

**197 RADERGAN ROAD
GARVAGHY
BALLYGAWLEY
CO. TYRONE
BT70 2EH**



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

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AN IMPRESSIVE BUNGALOW SET ON C. 0.7 ACRES WITH AN ANNEX & WORKSHOP

THIS IMPRESSIVE DETACHED RESIDENCE WAS EXTENDED / RENOVATED FOR OWNER OCCUPATION & HAS SEAMLESSLY INCORPORATED AN ORIGINAL COTTAGE TO CREATE A FANTASTIC MODERN FAMILY HOME PLUS ANNEX ACCOMMODATION WITH BREATHTAKING VIEWS OF OPEN COUNTRYSIDE.

INTERNALLY THE ACCOMMODATION IS SPACIOUS, VERSATILE & STYLISH... A STUNNING OPEN PLAN KITCHEN / DINING / LIVING AREA OFFERS PANAROMIC VIEWS OF THE BEAUTIFUL GARDENS & SOME OF TYRONE'S BEST COUNTRYSIDE BEYOND. UP TO 4 GENEROUS BEDROOMS DEPENDING ON THE FORTUNATE PURCHASERS REQUIREMENTS, INCLUDING A MASTER ENSUITE, A FAMILY BATHROOM WITH A 4 PIECE SUITE & A UTILITY ROOM

COMPLETE THE ACCOMMODATION IN THE MAIN DWELLING.

AN ATTACHED ANNEX OFFERS FULL LIVING ACCCOMMODATION, WASHING FACILITIES & A DOUBLE BEDROOM, AND WOULD BE IDEAL FOR VISITORS OR MULTIGENERATIONAL LIVING AND HAS SIGNIFICANT FURTHER POTENTIAL.

A DETACHED WORKSHOP WITH HOME OFFICE FACILITIES OFFERS FANTASTIC POTENTIAL FOR THOSE SEEKING A PROPERTY FROM WHICH TO OPERATE A BUSINESS (SUBJECT TO NECESSARY CONSENTS) OR ALTERNATIVELY JUST TO UTILIZE FOR PERSONAL REQUIREMENTS OR HOBBIES EG. WOODWORK, TRACTOR / CAR RESTORATION, MOTORBIKES, BOYS TOYS, ETC.

ALL SET ON A MOST GENEROUS SITE LAID TO TRANQUIL GARDENS; THS PROPERTY OFFERS THE BEST OF BOTH WORLDS WITH ITS CLOSE PROXIMITY & SUPERB VIEWS YET ONLY MINUTES BY CAR TO BALLYGAWLEY AND THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, OMAGH OR FURTHER AFIELD.

"A UNIQUE OPPORTUNITY TO ACQUIRE AN IMPRESSIVE & TRULY VERSATILE HOME; MUST BE VIEWED TO BE FULLY APPRECIATED"



GUIDE PRICE: £399,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES:

