

**71 IVYBANK PARK  
DONAGHMORE  
DUNGANNON  
CO. TYRONE  
BT70 3EX**



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

26 Church Street,  
Dungannon,  
Co. Tyrone,  
N. Ireland  
BT71 6AB

T: (028) 8772 6992  
F: (028) 8772 6460  
E: [tom@tomhenryandco.com](mailto:tom@tomhenryandco.com)

## **“IDYLIC IN IVYBANK PARK”**

**AN IMMACULATE & AFFORDABLE PROPERTY PROVIDING DECEPTIVELY SPACIOUS ACCOMMODATION WITHIN STROLLING DISTANCE OF ALL HIGHLY SOUGHT-AFTER DONAGHMORE VILLAGE AMENITIES**

TOM HENRY & COMPANY ARE PLEASED TO WELCOME TO THE MARKET THIS 3 BEDROOM END-OF-TERRACE VILLAGE PROPERTY, PRESENTED FOR SALE BY ITS CURRENT OWNER OCCUPIERS IN IMMACULATE CONDITION THROUGHOUT.

THIS DECEPTIVELY SPACIOUS HOME IS IDEALLY LOCATED ONLY A STROLL TO ALL PICTURESQUE DONAGHMORE VILLAGE AMENITIES & FACILITIES, INCLUDING LOCAL SHOPS, EATERIES & SCHOOLS, AND ALSO BENEFITS FROM GOOD ACCESS TO THE ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.

PROVIDING 3 DOUBLE BEDROOMS (ALL WITH BUILT-IN STORAGE), A SITTING ROOM WITH AN OPEN FIREPLACE, A KITCHEN WITH AMPLE SPACE FOR DINING, A GROUND FLOOR CLOAK W.C. / POWDER ROOM & A BATHROOM WITH A 4 PIECE SUITE, PLUS A PRIVATE REAR GARDEN WITH NO RESIDENTIAL DEVELOPMENT BEYOND, THIS PROPERTY WOULD BE PERFECT AS A FIRST OR FAMILY HOME, IS SURE TO APPEAL TO THOSE WISHING TO DOWN-SIZE WITH THE CONVENIENCE OF VILLAGE LIVING AND WOULD ALSO MAKE A DISCERNING BUY-TO-LET.

**PROPERTY WITHIN THIS LOCATION ALWAYS ATTRACTS SIGNIFICANT INTEREST; EARLY VIEWING IS RECOMMENDED!**



**OFFERS OVER: £129,950**

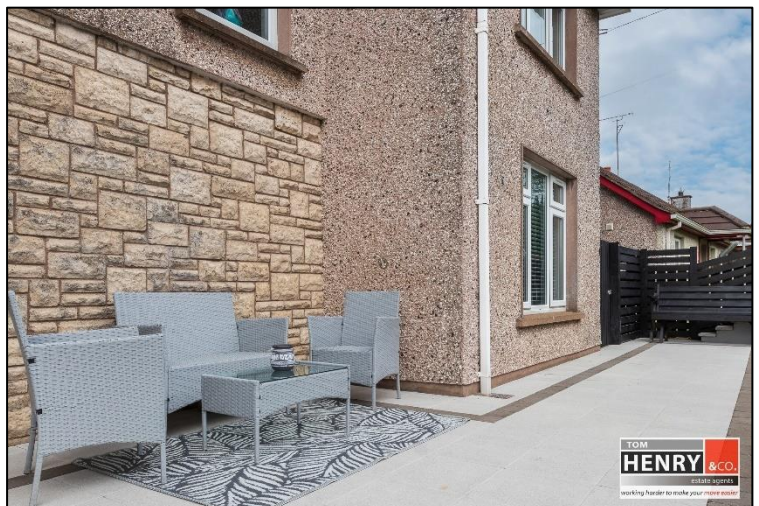
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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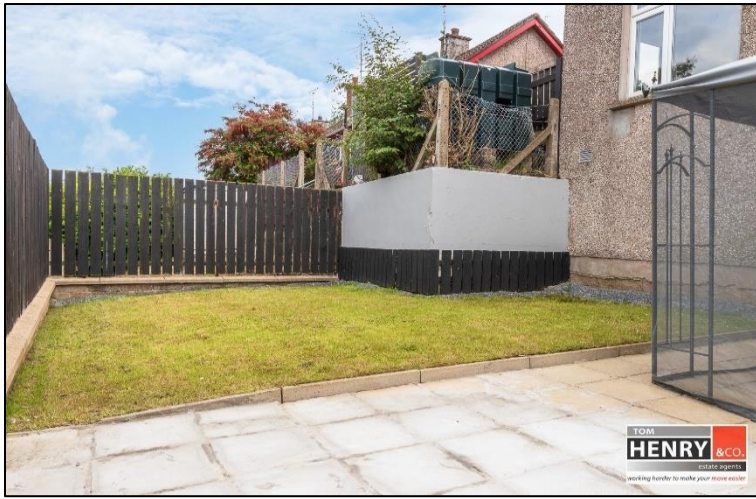


