

**40 CHARLEMONT STREET
MOY
DUNGANNON
CO. TYRONE
BT71 7SL**



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

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A BEAUTIFUL BUNGALOW IN CHARMING MOY VILLAGE

A DETACHED BUNGALOW SITUATED ON A FANTASTIC SITE WITH A DOUBLE GARAGE IN A SUPERB LOCATION.

LOCATED IN CHARMING & HIGHLY DESIRABLE MOY VILLAGE, THIS DETACHED BUNGALOW IS SITUATED ON A GENEROUS, PRIVATE & MATURE SITE WITH LANDSCAPED GARDENS, FRONTING ONTO CHARLEMONT STREET AND ONLY A STROLL TO AMENITIES INCLUDING SHOPS, EATERIES, SCHOOLS, PLACES OF WORSHIP, ETC.

BOASTING VERSATILE & PRACTICAL INTERNAL ACCOMMODATION INCLUDING 3 DOUBLE BEDROOMS, 3 RECEPTION AREAS, A FAMILY SIZED KITCHEN WITH SPACE FOR DINING / ENTERTAINING, A SEPARATE UTILITY ROOM, A HANDY CLOAK W.C. / POWDER ROOM & A BATHROOM WITH A 3 PIECE SUITE INCLUDING AN OVER BATH SHOWER, THIS PROPERTY WOULD BE IDEAL FOR BOTH THOSE REQUIRING LIFE ON ONE LEVEL WITH THE CONVENIENCE OF VILLAGE LIVING & FAMILIES ALIKE.

EXTERNALLY THE PROPERTY HAS BEEN IMMACULATLY MAINTAINED & BENEFITS FROM A DOUBLE GARAGE BLOCK PLUS CARPORT, A GENEROUS TARMAC DRIVEWAY / PARKING AREAS, ALL ENCLOSED BY MATURE HEDGING & FENCING.

"A RARE OPPORTUNITY TO OBTAIN A VILLAGE BUNGALOW COMBINING PRIVACY WITH ULTIMATE CONVENIENCE"



OFFERS OVER: £249,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

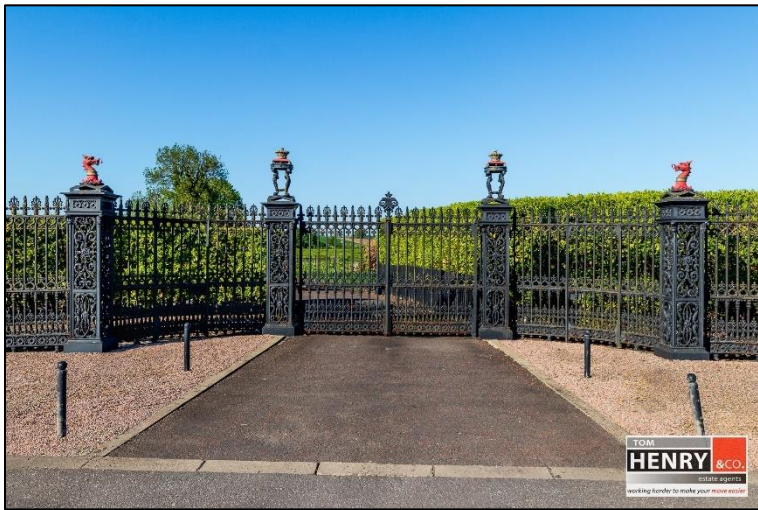
- A DETACHED BUNGALOW IN HIGHLY SOUGHT-AFTER MOY.
- SITUATED ON A SUPERBLY CONVENIENT, YET MOST PRIVATE SITE.
- ONLY A STROLL TO ALL CHARMING MOY VILLAGE AMENITIES & FACILITIES.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO ARMAGH, DUNGANNON, PORTADOWN OR FURTHER AFIELD.
- 3 BEDROOMS; ALL WITH FITTED FURNITURE.
- 3 RECEPTION AREAS.
- DUAL ASPECT SITTING ROOM WITH OPEN FIREPLACE.
- SUNROOM WITH FRENCH DOOR ACCESS TO PATIO; GREAT FOR THE BBQ SEASON!
- KITCHEN WITH DINING AREA.
- SEPARATE UTILITY ROOM.
- HANDY CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 3 PIECE SUITE INCLUDING AN OVER BATH SHOWER.
- WINDOW COVERINGS INCLUDED IN SALE.
- LIGHT FITTINGS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- DOUBLE GLAZED WINDOWS.
- FULLY ENCLOSED GARDENS WITH FENCING & MATURE HEDGING.
- DOUBLE GARAGE WITH ROLL-UP DOORS & CARPORT TO SIDE.
- A MUST VIEW FOR THOSE SEEKING A BUNGALOW WITH THE CONVENIENCE OF VILLAGE LIVING.
- WOULD ALSO MAKE A SUPERB FAMILY HOME.
- MAY ALSO HAVE COMMERCIAL POTENTIAL SUBJECT TO REQUIRED CONSENTS.