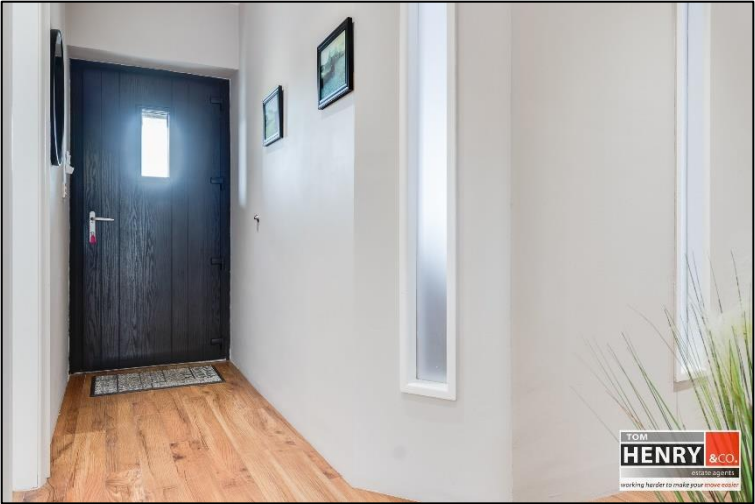
- AN IMPRESSIVE COUNTRY RESIDENCE WITH AN ANNEX & WORKSHOPS.
- EXTENDED & RENOVATED FOR OWNER OCCUPATION.
- PRESENTED FOR SALE IN BEAUTIFUL ORDER THROUGHOUT.
- SITUATED ON A GENEROUS SITE EXTENDING TO CIRCA. 0.7 ACRES.
- TRULY ENVIABLE VIEWS OF OPEN COUNTRYSIDE.
- ONLY MOMENTS BY CAR TO A LOCAL SHOP & RESTAURANT.
- FANTASTIC ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO BALLYGAWLEY, OMAGH, DUNGANNON OR FURTHER AFIELD.
- UP TO 4 DOUBLE BEDROOMS DEPENDING ON INDIVIDUAL REQUIREMENTS.
- MASTER SUITE WITH WALK-IN WARDROBE & ENSUITE.
- STUNNING OPEN PLAN KITCHEN / LIVING / DINING AREA WITH MULTI-FUEL STOVE.
- FULLY FITTED KITCHEN WITH ISLAND UNIT.
- CORNER WINDOWS TO LIVING AREA OFFERING PANORAMIC VIEWS OF GARDENS & OPEN COUNTRYSIDE.
- SEPARATE UTILITY ROOM WITH SPACE TO IRON!
- BEAUTIFUL BATHROOM WITH 4 PIECE SUITE INCLUDING FREE-STANDING BATH.
- DEEP SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- OIL FIRED CENTRAL HEATING.
- UNDERFLOOR HEATING TO MAIN RESIDENCE.
- CLADDING TO FASCIA & SOFFITS.
- FURTHER ACCOMMODATION WITH A SELF-CONTAINED 1 BEDROOM ANNEX.
- ANNEX WOULD MAKE A SUPERB "GRANNY FLAT" OR "TEENAGER DEN".
- DETACHED WORKSHOP (MAY HAVE BUSINESS POTENTIAL S.T.S.C.).
- GRAVELLED PARKING FOR MULTIPLE VEHICLES.
- GARDENS LAID TO LAWNS WITH COVERED DECKED AREA & RAISED PATIO AREA.
- A FABULOUS HOME PROVIDING ACCOMMODATION & VERSATILITY RARELY FOUND.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
EXTERNAL LIGHTING.

ENTRANCE HALL:
COMPOSITE EXTERNAL DOOR WITH GLAZED PANEL. PRE-FINISHED FLOOR. RECESSED LIGHTING. ACCESS TO ANNEX.



KITCHEN / DINING / LIVING AREA:

FEATURE FLOOR TO CEILING CORNER WINDOWS WITH BEAUTIFUL VIEWS TO GARDENS & OPEN COUNTRYSIDE. FITTED HIGH & LOW LEVEL UNITS IN MODERN GLOSS FINISH. EYE LEVEL S.S. DOUBLE OVEN. HOB WITH X-FAN OVER IN S.S. CANOPY. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. TILED BETWEEN UNITS. ISLAND UNIT WITH S.S. SINK & DRAINER WITH MIXER TAP FITTING. OPEN TO LIVING AREA WITH GLASS FRONTED MULTIFUEL STOVE. TILED FLOOR. RECESSED LIGHTING.





UTILITY ROOM:

FITTED UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. PRE-FINISHED FLOOR. COMPOSITE EXTERNAL DOOR WITH GLASS PANEL.