# PROPERTY FEATURES:

- A SPACIOUS & VERSATILE END-OF-TERRACE PROPERTY.
- OWNER OCCUPIED & PRESENTED FOR SALE IN IMMACULATE ORDER.
- GOOD SITUATION WITH NO RESIDENTIAL DEVELOPMENT TO REAR & PLEASANT VIEWS OF OPEN COUNTRYSIDE.
- ONLY A STROLL TO ALL POPULAR DONAGHMORE VILLAGE AMENITIES.
- GOOD ACCESS TO THE ROADS NETWORK FOR TRAVEL TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.
- 3 DOUBLE BEDROOMS; ALL WITH BUILT-IN STORAGE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR DINING / ENTERTAINING.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- WINDOW BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- STAINLESS STEEL LIGHT SWITCHES & PLUG SOCKETS TO GROUND FLOOR.
- OIL FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- PAVED PATIO AREAS TO FRONT, SIDE & REAR.
- PRIVATE ENCLOSED GARDEN TO REAR LAID TO LAWN.
- BASEMENT STORAGE.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.
- SURE TO ALSO APPEAL AS A DISCERNING BUY-TO-LET.







## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
OUTSIDE LIGHT.

ENTRANCE HALL:  
P.V.C. EXTERNAL DOOR WITH GLASS PANEL. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR. RADIATOR COVER INCLUDED IN SALE.  
UNDER STAIR STORAGE. GLAZED DOOR TO SITTING ROOM & KITCHEN / DINING AREA.





**SITTING ROOM:**

GLAZED DOOR FROM ENTRANCE HALL. OPEN FIREPLACE WITH TIMBER MANTLE OVER GRANITE INSET & HEARTH. WALL LIGHTING. PRE-FINISHED FLOOR.

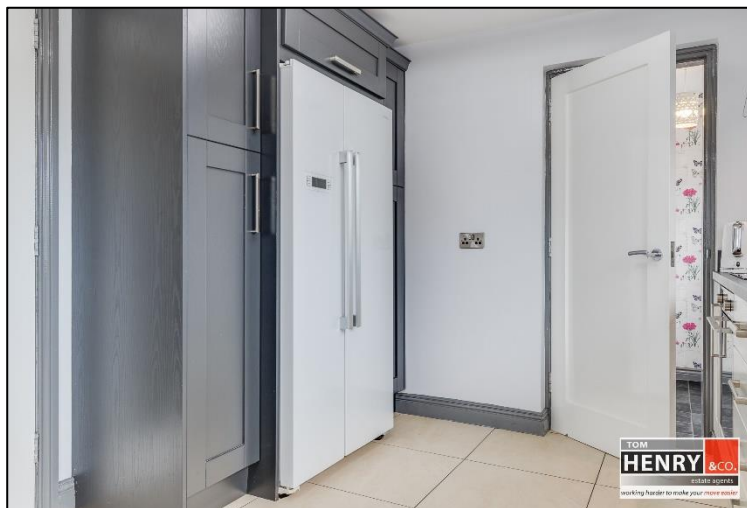


**KITCHEN / DINING AREA:**

GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER. INTEGRATED OVEN. SPACE FOR AMERICAN STYLE FRIDGE FREEZER. PLUMBED FOR WASHING MACHINE. TILED FLOOR. RADIATOR COVER INCLUDED IN SALE. PLEASANT VIEWS OF OPEN COUNTRYSIDE. GLAZED FRENCH DOORS TO PATIO AREA.







REAR LOBBY:  
P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.

CLOAK W.C. / POWDER ROOM:  
WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK.  
TOILET. X-FAN.