IMPORTANT NOTICE:

THIS PROPERTY IS ACCESSED THROUGH "THE GRAND ENTRANCE" WHICH IS A STATE CARE MONUMENT, OTHERWISE KNOWN AS "ENTRANCE GATES AND SCREEN OF ROXBOROUGH CASTLE", CHARLEMONT STREET, MOY.

THE DEPARTMENT FOR COMMUNITIES WAS APPOINTED GUARDIAN OF THESE GATES AND RAILINGS (INCLUDING PIERS AND STAYS) BY WAY OF A DEED DATED 17TH NOVEMBER 1978 AND UNDER THE THEN TERMS OF THE HISTORIC MONUMENTS ACT (NORTHERN IRELAND) 1971 WHERE LANDS ARE UNREGISTERED WITH THE LAND REGISTRY, STATE CARE GUARDIANSHIP AGREEMENTS ARE LISTED IN THE STATUTORY CHARGES REGISTER AND WILL REMAIN IN FORCE IF THE PROPERTY CHANGES OWNERSHIP.

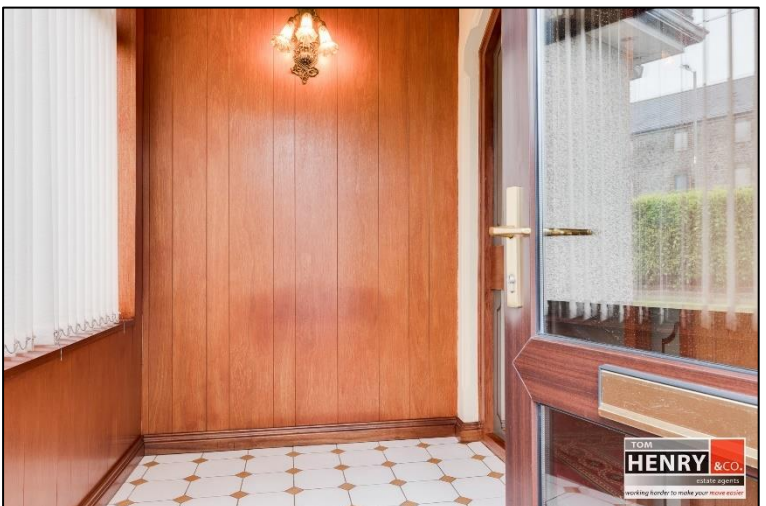
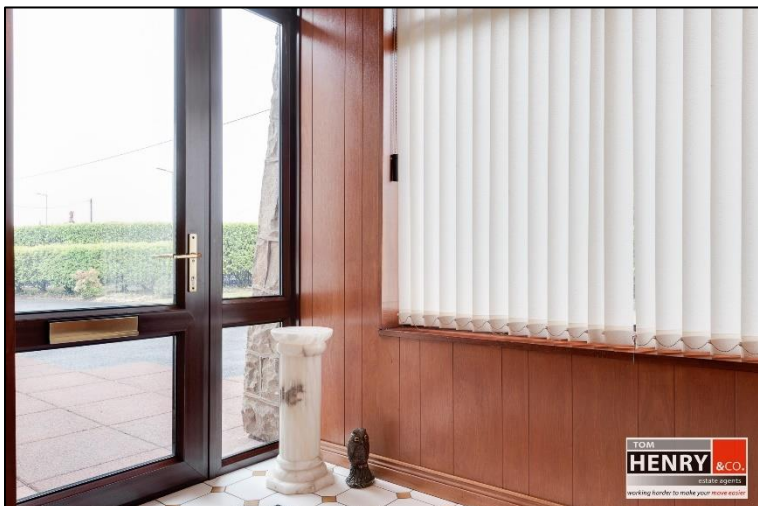
AS PER THE TERMS OF THE 1971 ACT AND THE SUBSEQUENT HISTORIC MONUMENTS AND ARCHAEOLOGICAL OBJECTS ORDER 1995, GUARDIANSHIP DEEDS REMAIN BINDING ON ANY PERSON DERIVING TITLE FROM THE PERSON WHO EXECUTED THE ORIGINAL DEED.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

