

**2 HENRYS PLACE  
CURRANS BRAE  
MOY  
CO. TYRONE  
BT71 7TL**



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

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## **HENRYS PLACE COULD BE YOUR PLACE...**

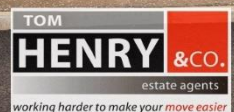
### **IMMACULATE ACCOMMODATION WITH A BEAUTIFUL GARDEN, OFF-STREET PARKING & VILLAGE CONVENIENCE**

PRESENTED FOR SALE IN VERY GOOD ORDER, THIS SEMI-DETACHED PROPERTY OFFERS WELL MAINTAINED ACCOMMODATION SITUATED ON A GENEROUS SITE (WHICH MAY HAVE POTENTIAL FOR FUTURE EXTENSION IF DESIRED S.T.P.P.) IN THIS ESTABLISHED RESIDENTIAL AREA ON THE OUTSKIRTS OF PICTURESQUE, POPULAR & HIGHLY SOUGHT-AFTER MOY VILLAGE.

LOCATED WITHIN WALKING DISTANCE OF EATERIES, SCHOOLS & LOCAL SHOPS AND BENEFITTING FROM GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO DUNGANNON, ARMAGH CITY, PORTADOWN OR FURTHER AFIELD, THIS PROPERTY HAS CONVENIENCE TO MATCH ITS READY TO OCCUPY ACCOMMODATION.

BOASTING 3 BEDROOMS, A SITTING ROOM WITH A COSY OPEN FIREPLACE, A KITCHEN WITH SPACE FOR DINING & A BEAUTIFUL, RECENTLY UPDATED BATHROOM, PLUS A MATURE GARDEN & OFF-STREET PARKING; THIS PROPERTY IS SURE TO APPEAL AS A FIRST HOME, TO THOSE WISHING TO DOWNSIZE WITH THE CONVENIENCE OF VILLAGE LIVING & EVEN THE MOST DISCERNING OF INVESTORS!

### **“A MARVELLOUS PROPERTY IN MOY”**



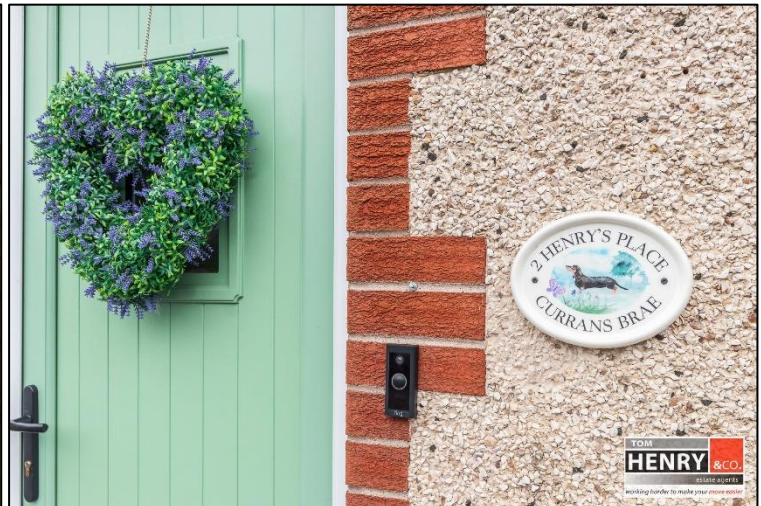
**OFFERS OVER: £144,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES:

- A WELL-PRESENTED SEMI-DETACHED PROPERTY.
- LOCATED IN AN ESTABLISHED RESIDENTIAL AREA.
- WITHIN WALKING DISTANCE OF VILLAGE SHOPS, SCHOOLS, EATERIES, ETC.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING.
- 3 BEDROOMS; 1 WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BEAUTIFUL RECENTLY UPDATED BATHROOM.
- BATHROOM WITH 4 PIECE SUITE INCLUDING A FREESTANDING BATH.
- OFF-STREET PARKING TO FRONT / SIDE.
- MATURE GARDEN LAID TO LAWNS & SHRUB BEDS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- P.V.C. DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS.
- SIGNIFICANT INTEREST IS ANTICIPATED; VIEW EARLY!





## ACCOMMODATION IN BRIEF...

### ENTRANCE HALL:

U.P.V.C EXTERNAL DOOR WITH GLAZED PANEL. PRE-FINISHED FLOOR. CARPET TO STAIRS.



### SITTING ROOM:

PART GLAZED DOOR FROM HALL. OPEN FIREPLACE WITH MANTLE & SURROUND OVER A TILED HEARTH. PRE-FINISHED FLOOR.







