

54 KILLYMEAL GRANGE
KILLYMEAL ROAD
DUNGANNON
CO. TYRONE
BT71 6WQ



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

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“CLASS IN KILLYMEAL GRANGE”

AN IMMACULATE PROPERTY SITUATED ON A GREAT SITE IN THIS HIGHLY- SOUGHT AFTER DEVELOPMENT

CONSTRUCTED C. 2020 & PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT, THIS SPACIOUS & VERSATILE 3 BEDROOM, SEMI-DETACHED PROPERTY IS IDEALLY LOCATED IN EVER POPULAR “KILLYMEAL GRANGE”, JUST OFF THE PRESTIGIOUS & HIGHLY SOUGHT-AFTER KILLYMEAL ROAD, AND WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, RECREATIONAL FACILITIES & DUNGANNON TOWN CENTRE.

INTERNALLY THE ACCOMMODATION OFFERS WELL-PROPORTIONED ROOMS, INCLUDING; 3 BEDROOMS; MASTER SUITE, ENSUITE WITH AN ENVIABLE WALK-IN WARDROBE, A SITTING ROOM WITH A COSY GLASS FRONTED STOVE, AN ENTERTAINMENT SIZED, BEAUTIFULLY APPOINTED KITCHEN WITH AMPLE SPACE FOR DINING, A CONVENIENT SEPARATE UTILITY ROOM & A BEAUTIFUL BATHROOM WITH A 4 PIECE SUITE INCLUDING A FREESTANDING BATH.

EXTERNALLY THE END OF CUL-DE-SAC SITE BOASTS AMPLE OFF-STREET PARKING AND A PRIVATE, LOW MAINTENANCE REAR GARDEN THAT IS SURE TO APPEAL TO THOSE WITH A YOUNG FAMILY OR FOR ALFRESCO DINING WITH FRIENDS – PRIVATE & FULLY ENCLOSED.

“SURE TO ATTRACT STRONG INTEREST FROM A WIDE RANGE OF POTENTIAL PURCHASERS... DON'T MISS IT!”



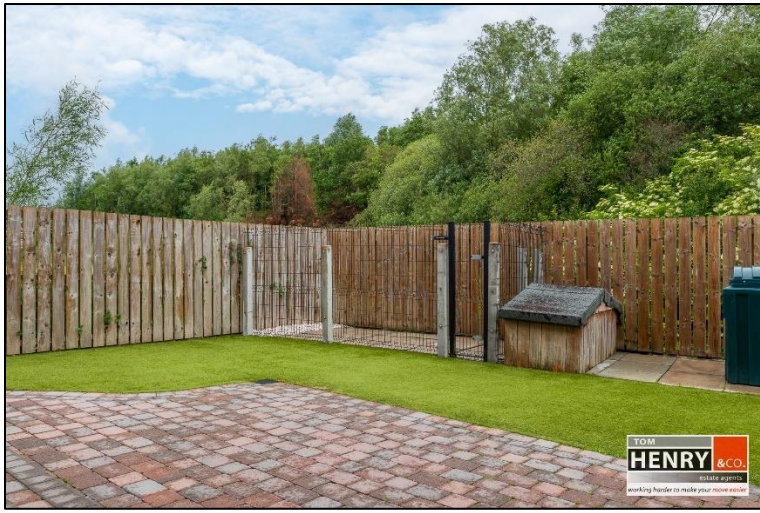
OFFERS OVER: £199,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

