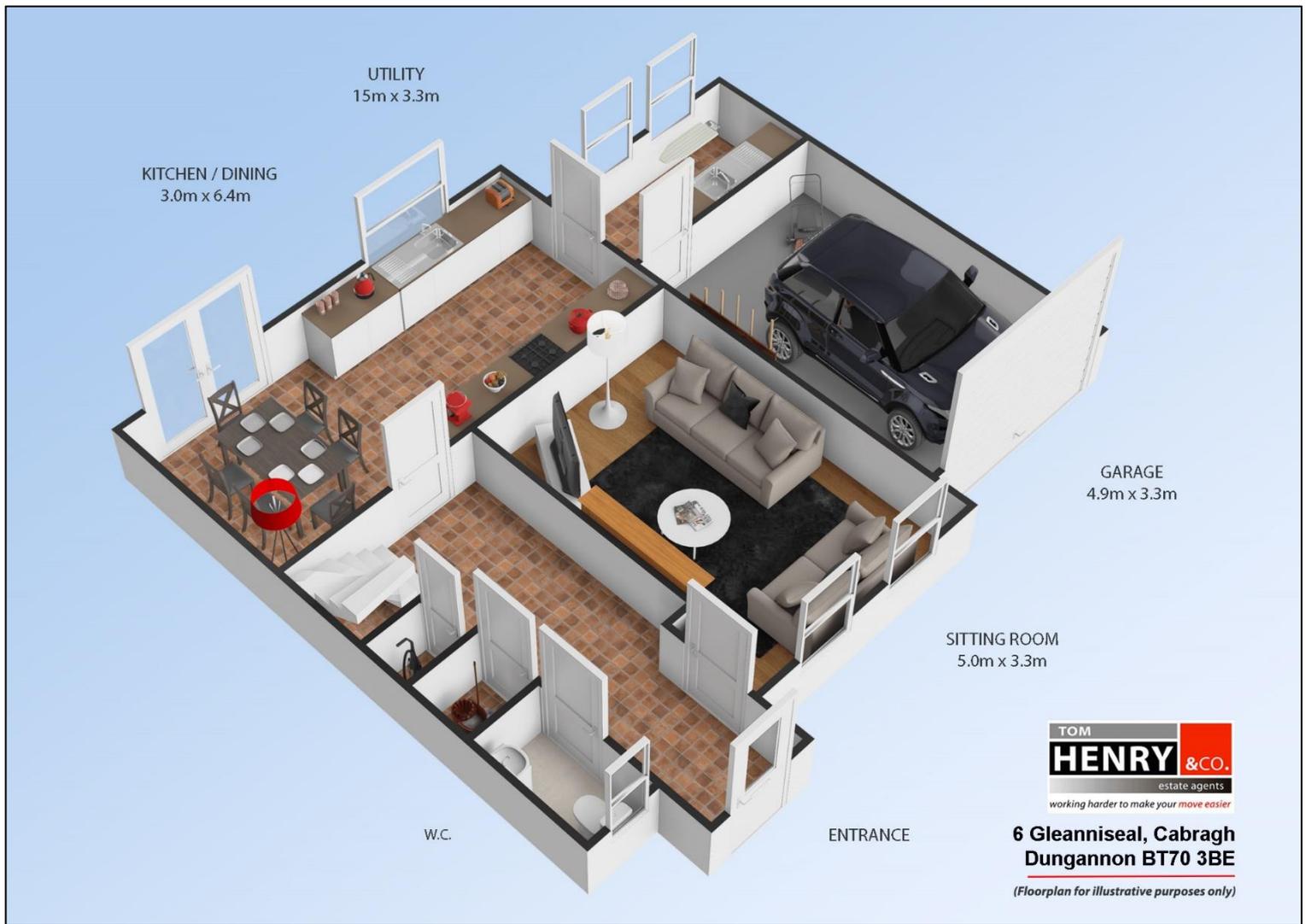
OUTSIDE:

TARMAC DRIVE & PARKING TO FRONT TO GARAGE. GARDEN TO FRONT LAID TO LAWN.

GARAGE:
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS. CENTRAL HEATING BURNER.

ENCLOSED GARDEN TO REAR LAID TO LAWN WITH PATIO AREA. OUTSIDE WATER TAP.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 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

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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.