**CLOAK W.C. / POWDER ROOM:**  
**WASH HAND BASIN IN VANITY UNIT. TOILET. TILED SPLASH BACK. X-FAN.**

**KITCHEN / DINING AREA:**  
**FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNITS. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. U.P.V.C. OUTER EXTERNAL DOOR WITH GLAZED TOP PANEL.**





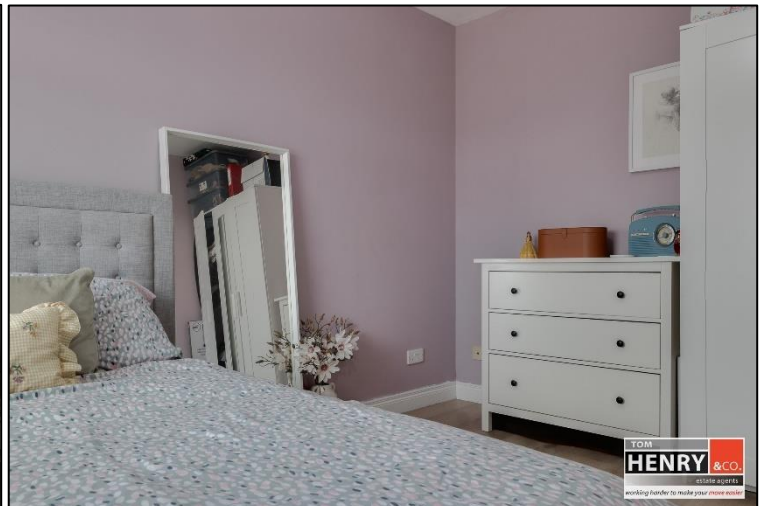


## FIRST FLOOR:

STAIRS & LANDING:  
CARPET. HOTPRESS: SHELVED.



BEDROOM 1:  
TO SIDE. PRE-FINISHED FLOOR.



BEDROOM 2:  
TO FRONT. PRE -FINISHED FLOOR.



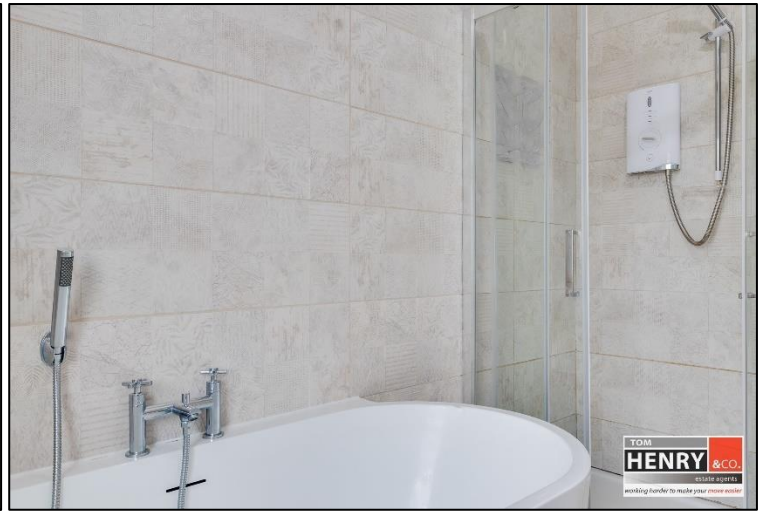
BEDROOM 3:  
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN STORAGE.



BATHROOM:  
FREESTANDING BATH WITH MIXER TAP SHOWER HEAD FITTING. WASH HAND BASIN IN VANITY UNIT. SHOWER. TOILET. ELECTRIC SHOWER.  
TILED FLOOR. SOME WALL TILING. X-FAN.

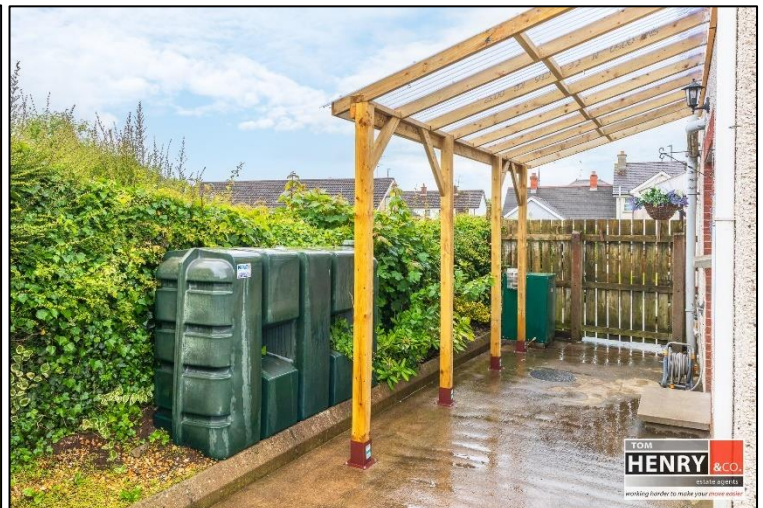






**OUTSIDE:**

OFF-STREET PARKING TO FRONT / SIDE. ENCLOSED AREA FOR BINS / CLOTHESLINE / ETC. OUTSIDE WATER TAP. GARDEN TO SIDE LAID TO LAWN WITH SHRUBS.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	64 D
39-54	E		
21-38	F		
1-20	G		

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**2 Henry's Place  
Moy**

(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.**