GLAZED P.V.C. EXTERNAL DOOR WITH GLAZED SIDE PANELS. WOOD PANELLING TO WALLS. TILED FLOOR. WOODEN INNER DOOR TO ENTRANCE HALL WITH FROSTED GLASS & FROSTED SIDE PANELS.



ENTRANCE HALL:
CARPET TO FLOOR. PICTURE RAIL & COVING TO CEILING. CLOAK STORAGE.



SITTING ROOM:
GEORGIAN GLAZED DOOR FROM ENTRANCE HALL. DUAL ASPECT WITH PICTURE WINDOW TO FRONT. OPEN FIREPLACE WITH STONE SURROUND WITH DISPLAY NICHE & TILED HEARTH. DADO RAIL. COVING TO CEILING. CARPET TO FLOOR. GLAZED DOOR WITH GLAZED SIDE PANELS TO RAISED PATIO AREA.





KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. LEADED GLASS DISPLAY UNIT. PELMET WITH DOWNLIGHTING OVER 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER IN CANOPY. INTEGRATED OVEN. INTEGRATED DISHWASHER. SPACE FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR TO KITCHEN. LOW LEVEL DIVIDER WITH DOWNLIGHTING OVER TO DINING AREA. PRE-FINISHED FLOOR TO DINING AREA. WOODEN WALL PANELLING.





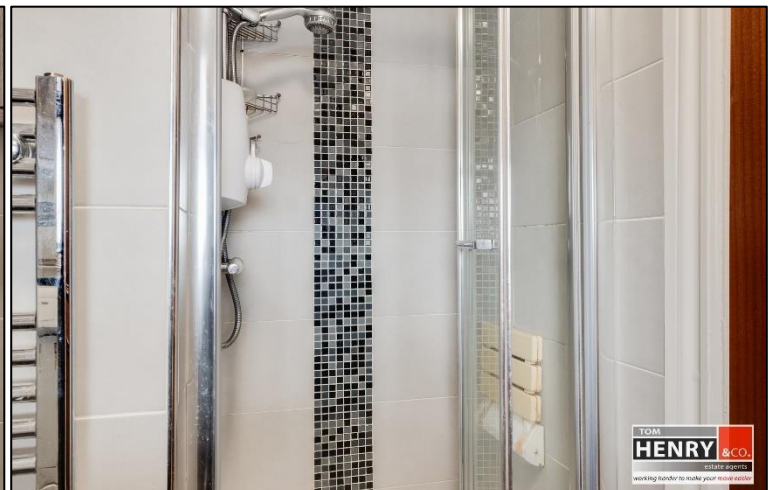
SUNROOM:

PART OPEN FROM KITCHEN. CARPET TO FLOOR. COVING & DOWNLIGHTING TO CEILING. GLAZED DOOR TO PATIO AREA.



UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS (SOME WITH MIRRORED INSETS). S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED SHOWER. HEATED TOWEL RAIL. P.V.C. PANELLING TO CEILING.



STEPS DOWN TO REAR LOBBY:
TILED FLOOR. P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL.

CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN. TOILET. SOME WALL TILING. TILED FLOOR.
P.V.C. PANELLING TO CEILING.

LIVING ROOM:
PRE-FINISHED FLOOR. FEATURE FIREPLACE WITH ELECTRIC INSET.

