

**29 ARDEAN MANOR
CURRANS BRAE
MOY
CO. TYRONE
BT71 7TF**



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

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SERIOUS HOUSE GOALS IN MOY...

IMMACULATELY PRESENTED, SPACIOUS & VERSATILE 4 BEDROOM ACCOMMODATION WITHIN WALKING DISTANCE OF HIGHLY SOUGHT-AFTER, PICTURESQUE & POPULAR MOY VILLAGE.

TOM HENRY & COMPANY ARE DELIGHTED TO BRING TO THE MARKET THIS SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY WHICH MAY ONLY BE DESCRIBED AS BEING PRESENTED IN TRULY IMMACULATE ORDER THROUGHOUT BY ITS CURRENT OWNER OCCUPIER.

BOASTING INTERNAL ACCOMMODATION RARELY FOUND IN A SEMI-DETACHED HOME, THIS PROPERTY OFFERS 4 BEDROOMS, MASTER ENSUITE, A BEAUTIFUL KITCHEN WITH SPACE FOR DINING & LIVING, A SEPARATE UTILITY ROOM & A FURTHER SITTING ROOM. WITH OFF-STREET PARKING FOR AT LEAST 2 VEHICLES & A LOW MAINTENANCE, ENCLOSED REAR GARDEN IDEAL FOR ENTERTAINING, THIS FANTASTIC PROPERTY WILL APPEAL TO EVEN THE MOST DISCERNING OF FIRST-TIME BUYERS & FAMILIES ALIKE.

JUST A SHORT WALK TO ALL MOY VILLAGE AMENITIES, A PLEASANT STROLL TO OPEN COUNTRYSIDE & WITHIN EASY DRIVING OF DUNGANNON TOWN, ARMAGH CITY AND THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

MAY ONLY BE FULLY APPRECIATED ON VIEWING!



OFFERS OVER: £184,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A SPACIOUS & VERSATILE SEMI-DETACHED PROPERTY.
- PRESENTED FOR SALE IN TRULY IMMACULATE ORDER.
- QUIET CUL-DE-SAC SITUATION WITHIN THIS POPULAR RESIDENTIAL AREA.
- WITHIN WALKING DISTANCE OF ALL MOY VILLAGE AMENITIES.
- ONLY A SHORT STROLL TO OPEN COUNTRYSIDE.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO DUNGANNON TOWN, ARMAGH CITY, PORTADOWN OR FURTHER AFIELD.
- 4 BEDROOMS; MASTER ENSUITE.
- 2 RECEPTION AREAS; SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH INTEGRATED APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- BATHROOM WITH 3 PIECE SUITE INCLUDING OVER BATH SHOWER.
- 6 PANEL INTERNAL DOORS.
- WINDOW BLINDS INCLUDED IN SALE.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- OFF STREET PARKING TO FRONT.
- ENCLOSED LOW MAINTENANCE GARDEN / PATIO TO REAR.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.

