

**2 TORRENT VIEW  
DONAGHMORE  
DUNGANNON  
CO. TYRONE  
BT70 3GZ**



*working harder to make your move easier*

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## **A DELIGHTFUL DETACHED DWELLING IN DONAGHMORE**

### **AN EXCEPTIONALLY WELL-PRESENTED, 4 BEDROOM, 2 RECEPTION ROOM FAMILY HOME IN SOUGHT-AFTER DONAGHMORE VILLAGE.**

PRESENTED FOR SALE BY ITS CURRENT OWNER OCCUPANTS TO WHAT MAY ONLY BE DESCRIBED AS A BEAUTIFUL STANDARD THROUGHOUT, NUMBER 2, TORRENT VIEW PRESENTS A SUPERB OPPORTUNITY TO ACQUIRE A SPACIOUS & VERSATILE DETACHED FAMILY HOME, IDEALLY LOCATED WITHIN STROLLING DISTANCE OF ALL POPULAR & HIGHLY SOUGHT-AFTER DONAGHMORE VILLAGE AMENITIES, WITH NOTHING TO DO BUT MOVE IN!

PROVIDING 4 DOUBLE BEDROOMS, MASTER ENSUITE, 2 GENEROUS RECEPTION ROOMS & A KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING, A SEPARATE UTILITY ROOM, A RECENTLY UPDATED GROUND FLOOR CLOAK W.C. / POWDER ROOM & LUXURY FAMILY BATHROOM, PLUS AMPLE OFF-STREET PARKING, A GARDEN ROOM (IDEAL AS A HOME OFFICE / GYM / GAMES ROOM) AND A LOVELY MATURING, PRIVATE REAR GARDEN, THIS PROPERTY HAS EVERYTHING THE MODERN FAMILY COULD WISH FOR.

WITHIN WALKING DISTANCE OF FANTASTIC EATERIES, LOCAL SHOPS, RENOWNED SCHOOLS, ETC. AND WITH GREAT ACCESS TO THE ROADS NETWORK FOR TRAVEL TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD, THIS PROPERTY **MUST BE VIEWED TO BE FULLY APPRECIATED!**



**OFFERS OVER: £284,950**

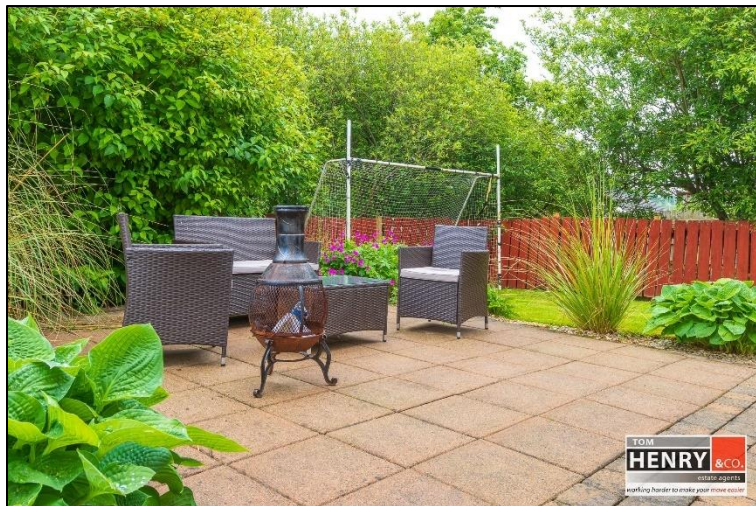
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES:

- A DETACHED VILLAGE PROPERTY.
- PRESENTED FOR SALE IN BEAUTIFUL ORDER THROUGHOUT.
- LOCATED WITHIN WALKING DISTANCE OF ALL POPULAR & PICTURESQUE DONAGHMORE VILLAGE AMENITIES.
- ONLY MINUTES ON FOOT TO FANTASTIC EATERIES, RENOWNED SCHOOLS & LOCAL SHOPS.
- GOOD ACCESS TO THE ROADS NETWORK FOR TRAVEL TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.
- 4 DOUBLE BEDROOMS; MASTER WITH RECENTLY UPDATED ENSUITE.
- 2 RECEPTION ROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- SNUG WITH GLASS FRONTED STOVE.
- ENVIABLE ENTRANCE HALL WITH FEATURE WALL PANELLING.
- KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING.
- KITCHEN WHITE GOODS INCLUDED IN SALE.
- SEPARATE UTILITY ROOM.
- RECENTLY UPDATED GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- RECENTLY UPDATED LUXURY BATHROOM WITH FREESTANDING BATH.
- 6 PANEL INTERNAL DOORS.
- WHITE SKIRTINGS & ARCHITRAVES.
- WINDOW BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- LOVELY MATURING, ENCLOSED & PRIVATE REAR GARDEN.
- GARDEN ROOM; IDEAL AS A HOME OFFICE / GYM / GAMES ROOM.
- A GREAT FAMILY HOME!