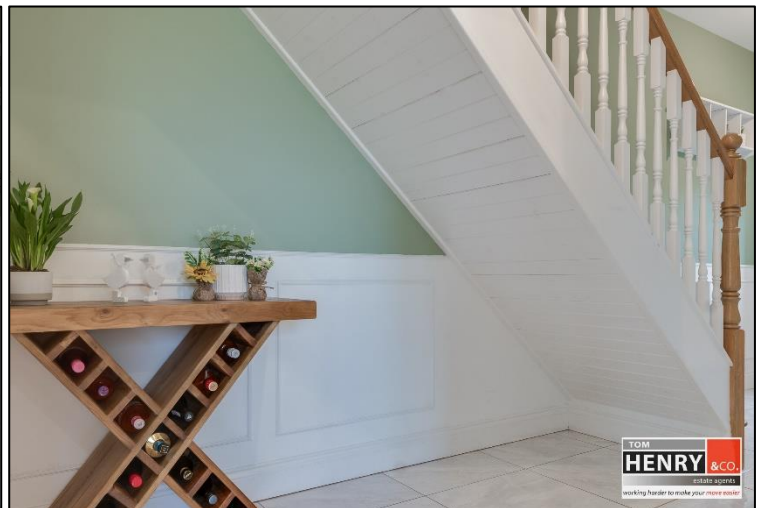
- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2020 & OWNER OCCUPIED SINCE NEW.
- PRESENTED FOR SALE IN IMMACULATE ORDER THROUGHOUT.
- SITUATED ON A PRIME END OF CUL-DE-SAC SITE.
- LOCATED JUST OFF THE MOST SOUGHT-AFTER KILLYMEAL ROAD.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS & DUNGANNON TOWN.
- 3 BEDROOMS.
- MASTER SUITE, ENSUITE WITH WALK-IN WARDROBE / DRESSING ROOM.
- BEAUTIFUL CLASSIC WALL PANEL EFFECT TO ENTRANCE HALL.
- SITTING ROOM WITH COSY GLASS FRONTED STOVE.
- GENEROUS KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- ENVIABLE BATHROOM WITH FREE-STANDING BATH.
- WHITE MOULDED SKIRTINGS & ARCHITRAVES.
- OAK FINISH INTERNAL DOORS.
- STAINLESS STEEL LIGHT SWITCHES & POWER POINTS TO GROUND FLOOR.
- WINDOW BLINDS INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING; TRIPLE ZONE.
- WIRED FOR ALARM SYSTEM.
- OFF STREET PARKING TO FRONT.
- PRIVATE, ENCLOSED, LOW MAINTENANCE GARDEN TO REAR.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES & THOSE WISHING TO DOWN-SIZE WITH TOWN CONVENIENCE.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL. FEATURE WALL PANELLING EFFECT TO WALLS. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

GLASS FRONTED STOVE IN STONE INGLENOOK WITH STONE MANTLE & SURROUND & GRANITE HEARTH. PRE-FINISHED FLOOR.



KITCHEN / DINING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. S.S. SINK & DRAINER WITH MIXER TAP FITTING. ILLUMINATED DISPLAY UNIT. INTEGRATED HOB WITH S.S. SPLASH BACK & X-FAN OVER IN S.S. CANOPY. INTEGRATED EYE LEVEL DOUBLE OVEN. INTEGRATED DISHWASHER. SPACE FOR FRIDGE FREEZER (INCLUDED). TILED FLOOR. RECESSED LIGHTING TO KITCHEN. FEATURE GLAZING WITH GLAZED FRENCH DOORS FROM DINING AREA TO REAR GARDEN.





UTILITY ROOM:
 FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER
 TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED
 FLOOR. X-FAN. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.



CLOAK W.C. / POWDER ROOM:
WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. HEATED TOWEL
RAIL. TILED FLOOR. X-FAN.

FIRST FLOOR:

STAIRS & LANDING:
CARPET. ACCESS TO ATTIC VIA FOLD DOWN LADDER.

BEDROOM 1 (MASTER SUITE):
TO FRONT. CARPET TO FLOOR. HOTPRESS WITH IMMERSION HEATER &
ELECTRIC LIGHT.

DRESSING ROOM:
PART OPEN FROM BEDROOM. CARPET TO FLOOR.

ENSUITE:
WASH HAND BASIN WITH MIXER TAP FITTING WITH ILLUMINATED &
HEATED MIRROR OVER. TOILET. FULLY TILED ELECTRIC SHOWER.
TILED FLOOR. X-FAN.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.

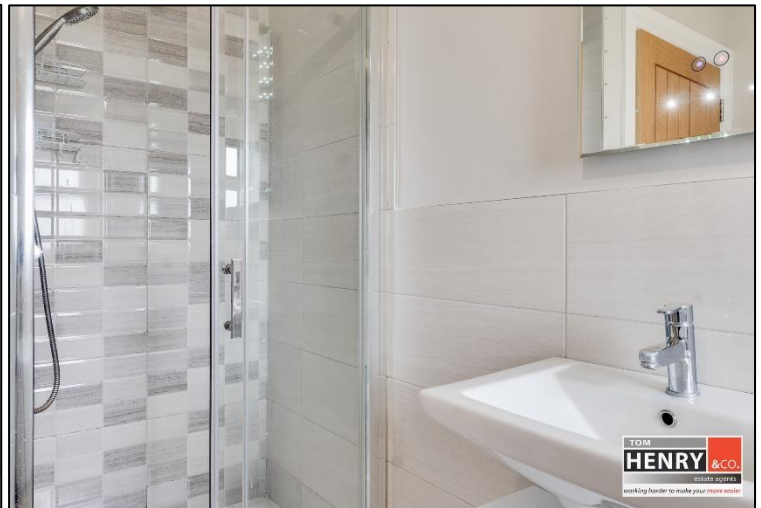


BEDROOM 3:
TO REAR. CARPET TO FLOOR.