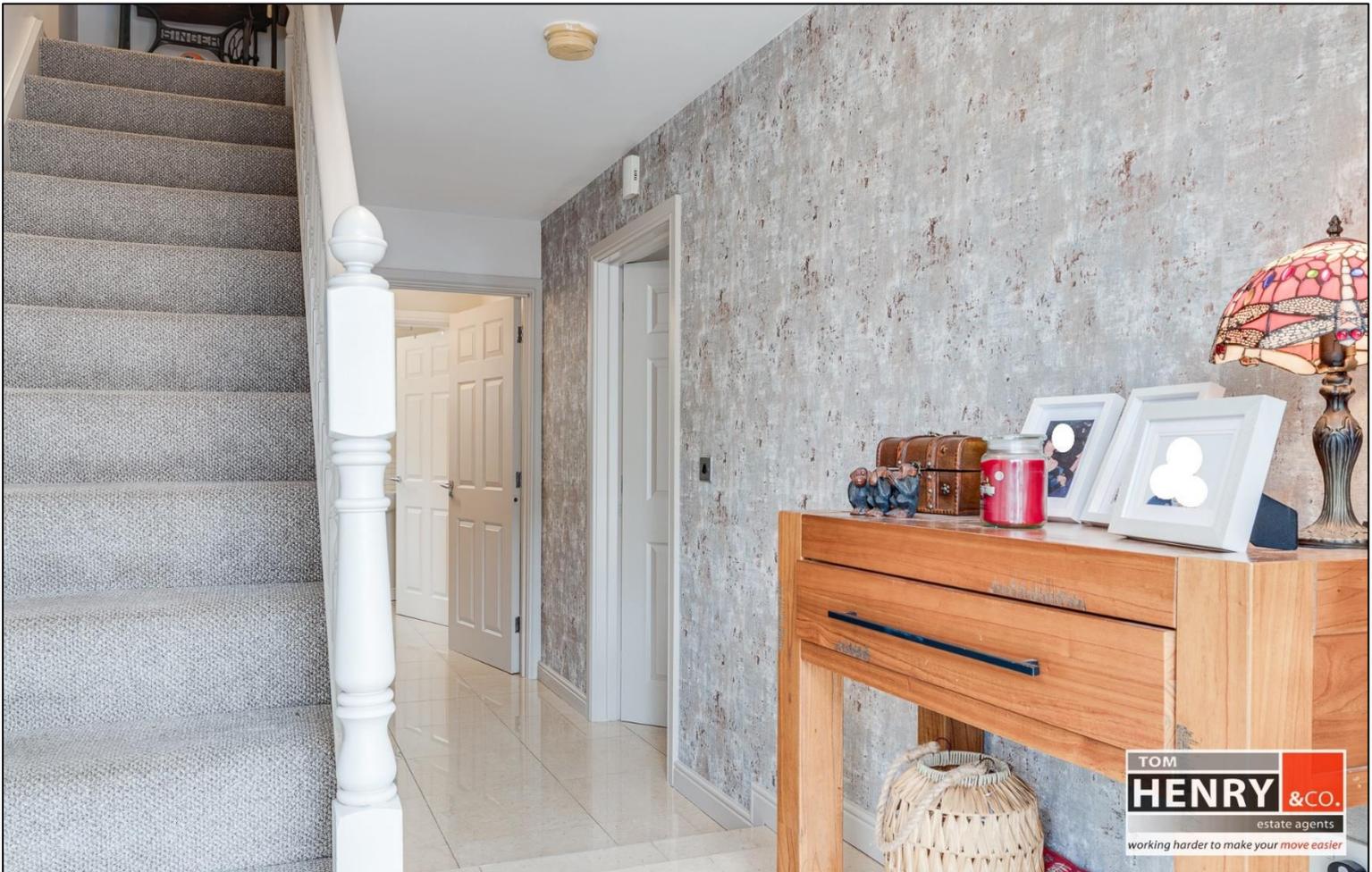


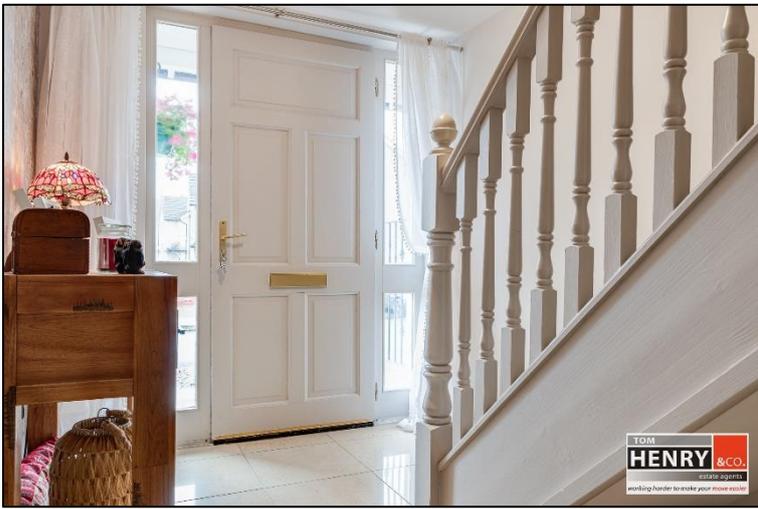
ACCOMMODATION IN BRIEF...

COVERED PORCH:

ENTRANCE HALL:

6 PANEL EXTERNAL WOODEN DOOR WITH GLAZED SIDE PANELS. TILED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR.





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KITCHEN / DINING / LIVING AREA:

FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNIT. DISPLAY SHELVING. PELMET WITH DOWN LIGHTING OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED FRIDGE FREEZER. INTEGRATED DISHWASHER. TILED BETWEEN UNITS. TILED FLOOR. OPEN TO DINING & LIVING AREA. WOODEN EXTERNAL DOOR WITH GLAZED TOP PANEL.



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UTILITY AREA:
FITTED HIGH LEVEL UNITS. PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. TILED FLOOR. X-FAN.

POWDER ROOM:
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.



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FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR.



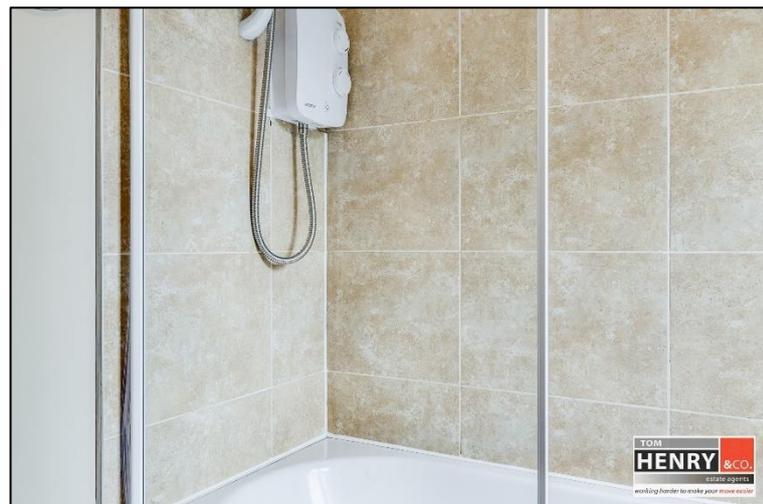
SITTING ROOM:
OPEN FIREPLACE. GLAZED DOUBLE DOORS TO ROMEO & JULIET. CARPET TO FLOOR.