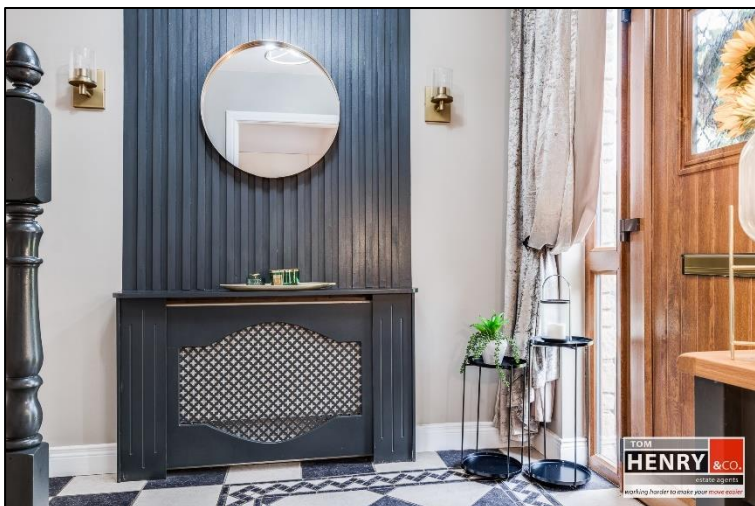
## ACCOMMODATION IN BRIEF...

### ENTRANCE HALL:

OUTSIDE LIGHT. P.V.C. EXTERNAL DOOR WITH GLAZED PANEL, SIDE PANELS & FAN LIGHT. FEATURE WALL PANELLING WITH RADIATOR COVER. WALL LIGHTING. UNDER STAIR STORAGE. TILED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.







**SITTING ROOM:**  
CURRENTLY UTILIZED AS CHILDRENS PLAYROOM. OPEN FIREPLACE WITH MARBLE MANTLE & SURROUND WITH HORSE SHOE INSET & GRANITE HEARTH. WOODEN FLOOR.





**KITCHEN / DINING AREA:**

PART GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. PLATE RACK. 1 ½ S.S. SINK & DRAINER WITH MIXER TAP FITTING. ELECTRIC RANGE WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED DISHWASHER. INTEGRATED FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR. GLAZED FRENCH DOORS TO REAR GARDEN / PATIO AREA. FROSTED GLAZED SLIDING DOORS TO SNUG / LIVING ROOM.







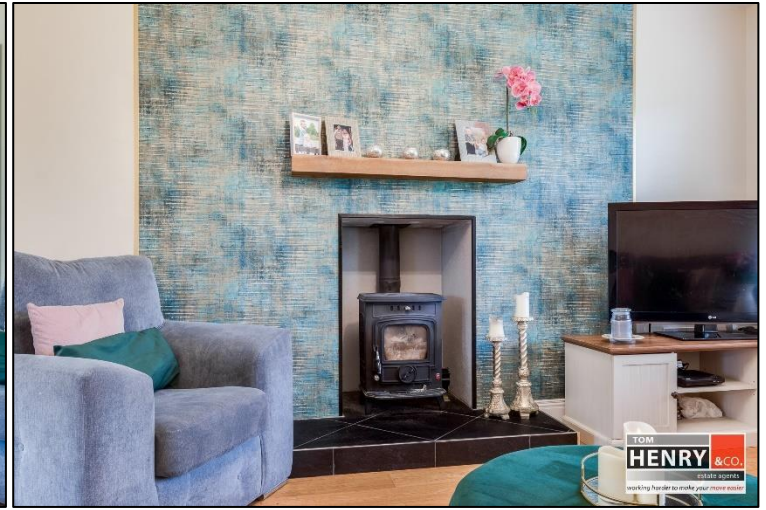
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SNUG / LIVING ROOM:  
FROSTED GLAZED SLIDING DOORS FROM DINING AREA. GLASS FRONTED STOVE WITH TILED HEARTH. WOODEN FLOOR.



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#### UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR WASHING MACHINE. SPACE FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.

#### CLOAK W.C. / POWDER ROOM:

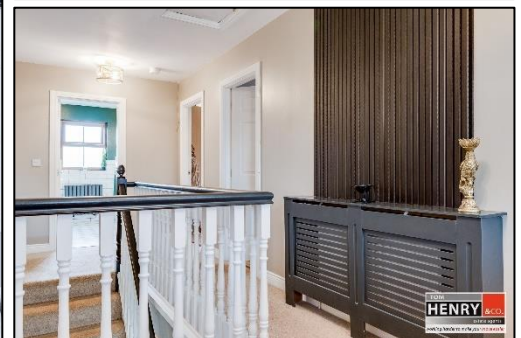
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & TILED SPLASH BACK. TOILET. FEATURE WALL PANELLING. TILED FLOOR. X-FAN.