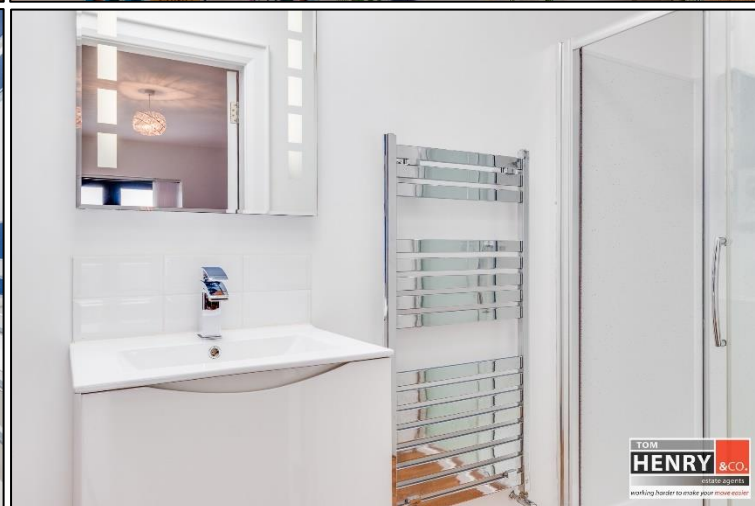
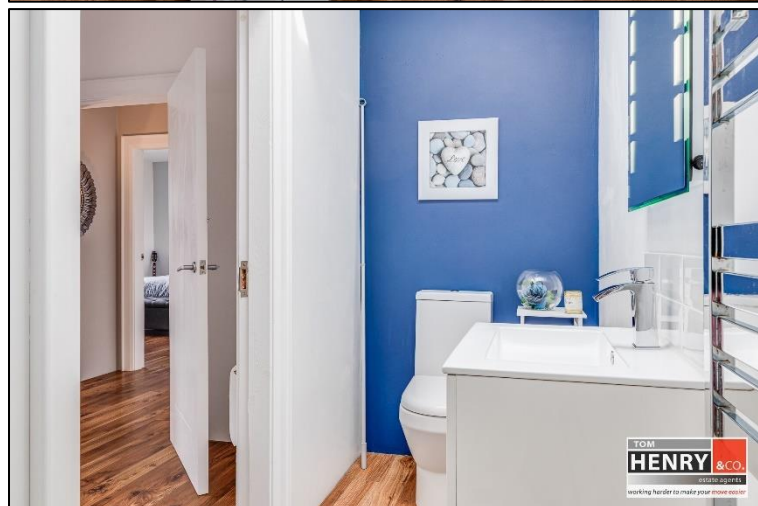
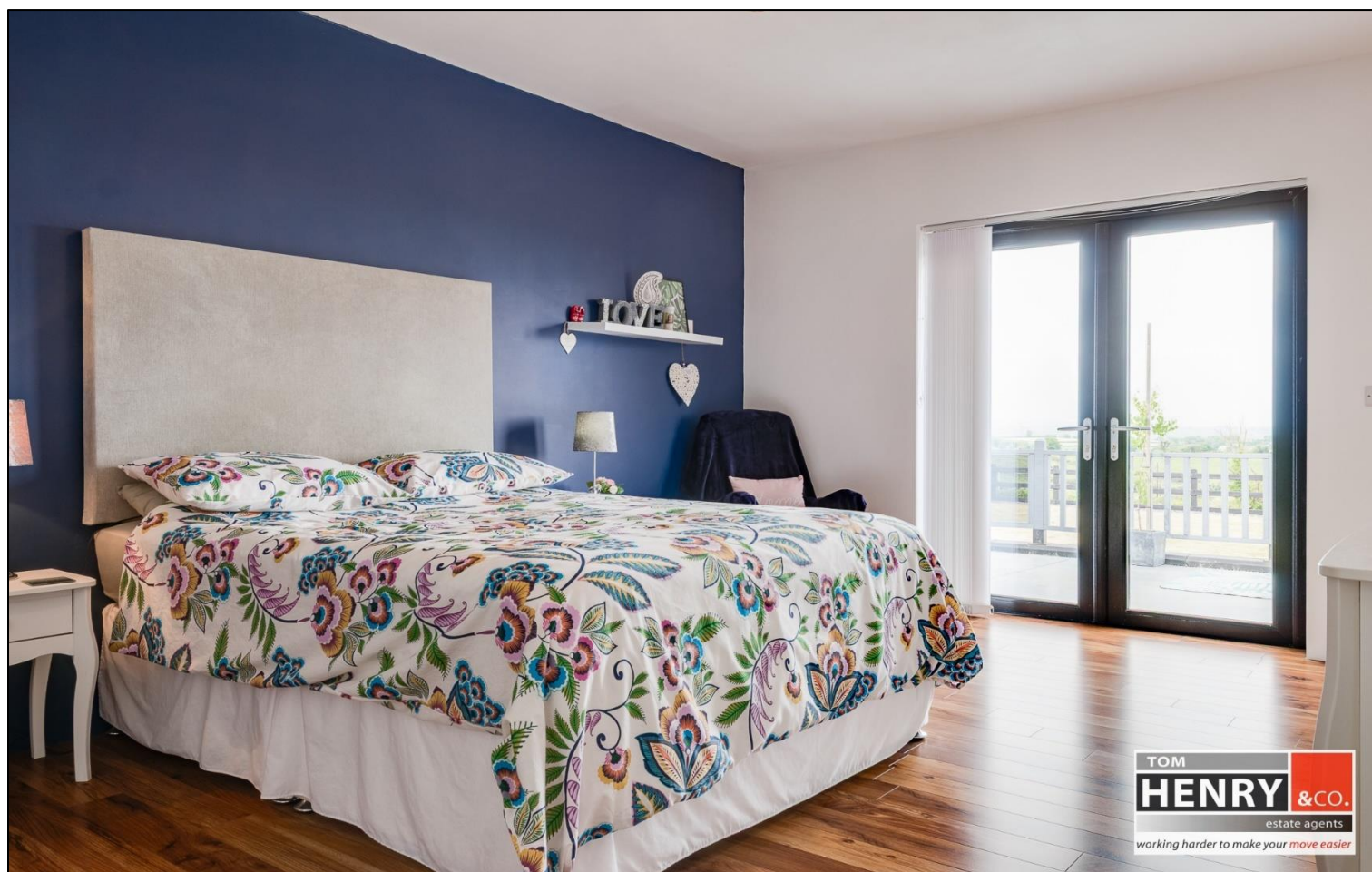