BEDROOM 4:
TO REAR. VIEW TO REAR GARDEN / PATIO. CARPET TO FLOOR. FITTED WARDROBES.



BATHROOM:
BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN WITH TILED SPLASH BACK. TOILET. SOME WALL TILING. TILED FLOOR. X-FAN.
HOTPRESS: SHELVED.





SECOND FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR.





ENSUITE:
ELECTRIC SHOWER. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. TILED FLOOR. X-FAN.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO REAR. CURRENTLY USED AS DRESSING ROOM. CARPET TO FLOOR.

OUTSIDE:

OFF STREET PARKING TO FRONT.

ENCLOSED GARDEN TO REAR WITH PATIO AREA. OUTSIDE WATER TAP.



FLOORPLANS FOR I.D. PURPOSES ONLY.



W.C.

UTILITY

KITCHEN / DINING
3.8m x 3.0m

SITTING ROOM
4.3m x 3.0m

ENTRANCE

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(Floorplan for illustrative purposes only)



BATHROOM

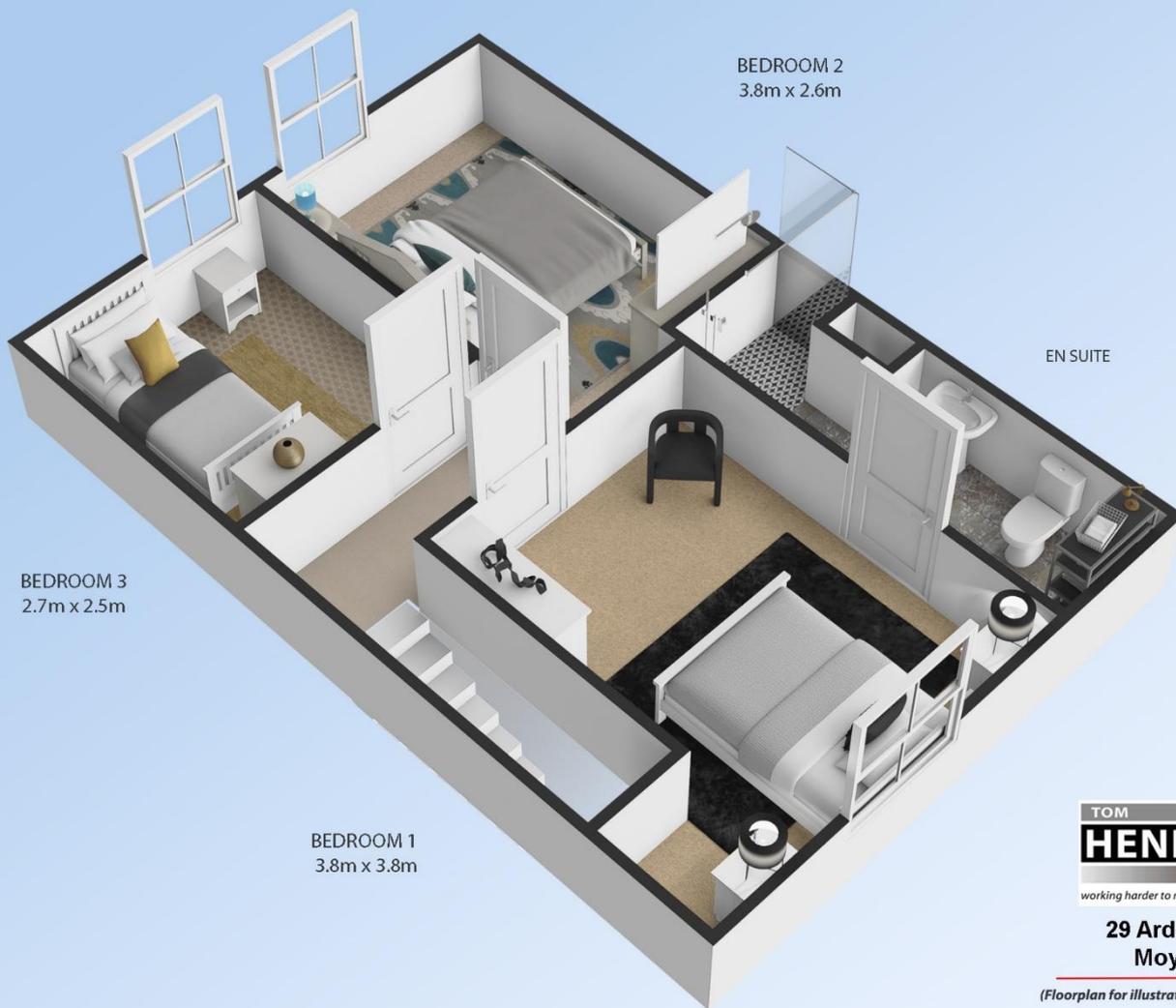
BEDROOM 4
4.1m x 3.1m

SITTING ROOM
4.0m x 3.1m

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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
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- > **Professional & efficient service.**
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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.