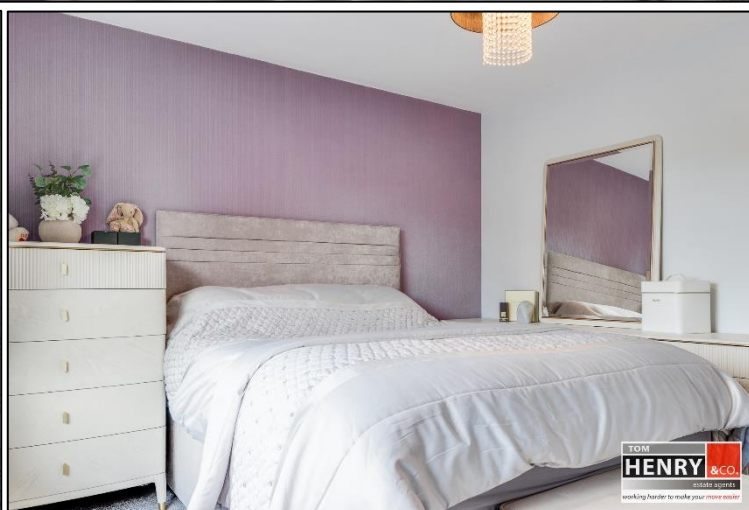


**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET.

HOTPRESS:  
WALK-IN. SHELVED.

BEDROOM 1:  
TO REAR. CARPET TO FLOOR. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE. PLEASANT VIEWS OF OPEN COUNTRYSIDE.



BEDROOM 2:  
TO FRONT. CARPET TO FLOOR. 2 NO. BUILT-IN CUPBOARDS WITH SHELVED & HANGING SPACE.





### BEDROOM 3:

TO REAR. CARPET TO FLOOR. BUILT-IN CUPBOARD WITH SHELVED & HANGING SPACE. PLEASANT VIEWS OF OPEN COUNTRYSIDE.





**BATHROOM:**  
 CORNER BATH WITH MIXER TAP SHOWER FITTING. ELECTRIC SHOWER. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING. TOILET.  
 TILED WALLS. TILED FLOOR. P.V.C. CLAD CEILING. X-FAN.



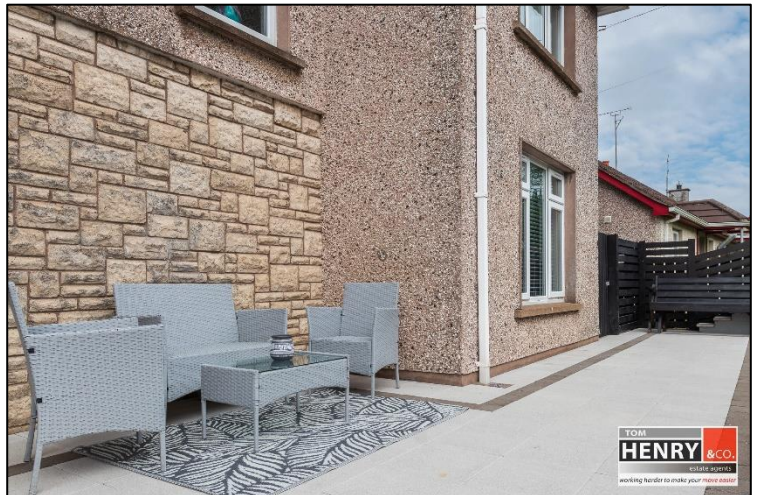




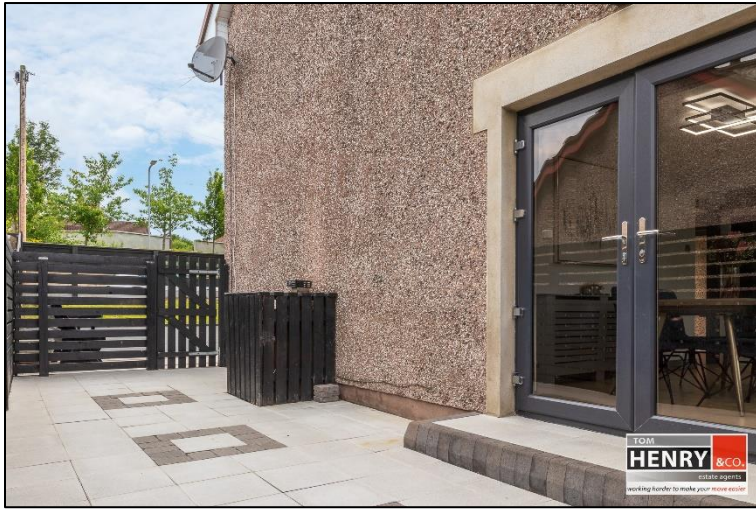
## OUTSIDE:

GARDEN TO FRONT LAID TO LAWN WITH PAVIA PATIO AREA. UTILITY STORE WITH POWER POINT / SPACE FOR TUMBLE DRYER.