MASTER BEDROOM:

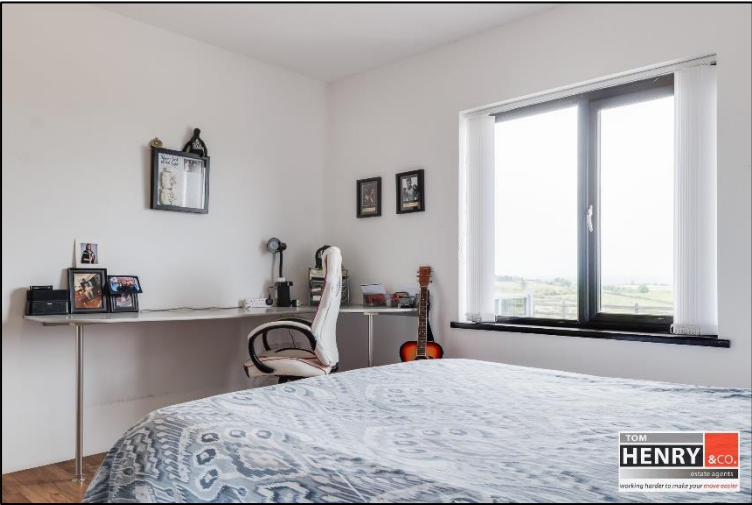
TO SIDE. PRE-FINISHED FLOOR. WALK-IN WARDROBE. GLAZED FRENCH DOORS TO PATIO AREA. VIEWS TO GARDENS & OPEN COUNTRY SIDE.

ENSUITE:

WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING, TILED SPLASH BACK & ILLUMINATED MIRROR OVER. TOILET. SHOWER WITH RAINFALL TYPE FITTING. HEATED TOWEL RAIL. PRE-FINISHED FLOOR.



BEDROOM 2:
TO SIDE. FITTED MIRRORED SLIDEROBES. PRE-FINISHED FLOOR.