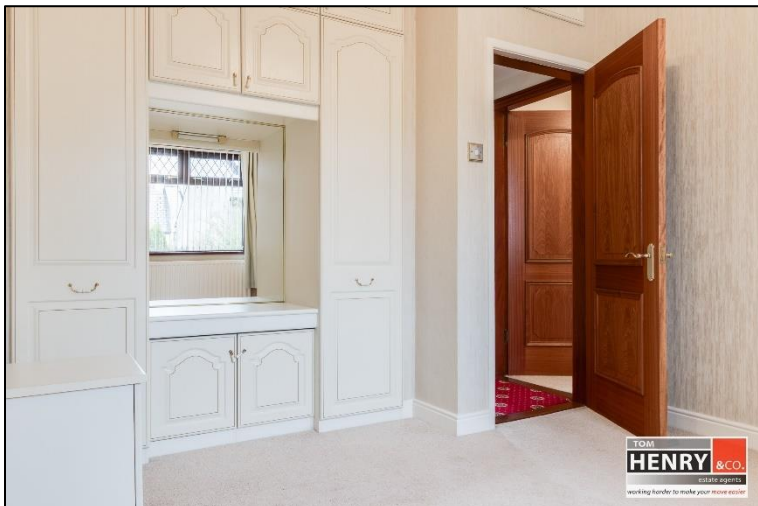


BEDROOM 1:
TO FRONT. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE; WARDROBES, DRAWERS, HATBOXES, SIDE TABLES, MIRROR, HEADBOARD & OVER-BED WALL LIGHTING. COVING TO CEILING.





BEDROOM 2:
TO SIDE. CARPET TO FLOOR. FITTED FURNITURE TO INCLUDE; WARDROBES, HATBOXES & MIRROR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR. MIRRORED SLIDE ROBES. COVING TO CEILING.



BATHROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. BATH WITH THERMOSTATIC SHOWER OVER. TOILET. HEATED TOWEL RAIL. WALL TILING. PANELLLED CEILING WITH DOWNLIGHTING. X-FAN.





HOTPRESS:
WALK-IN. SHELVED WITH ELECTRIC LIGHT.

OUTSIDE:

ASPHALT DRIVEWAY TO PILLARED & GATED ENTRANCE, BOUNDED BY MATURE HEDGING (SEE IMPORTANT NOTICE FOR FURTHER INFORMATION). PEDESTRIAN PATH FROM CHARLEMONT STREET. GARDEN LAID TO LAWNS WITH RAISED GRAVELLED SHRUB BEDS. PARKING TO FRONT & REAR OF DWELLING.

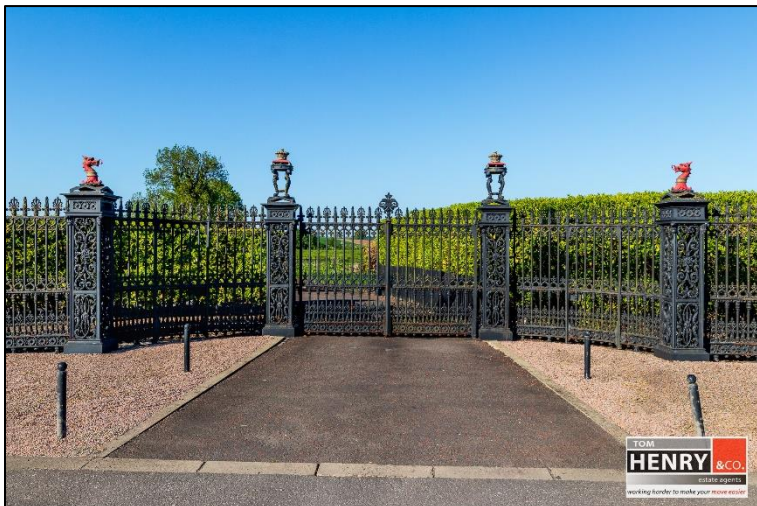
DOUBLE GARAGE BLOCK: ROLL-UP DOORS. ELECTRIC LIGHTS & POWER POINTS.

COVERED CARPORT. 2 NO. STORES.

MATURE SHRUB BED. PAVIA PATIO & LAWNED AREAS. COVERED REAR PATIO AREA TO BACK DOOR WITH OUTSIDE LIGHT.

