

**22 PARK VIEW
POMEROY
DUNGANNON
CO. TYRONE
BT70 2RA**



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

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"PLEASANT IN PARK VIEW" AN AFFORDABLE & CONVENIENT HOME OR IDEAL AS A BUY-TO-LET

A RECENTLY REFURBISHED PROPERTY LOCATED WITHIN WALKING DISTANCE OF ALL POPULAR POMEROY AMENITIES

RECENTLY REFURBISHED TO A GOOD STANDARD THROUGHOUT, THIS 2 BEDROOM END-OF-TERRACE PROPERTY IS LOCATED WITHIN WALKING DISTANCE OF ALL BUSTLING & POPULAR POMEROY AMENITIES & FACILITIES INCLUDING LOCAL SHOPS, FAST FOOD OUTLETS, ETC. AND ALSO BENEFITS FROM GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO COOKSTOWN, DONAGHMORE, DUNGANNON OR FURTHER AFIELD.

PRESENTED FOR SALE IN "JUST MOVE-IN" ORDER THROUGHOUT, THIS PROPERTY BOASTS A RECENTLY UPDATED KITCHEN WITH SPACE FOR DINING / ENTERTAINING, 2 DOUBLE BEDROOMS, BOTH WITH BUILT-IN STORAGE AND A GENEROUS REAR GARDEN.

THIS PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS; FROM FIRST-TIME BUYERS SEEKING AN AFFORDABLE & CONVENIENT HOME, TO THOSE WISHING TO DOWNSIZE WITH TOWN CONVENIENCE OR TO INVESTORS AS A BUY-TO-LET.



OFFERS OVER: £99,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A RECENTLY REFURBISHED PROPERTY.
- END-OF-TERRACE.
- LOCATED WITHIN WALKING DISTANCE OF ALL POMEROY TOWN AMENITIES.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO COOKSTOWN, DUNGANNON, DONAGHMORE, ETC.
- 2 DOUBLE BEDROOMS; BOTH WITH BUILT-IN STORAGE.
- SITTING ROOM WITH ELECTRIC FIREPLACE.
- RECENTLY UPDATED KITCHEN WITH SPACE FOR DINING.
- BATHROOM WITH 3 PIECE SUITE INCLUDING ELECTRIC SHOWER OVER BATH.
- WINDOW BLINDS INCLUDED IN SALE.
- WHITE SKIRTINGS & ARCHITRAVES.
- RECENTLY UPDATED ROOF WITH NEW FELT, LATHE & TILES.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- GENEROUS REAR GARDEN WITH STORAGE.
- WOULD MAKE A GREAT AFFORDABLE HOME WITH TOWN CONVENIENCE.
- SURE TO ALSO APPEAL TO THE DISCERNING INVESTOR AS A BUY-TO-LET.



ACCOMMODATION IN BRIEF...

COVERED PORCH:

PROVISION FOR OUTSIDE LIGHT.

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLASS PANEL & SIDE PANEL. TILED FLOOR. SPACE FOR CLOAK STORAGE UNDER STAIRS. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

TILED FLOOR. FEATURE ELECTRIC FIREPLACE.





KITCHEN / DINING AREA:

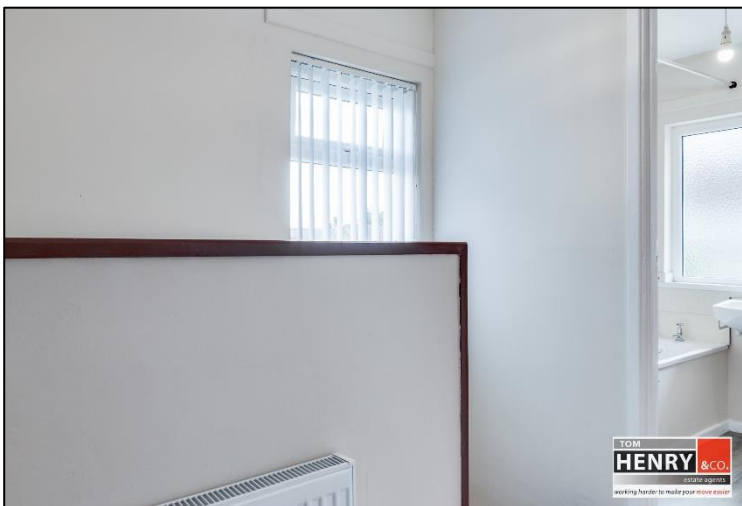
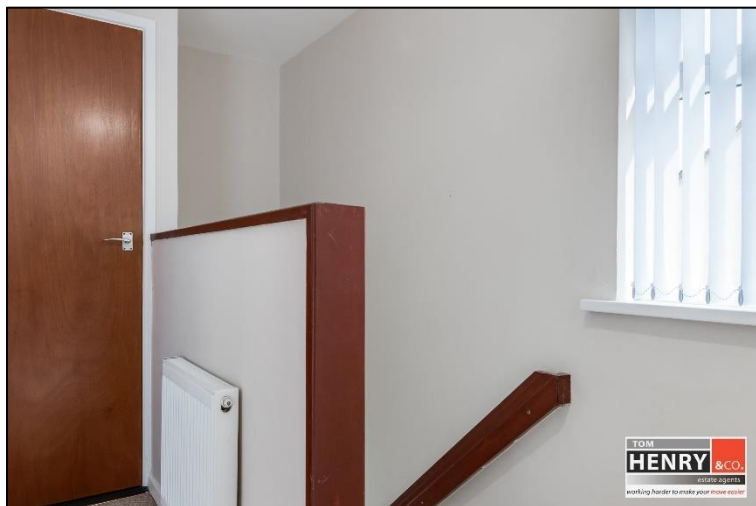
RECENTLY UPDATED FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. GAS HOB WITH X-FAN OVER. ELECTRIC UNDER OVEN. PLUMBED FOR A.W.M. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLASS TOP PANEL TO REAR GARDEN.