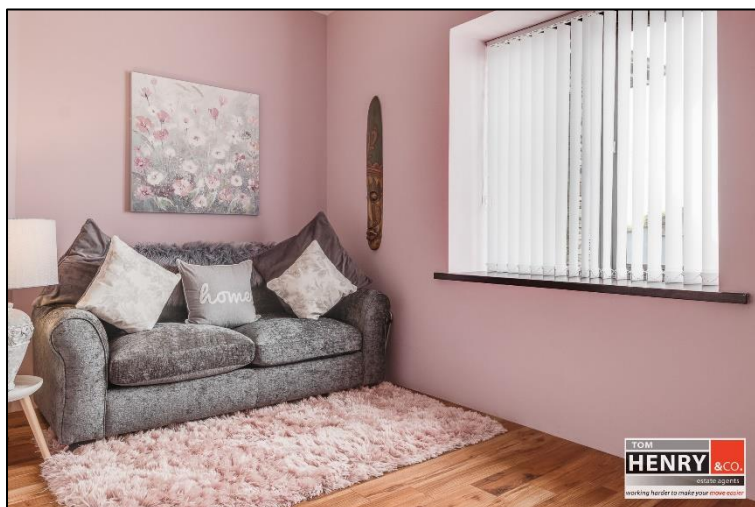
BEDROOM 3:
TO SIDE. PRE-FINISHED FLOOR.



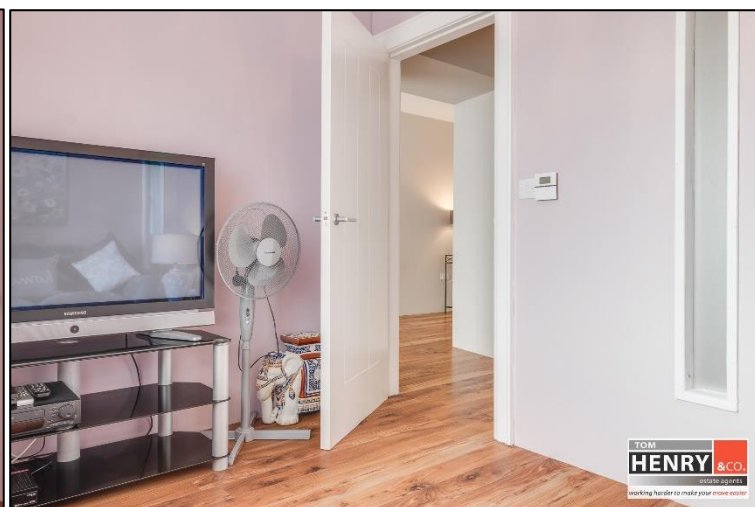


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BEDROOM 4 / SNUG:
TO FRONT. CURRENTLY USED AS A SNUG. PRE-FINISHED FLOOR.



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BATHROOM:
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING, TILED SPLASH BACK & ILLUMINATED MIRROR OVER. TOILET. FREE STANDING BATH WITH MIXER TAP FITTING. POD TYPE SHOWER WITH DUAL HEAD FITTING. HEATED TOWEL RAIL. PRE-FINISHED FLOOR. X-FAN.



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HOTPRESS:
WALK-IN. PRE-FINISHED FLOOR. HEATED TOWEL RAIL.

ANNEX:

ACCESS FROM ENTRANCE HALL OF MAIN RESIDENCE WITH
SEPARATE EXTERNAL ACCESS FROM SUNROOM / SUNPORCH.

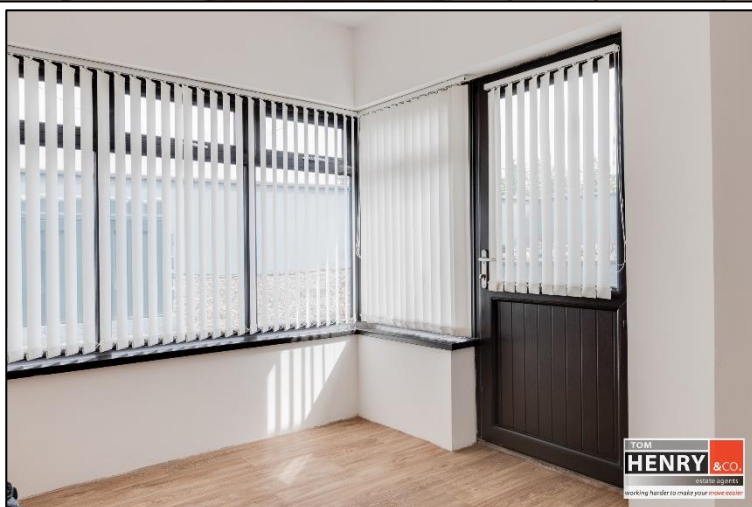
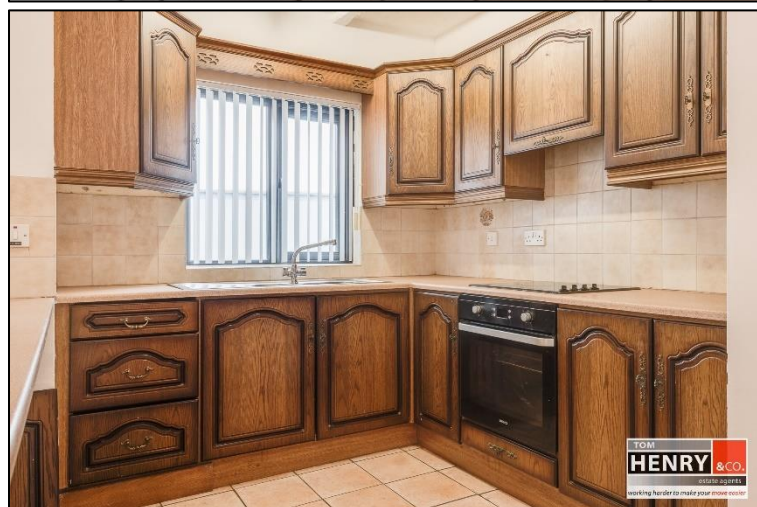