BOILER HOUSE: TONGUE & GROOVE DOOR WITH WROUGHT IRON FITTINGS.

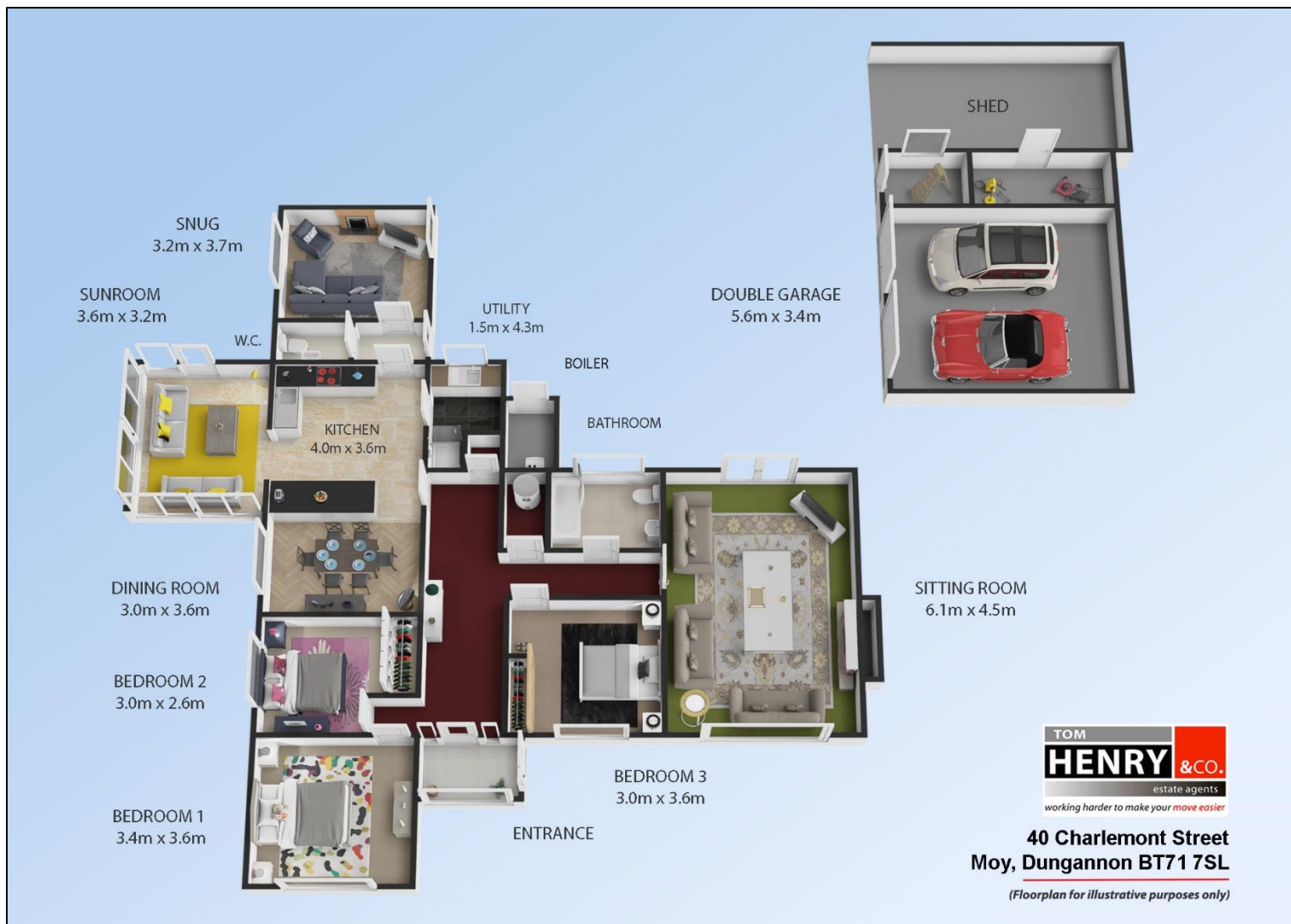
RAISED PATIO AREA TO SIDE OF DWELLING WITH ACCESS TO / FROM SITTING ROOM.







FLOORPLANS FOR I.D. PURPOSES ONLY.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	53 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.