

**29 WHITELOUGH ROAD
AUGHNACLOY
DUNGANNON
CO. TYRONE
BT69 6ES**



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

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ESCAPE TO THE COUNTRY; A COMFORTABLE PROPERTY WITH SIGNIFICANT FURTHER POTENTIAL

AN AFFORDABLE SEMI-DETACHED PROPERTY SITUATED ON A GENEROUS ELEVATED SITE IN THIS SEMI-RURAL YET COMMUTER CONVENIENT LOCATION; A GREAT BLANK CANVAS ON WHICH TO EXERT YOUR OWN TASTE.

MAINTAINED TO A GOOD STANDARD THROUGHOUT BY ITS CURRENT OWNERS, THIS SEMI-DETACHED PROPERTY IS SITUATED ON A GENEROUS, ELEVATED SITE EXTENDING TO APPROX. 0.27 ACRES IN THIS QUIET, SCENIC LOCATION, SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE YET ONLY MINUTES BY CAR TO AUGHNACLOY, EGLISH, CALEDON AND THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, OMAGH OR FURTHER AFIELD.

PROVIDING A SITTING ROOM WITH A COSY OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR DINING, 3 BEDROOMS AND SIGNIFICANT SPACE TO ITS REAR, THIS AFFORDABLE PROPERTY IS SURE TO APPEAL AS A DISCERNING BUY-TO-LET OR AS A FIRST HOME ON WHICH TO EXERT YOU OWN TASTE / ADD FURTHER VALUE.



OFFERS OVER: £89,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A WELL-PRESENTED SEMI-DETACHED PROPERTY.
- SITUATED ON A GENEROUS ELEVATED SITE EXTENDING TO C. 0.27 ACRES.
- QUIET, SEMI-RURAL, YET COMMUTER CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO AUGHNACLOY, EGLISH & CALEDON.
- GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO DUNGANNON, BALLYGAWLEY, OMAGH, ETC.
- 3 BEDROOMS; 1 WITH BUILT-IN CUPBOARD.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING.
- BATHROOM WITH WHITE SUITE.
- WHITE SKIRTINGS & ARCHITRAVES.
- P.V.C. DOUBLE GLAZED WINDOWS.
- P.V.C. EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- P.V.C. FASCIA & SOFFITS.
- AREA TO REAR WITH SIGNIFICANT FURTHER POTENTIAL.
- AREA TO REAR ACCESSIBLE FROM THE REHAGHY ROAD.
- SURE TO APPEAL AS A BUY-TO-LET.
- WOULD MAKE A GREAT FIRST HOME ON WHICH TO ADD YOUR OWN TASTE.





ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

OUTSIDE LIGHT. P.V.C. EXTERNAL DOOR WITH LEADED GLASS PANEL. LINO TO FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



SITTING ROOM:

PRE-FINISHED FLOOR. OPEN FIREPLACE WITH MARBLE MANTLE & SURROUND OVER GRANITE HEARTH. BUILT-IN CUPBOARD. UNDER STAIR STORAGE.





KITCHEN / DINING AREA:

FTTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S. SINK & DRAINER WITH MIXER TAP FITTING. COOKER WITH X-FAN OVER. SPACE FOR FRIDGE. SPACE FOR WASHING MACHINE. PRE-FINISHED FLOOR. P.V.C. EXTERNAL DOOR TO REAR GARDEN.





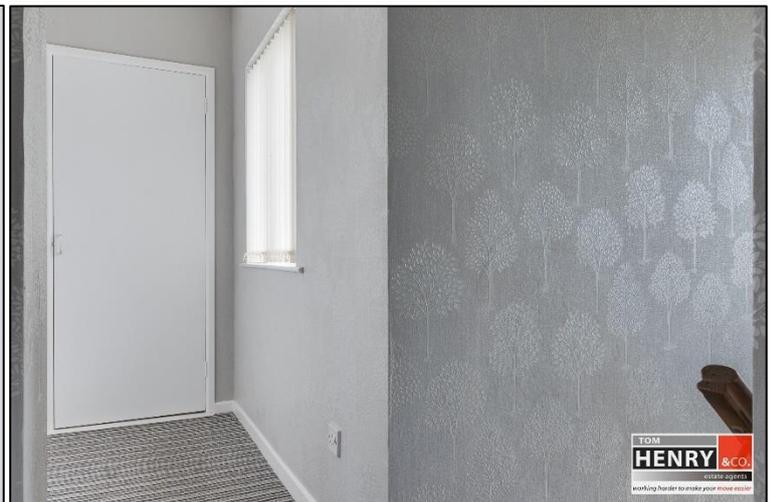
BEDROOM 3:
TO REAR. CARPET TO FLOOR.

FIRST FLOOR:

STAIRS & LANDING:
CARPET.

HOTPRESS:
SHELVED WITH IMM. HEATER.

LINEN CUPBOARD:
SHELVED.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR.



BEDROOM 2:

TO REAR. CARPET TO FLOOR. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE.





BATHROOM:

WASH HAND BASIN WITH MIXER TAP FITTING. TOILET. BATH WITH TILED SPLASH BACK. LINO TO FLOOR.



OUTSIDE:

GARDEN TO FRONT LAID TO LAWN.

GARDEN TO REAR LAID TO LAWN. 2 NO. FUEL / UTILITY STORES.
GENEROUS AREA BEYOND CURRENTLY OVERGROWN WITH ACCESS
FROM THE REHAGHY ROAD.







FOR I.D. PURPOSES ONLY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	43 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.**

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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 PLEASE CONTACT THE SOLE AGENT.