SITTING ROOM:
OPEN FIREPLACE WITH STONE SURROUND & TILED HEARTH.
WOODEN FLOOR. COVING & CENTRE PIECE TO CEILING.



KITCHEN / DINING AREA:
FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN
OVER. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED BETWEEN UNITS. TILED FLOOR. PART OPEN TO SUNROOM / SUNPORCH.

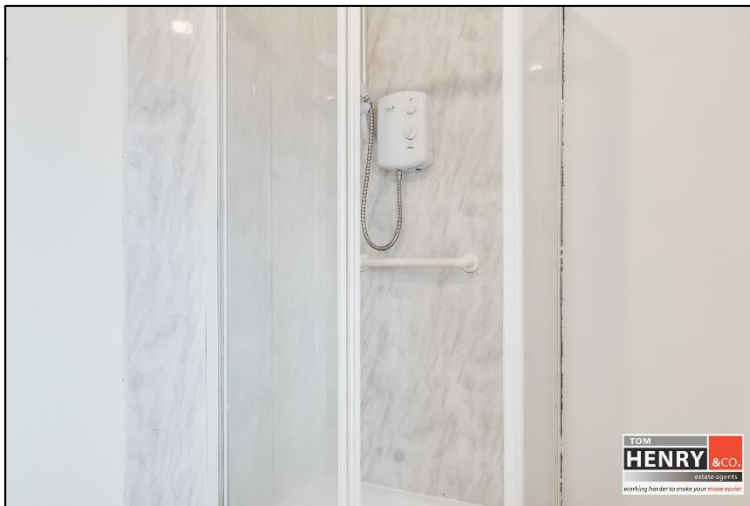
SUNROOM:
COMPOSITE OUTER DOOR. GLAZED TOP PANEL. T.V. & POWER POINTS. VINYL TO FLOOR.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR.



SHOWER ROOM:
WASH HAND BASIN. TOILET. P.V.C. CLAD ELECTRIC SHOWER. VINYL TO FLOOR.



OUTSIDE:

SITUATED ON A GENEROUS SITE WITH WALLED & FENCED BOUNDARY EXTENDING TO CIRCA. 0.7 ACRES.

DOUBLE WOODEN ENTRANCE GATES TO GRAVELLED DRIVEWAY TO FORECOURT PARKING TO GARAGE / WORKSHOP / GYM.

GARDENS LAID TO LAWNS. RAISED PATIO AREA. COVERED DECKED AREA. RAISED BEDS. AREA FOR BINS & CLOTHES LINE. SPECTACULAR VIEWS OF OPEN COUNTRYSIDE.

GARAGE / WORKSHOP / GYM:

SLIDING DOOR. POWER POINTS. MACHINE POWER POINTS. CONCRETE FLOORING. PEDESTRIAN DOOR TO OFFICE / GAMES ROOM.

