

**183 CEDAR RIDGE
KILLYMAN ROAD
DUNGANNON
CO. TYRONE
BT71 6UD**



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

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"COMFORTABLE & CONVENIENT IN CEDAR RIDGE"

A READY TO OCCUPY CHALET BUNGALOW WITH A GREAT REAR GARDEN & TOWN CONVENIENCE

PRESENTED FOR SALE IN "READY-TO-OCCUPY" CONDITION THROUGHOUT, THIS SEMI-DETACHED CHALET BUNGALOW TYPE PROPERTY IS SITUATED ON A PLEASANT SITE WITH OFF-STREET PARKING & A GENEROUS, PRIVATE REAR GARDEN, IN THIS EVER POPULAR & MOST CONVENIENT RESIDENTIAL DEVELOPMENT.

LOCATED WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, MAJOR EMPLOYERS, LOCAL SHOPS & THE PICTURESQUE DUNGANNON PARK & ALSO BENEFITTING FROM GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD, THIS PROPERTY OFFERS SPACIOUS, WELL-PRESENTED & VERSATILE ACCOMMODATION INCLUDING 3 BEDROOMS AND A RECENTLY UPDATED KITCHEN.

"SURE TO APPEAL TO FIRST-TIME BUYERS & FAMILIES ALIKE"



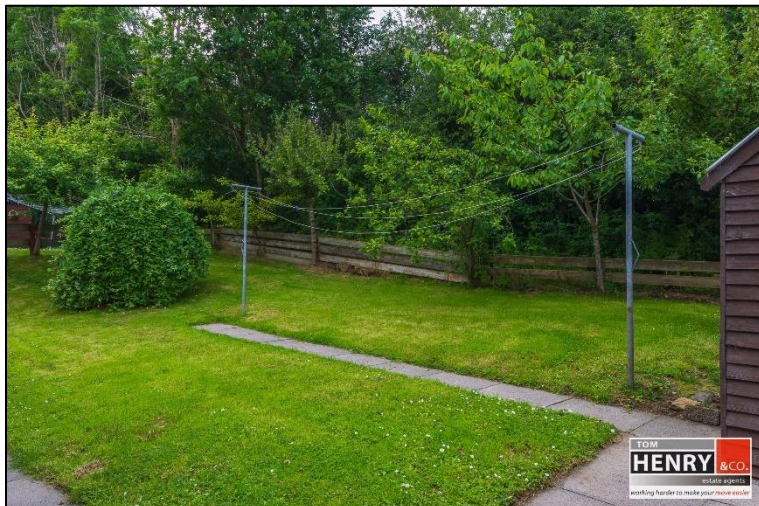
GUIDE PRICE: £169,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A SEMI-DETACHED CHALET BUNGALOW.
- SITUATED ON A PLEASANT, ELEVATED SITE WITH A GREAT REAR GARDEN.
- WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES.
- GOOD ACCESS TO THE M1 INTERSECTION FOR COMMUTING.
- 3 GENEROUS BEDROOMS.
- SITTING ROOM WITH OPEN FIREPLACE.
- RECENTLY UPDATED KITCHEN WITH AMPLE SPACE FOR DINING.
- GROUND FLOOR BATHROOM WITH 4 PIECE SUITE.
- FIRST FLOOR SHOWER ROOM.
- WHITE INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- OFF-STREET PARKING TO FRONT / SIDE.
- SLEEPING & WASHING FACILITIES TO BOTH FLOORS.
- SUITABLE FOR CO-OWNERSHIP.
- SURE TO APPEAL AS A FIRST-HOME, TO THOSE WISHING TO DOWNSIZE WITH TOWN CONVENIENCE & FAMILIES ALIKE.

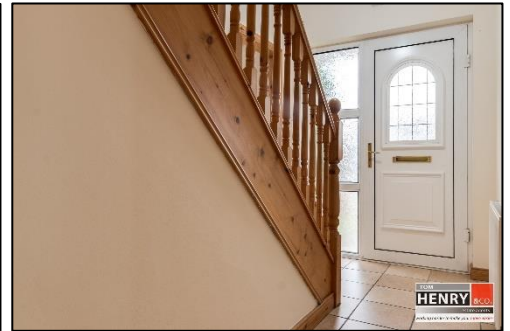


ACCOMMODATION IN BRIEF...

COVERED PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:

P.V.C. EXTERNAL DOOR WITH GLASS PANEL & SIDE PANELS. TILED FLOOR. UNDER STAIR STORAGE. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

OPEN FIREPLACE WITH WOODEN MANTLE OVER CAST IRON INSET & GRANITE HEARTH. PRE-FINISHED FLOOR.





KITCHEN / DINING AREA:

RECENTLY UPDATED FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & UNDER OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. SPACE FOR WASHING MACHINE. TILED BETWEEN UNITS. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLASS TOP PANEL.





BEDROOM 3 / STUDY:
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:
BATH. ELECTRIC SHOWER. WASH HAND BASIN. TOILET. TILED WALLS. TILED FLOOR. X-FAN.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING.

HOTPRESS:
SHELVED.



BEDROOM 1:
TO SIDE. PRE-FINISHED FLOOR.