BATHROOM:

FREESTANDING BATH WITH MIXER TAP SHOWER HEAD FITTING. FULLY TILED THERMOSTATIC DUAL HEAD SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING WITH ILLUMINATED & HEATED MIRROR OVER. TOILET. HEATED TOWEL RAIL. ½ TILED WALLS. TILED FLOOR. X-FAN.



OUTSIDE:

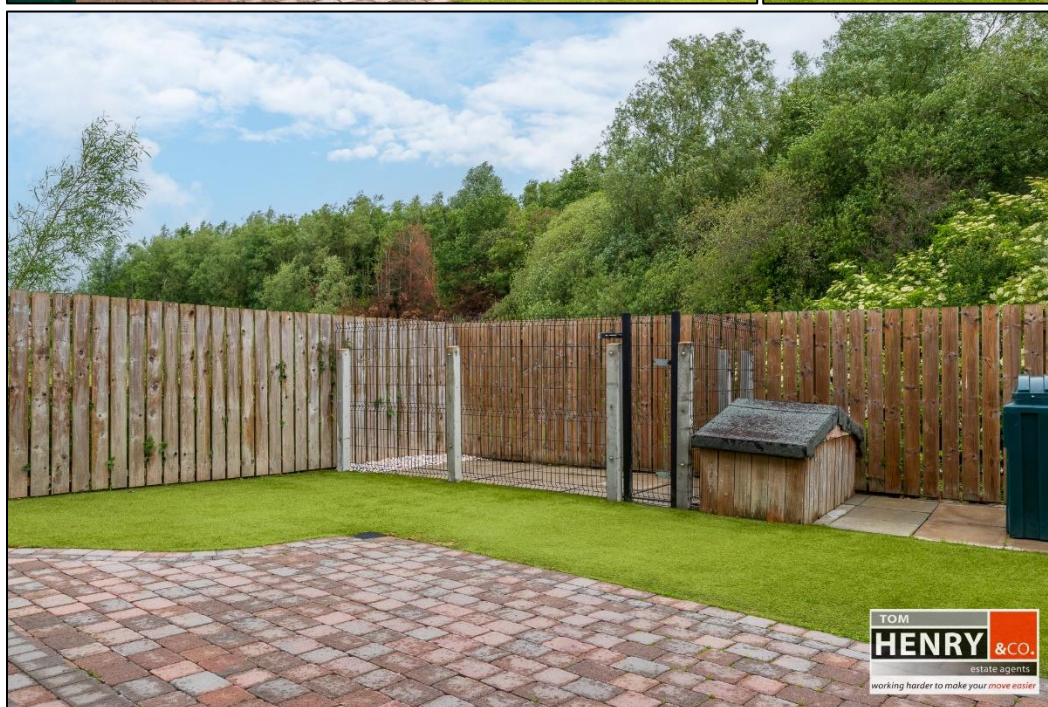
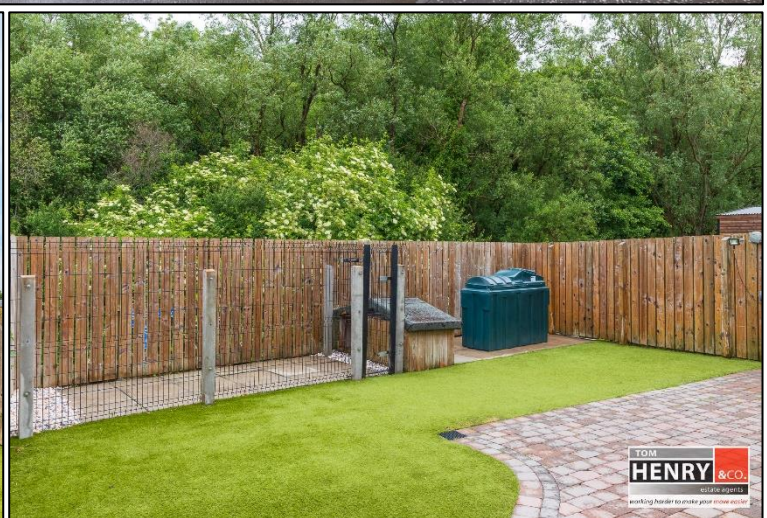
SITUATED ON AN END OF CUL-DE-SAC CORNER SITE.