OFFICE / GAMES ROOM:

CURRENTLY USES AS A GAMES ROOM WITH FITTED SEATING & BAR AREA. PRE-FINISHED FLOOR.

KITCHENETTE:

HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING.

SHOWER ROOM:

WASH HAND BASIN. TOILET. P.V.C CLAD ELECTRIC SHOWER. PRE-FINISHED FLOOR.

GRAVELLED PARKING AREA.





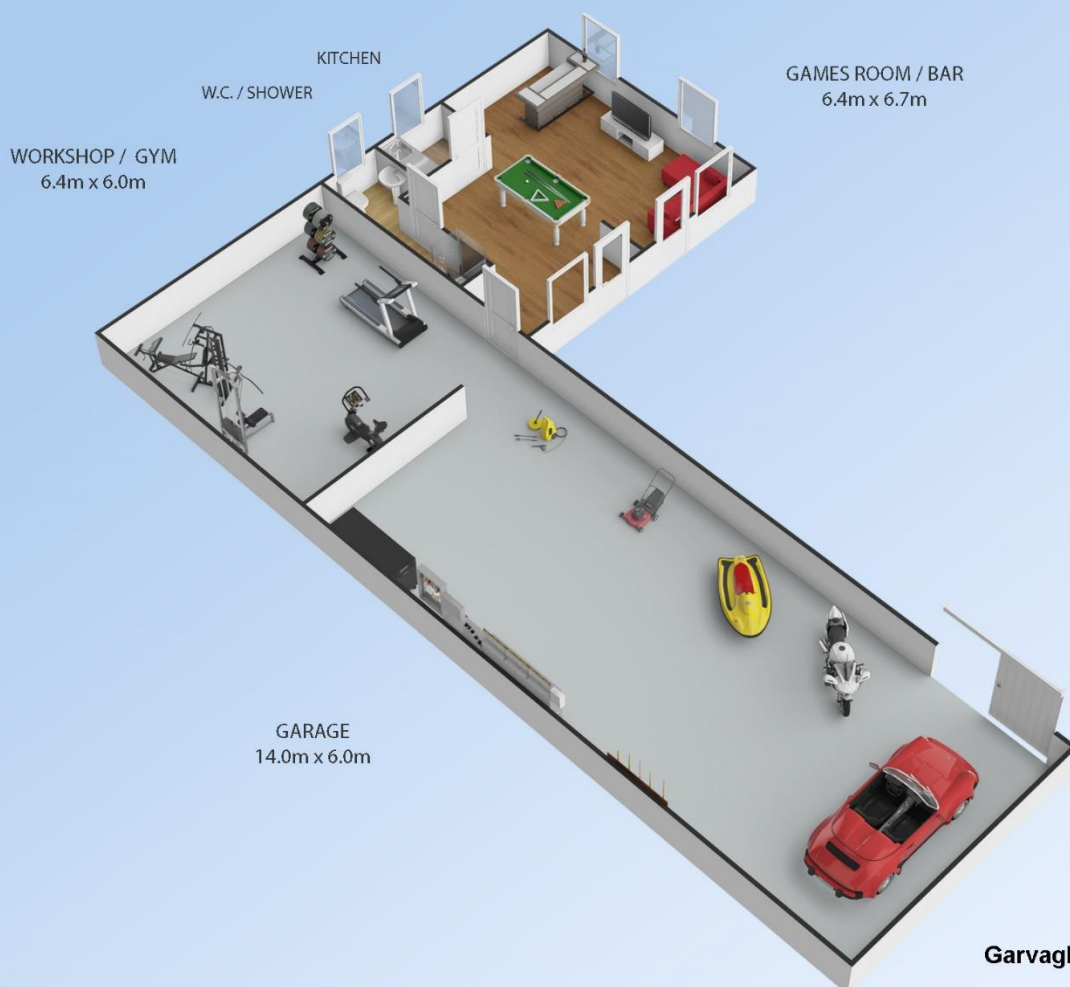




FLOORPLANS FOR I.D. PURPOSES ONLY.

**197 Radergan Road
Garvaghy, Dungannon BT70 2EH**

(Floorplan for illustrative purposes only)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

N.B.

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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.

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- > **Competitive sales & rental rates.**
- > **RICS member firm.**
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