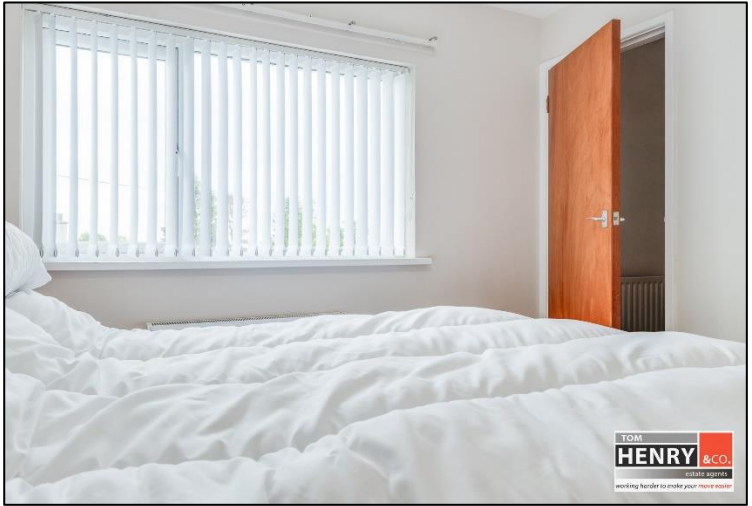


FIRST FLOOR:

STAIRS & LANDING:
CARPET. HOTPRESS: SHELVED.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR. BUILT-IN CUPBOARD.



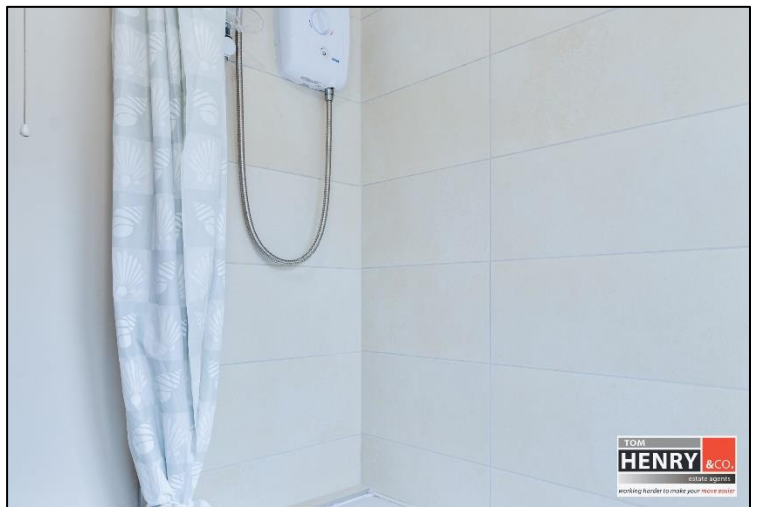
BEDROOM 2:
TO REAR. CARPET TO FLOOR. BUILT-IN CUPBOARD.





BATHROOM:

BATH WITH ELECTRIC SHOWER OVER. TOILET. WASH HAND BASIN. SOME WALL TILING. X-FAN.



OUTSIDE:

GARDEN TO FRONT LAID TO LAWN. GARDEN TO REAR LAID TO LAWN. FUEL STORE / UTILITY STORE. OUTSIDE WATER TAP.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	44 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.
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- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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KITCHEN / DINING
2.8m x 5.0m

SITTING ROOM
3.1m x 3.0m

DRESSING
ROOM

TOM
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estate agents
working harder to make your *move easier*

**22 Parkview Drive,
Pomeroy, BT70 2RA**

(Floorplan for illustrative purposes only)

BATHROOM

BEDROOM 2
3.0m x 3.0m

BEDROOM 1
3.1m x 3.0m

DRESSING
ROOM

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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.