BEDROOM 2:
TO FRONT. PRE-FINISHED FLOOR.





SHOWER ROOM:
TILED SHOWER. WASH HAND BASIN. TOILET. WALL TILING. TILED FLOOR. X-FAN.

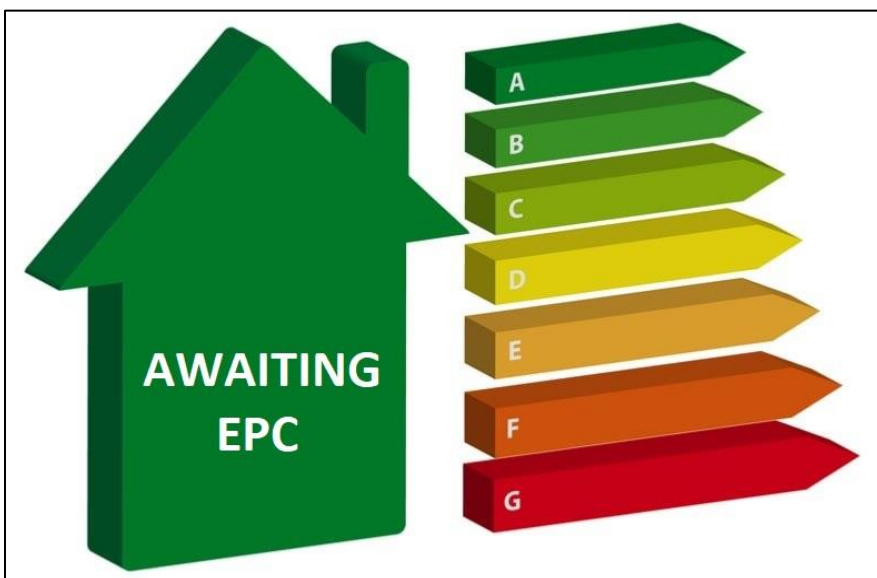


OUTSIDE:

TARMAC PARKING TO FRONT & SIDE. GARDEN TO FRONT & SIDE LAID TO LAWNS WITH TREES / SHRUBS.

GARDEN TO REAR LAID TO LAWN WITH PAVED PATIO AREA. OUTSIDE WATER TAP. GARDEN SHED INCLUDED IN SALE.





Thinking of selling or renting your home?



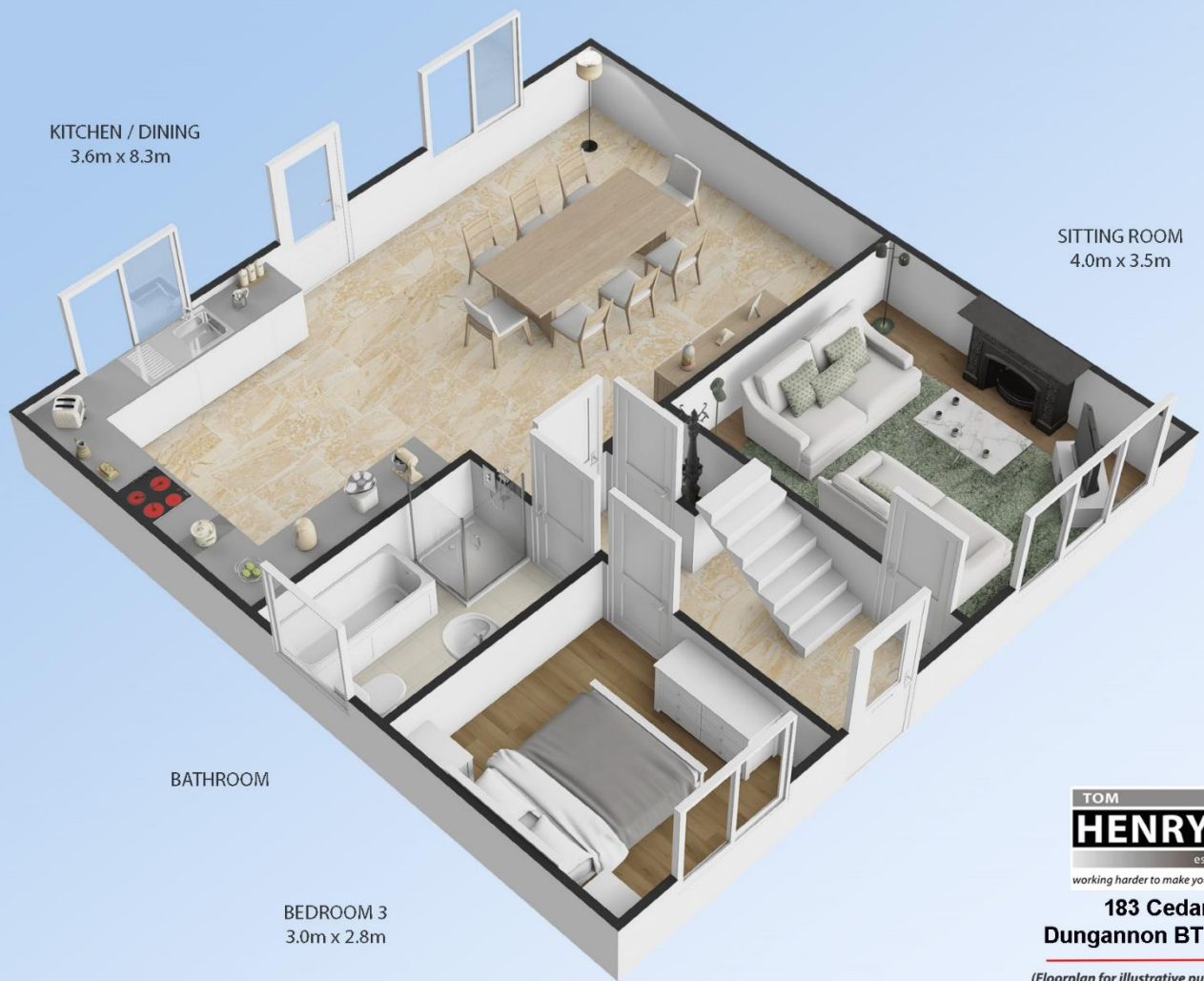
Want to know what your property is worth?