TARMAC DRIVE & PARKING TO FRONT. GARDEN TO FRONT & SIDE LAID TO LAWNS. OUTSIDE WATER TAP.

ENCLOSED GARDEN TO REAR LAID TO ARTIFICIAL LAWN WITH PAVED PATIO AREA. EXTERNAL POWER POINT & LIGHTING. NO DEVELOPMENT TO REAR.

FLOORPLANS FOR I.D. PURPOSES ONLY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

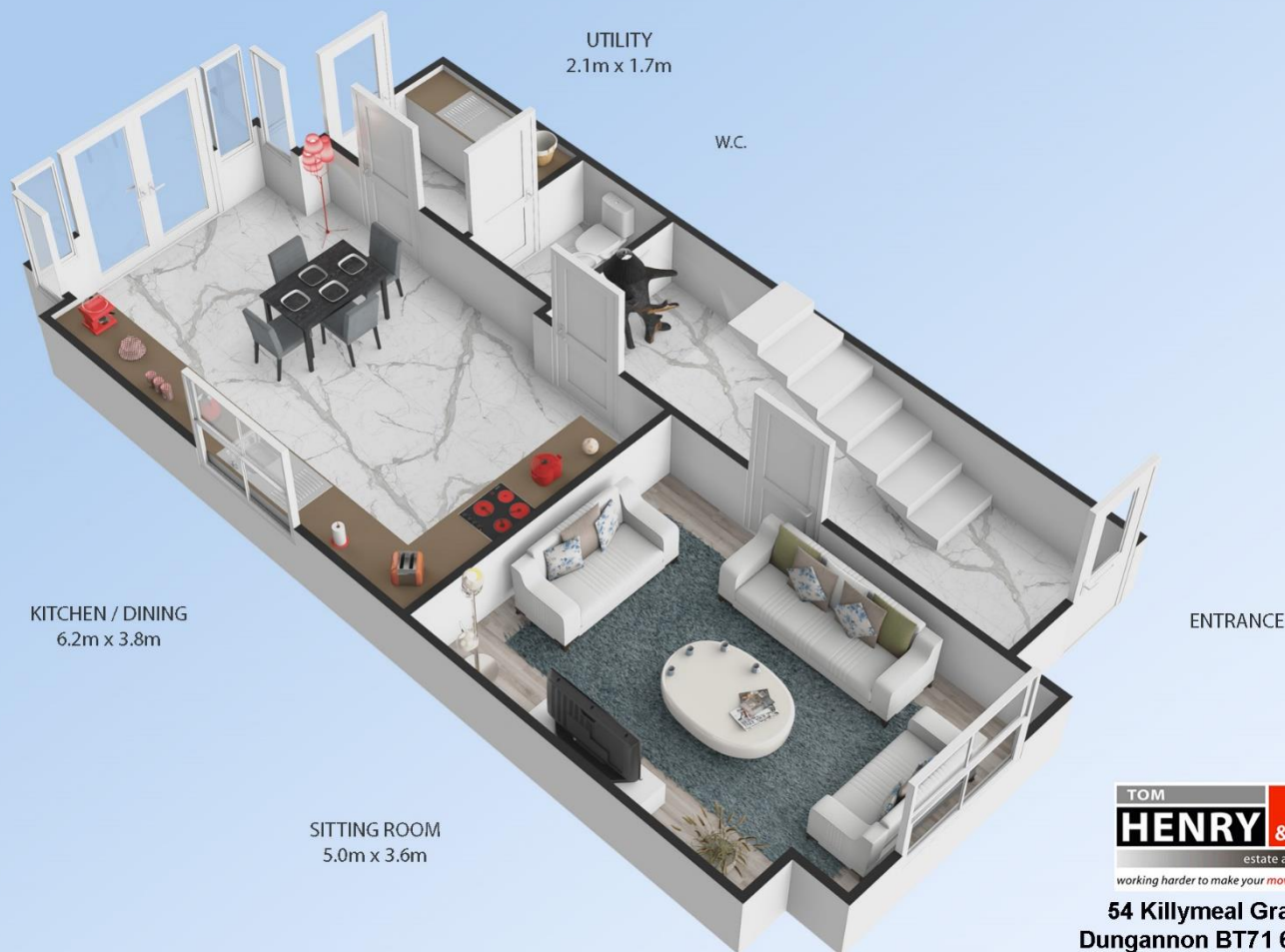


Want to know what your property is worth?