#### FIRST FLOOR:

#### STAIRS & LANDING:

CARPET. SPACE FOR STUDY / HOME OFFICE / CONTEMPLATION. FEATURE WALL PANELLING WITH RADIATOR COVER.



#### BEDROOM 1:

TO FRONT. CARPET TO FLOOR.

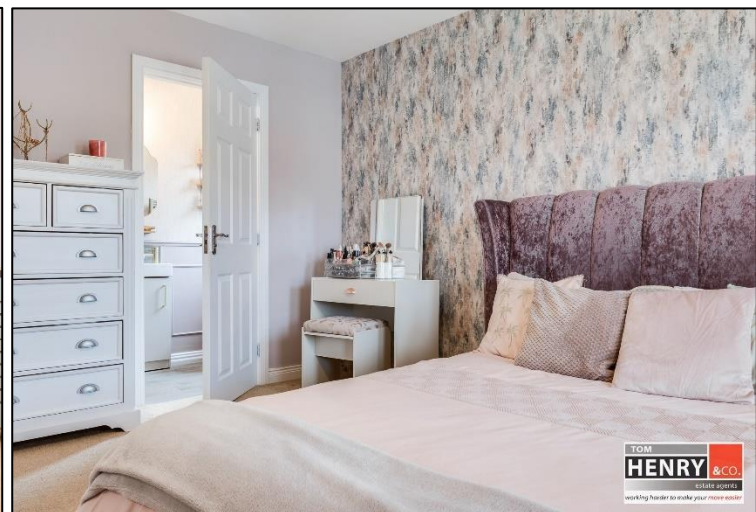




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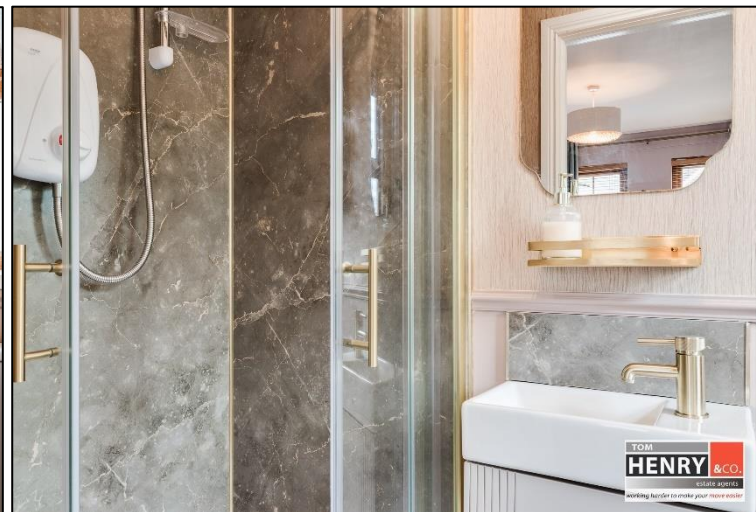


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ENSUITE:  
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. P.V.C. CLAD ELECTRIC SHOWER. TOILET. HEATED TOWEL RAIL. SOME WALL PANELLING. TILED FLOOR.



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BEDROOM 2:  
TO FRONT. CARPET TO FLOOR.



BEDROOM 3:  
TO REAR. CARPET TO FLOOR.







BEDROOM 4:  
TO REAR. CURRENTLY UTILIZED AS A DRESSING ROOM. CARPET TO FLOOR.



BATHROOM:  
WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & DOWN LIGHTING OVER. FREE STANDING BATH WITH MIXER TAP FITTING. FULLY TILED ELECTRIC SHOWER. TOILET. ½ TILED WALLS. TILED FLOOR. X-FAN. HOTPRESS SHELVED WITH IMM. HEATER.







**OUTSIDE:**

OFF STREET PARKING TO FRONT / SIDE. GARDEN TO FRONT LAID TO LAWN WITH GRAVELLED SHRUB BED & PAVIA PATH.

H2 SHED: WOULD MAKE A FANTASTIC HOME OFFICE / GYM / GAMES ROOM. P.V.C. DOUBLE GLAZED WINDOWS & PEDESTRIAN DOOR. ELECTRIC LIGHT & POWER POINTS.

ENCLOSED GARDEN TO REAR WITH PATIO AREA WITH MATURING SHRUBS. GARDEN LAID TO LAWN. OUTSIDE WATER TAP.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 66 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**FLOOR PLANS FOR I.D. PURPOSES ONLY.**







**2 Torrent View  
Donaghmore, BT70 3GZ**

*(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.**