ENCLOSED PAVIA PATIO AREA TO SIDE. ENCLOSED GARDEN TO REAR WITH PAVIA PATIO AREA & AREA LAID TO LAWN. OUTSIDE WATER TAP. BASEMENT STORAGE WITH ELECTRIC LIGHT.



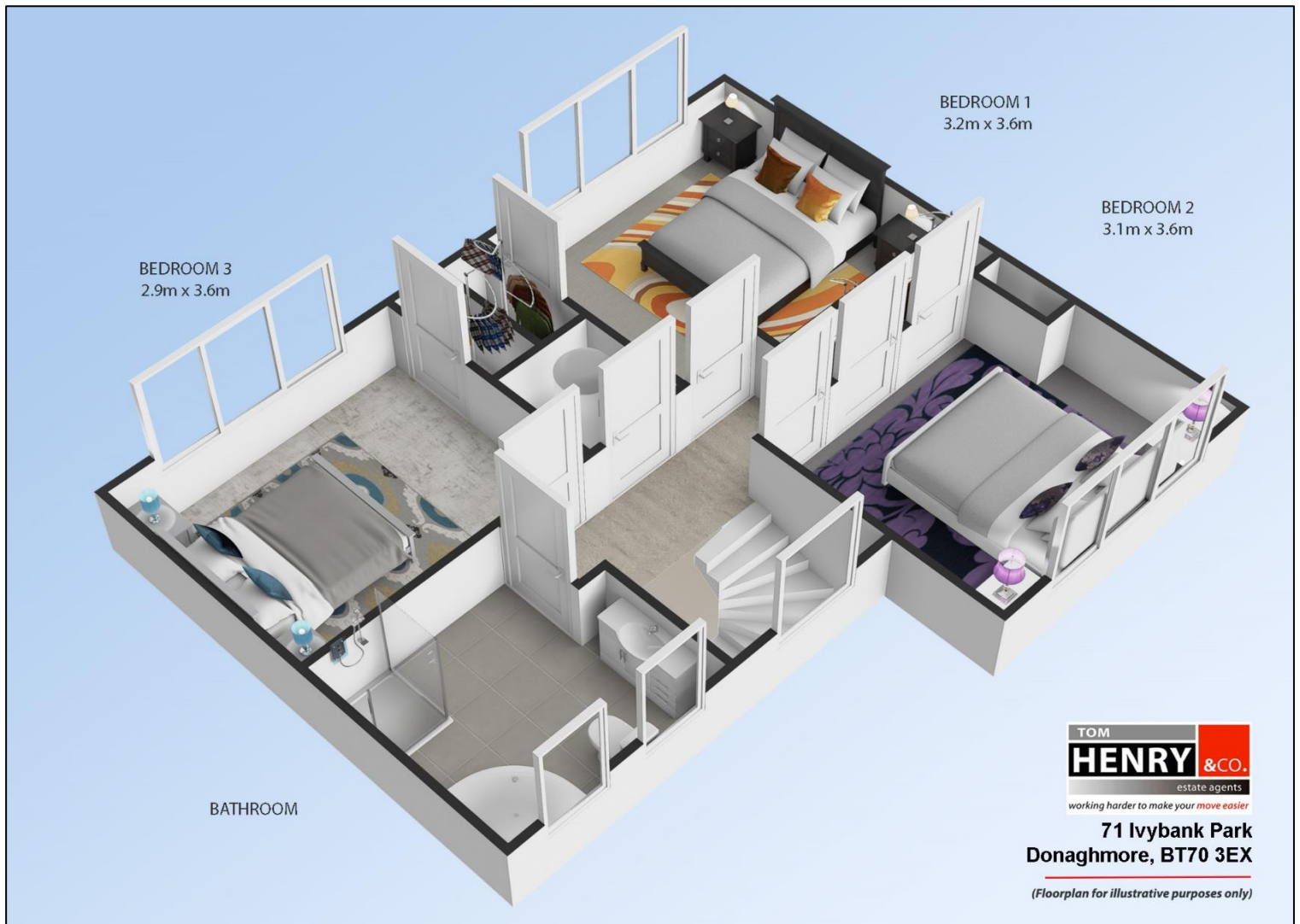




**FLOORPLANS FOR I.D. PURPOSES ONLY.**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		

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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.**