- > **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

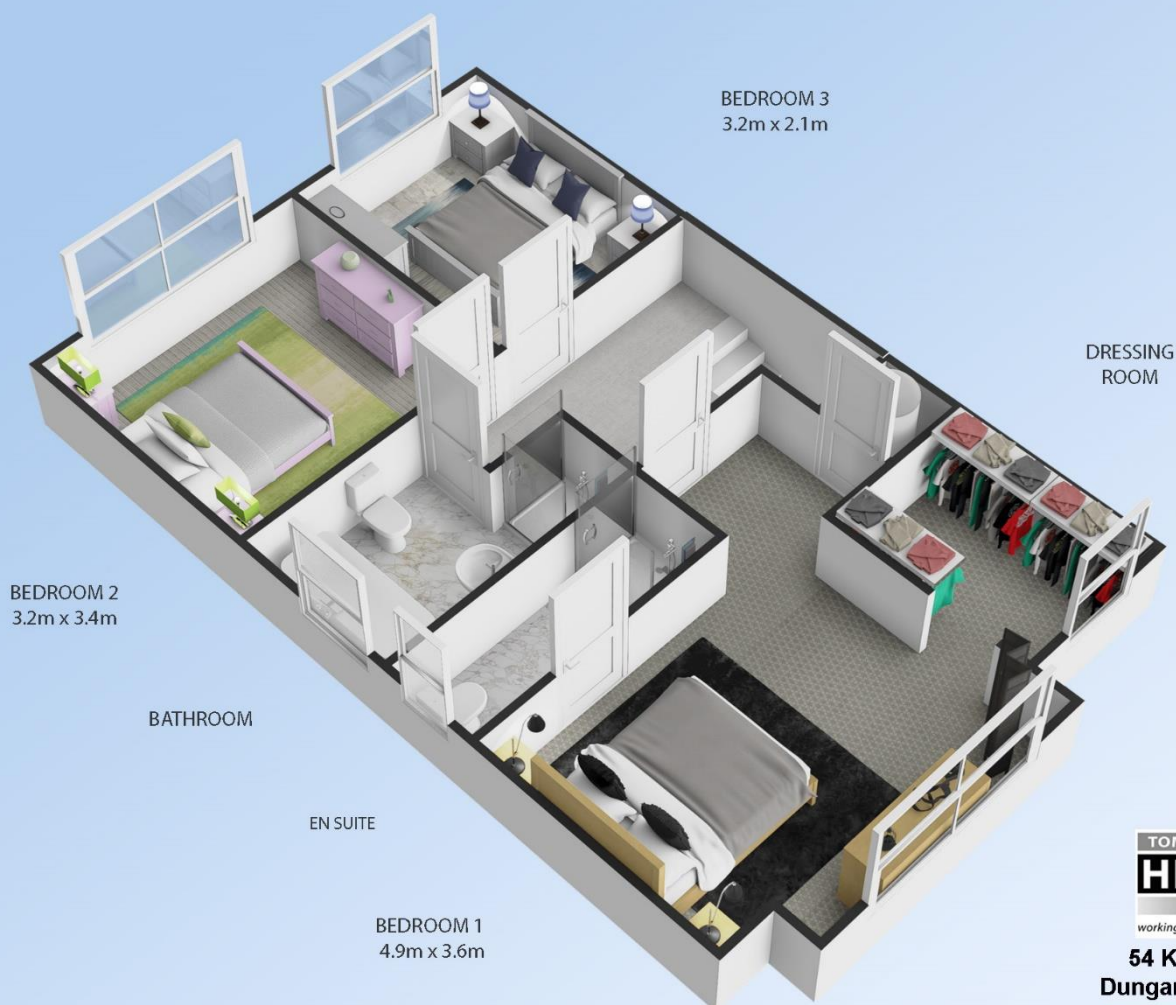
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(Floorplan for illustrative purposes only)



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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.