- > **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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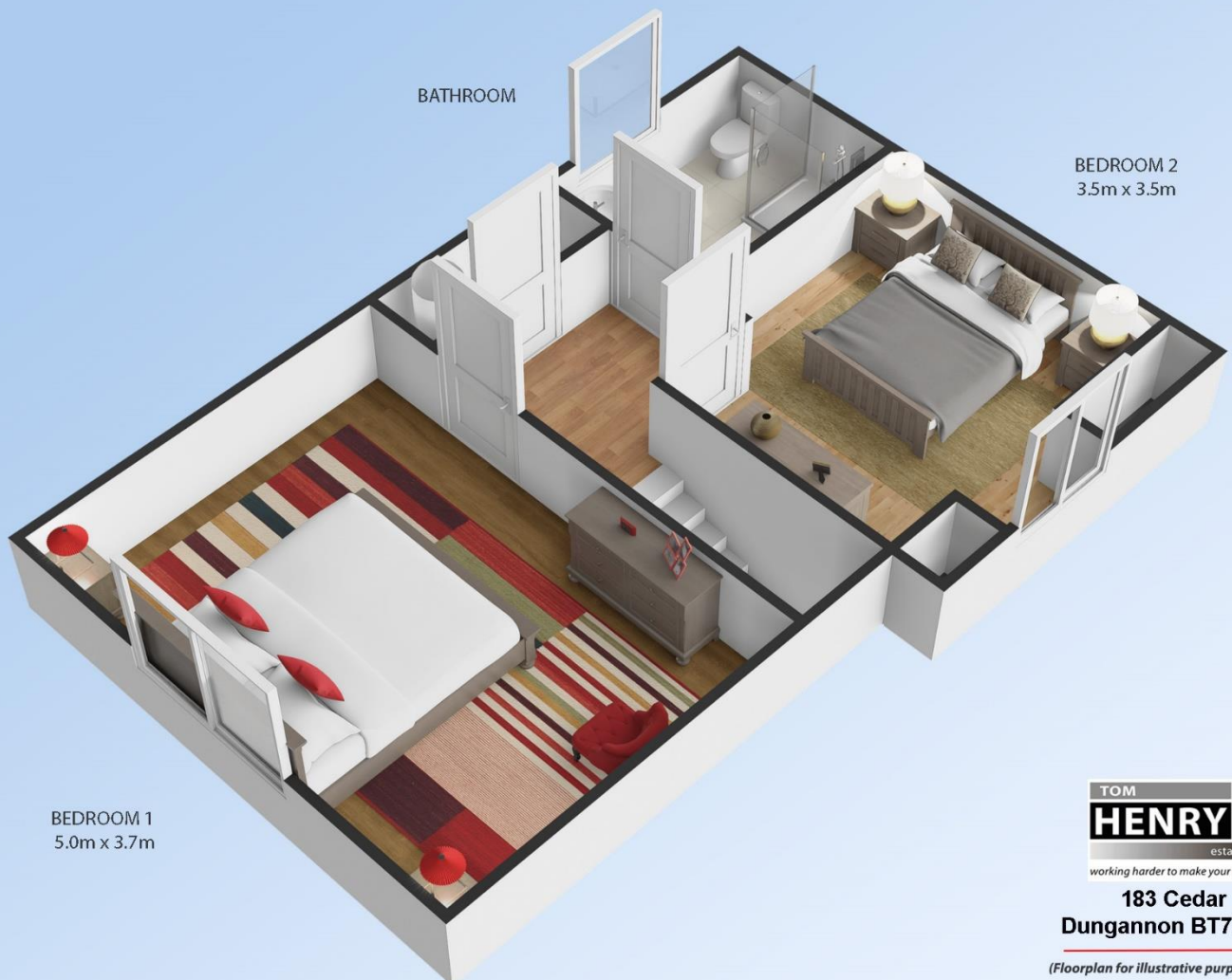
FLOORPLANS FOR ID PURPOSES ONLY.



TOM
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estate agents
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Dungannon BT71 6UD**

(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.