

**29 ANNAGOLE
NEWELL ROAD
DUNGANNON
CO. TYRONE
BT70 1UA**



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

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“NICE ON THE NEWELL ROAD”

THIS GROUND FLOOR, 2 BEDROOM APARTMENT WOULD BE PERFECT AS A FIRST HOME, AS A BUY-TO-LET OR FOR THOSE REQUIRING ACCOMMODATION ON ONE LEVEL WITH TOWN CONVENIENCE.

SITUATED IN THIS EXCELLENT LOCATION JUST OFF THE NEWELL ROAD & MULLAGHMORE ROAD, AND WITHIN WALKING DISTANCE OF LOCAL SHOPS, OFF SALES, FOOTBALL CLUB, TAKE-AWAYS, DUNGANNON GOLF CLUB & ALL TOWN CENTRE AMENITIES, THIS IMMACULATE APARTMENT WOULD BE IDEAL FOR THOSE SEEKING A LOW MAINTENANCE PROPERTY WITHOUT COMPROMISING ON STYLE OR FUNCTION. OFFERING 2 BEDROOMS, MASTER ENSUITE, A LIGHT & AIRY OPEN PLAN LIVING / DINING AREA, A WELL-APPOINTED KITCHEN, PLUS A SEPARATE UTILITY ROOM & A BATHROOM WITH A 3 PIECE SUITE INCLUDING AN OVER BATH SHOWER, THIS AFFORDABLE & CONVENIENT PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS...

“EARLY EXPRESSION OF INTEREST IN HIGHLY RECOMMENDED”



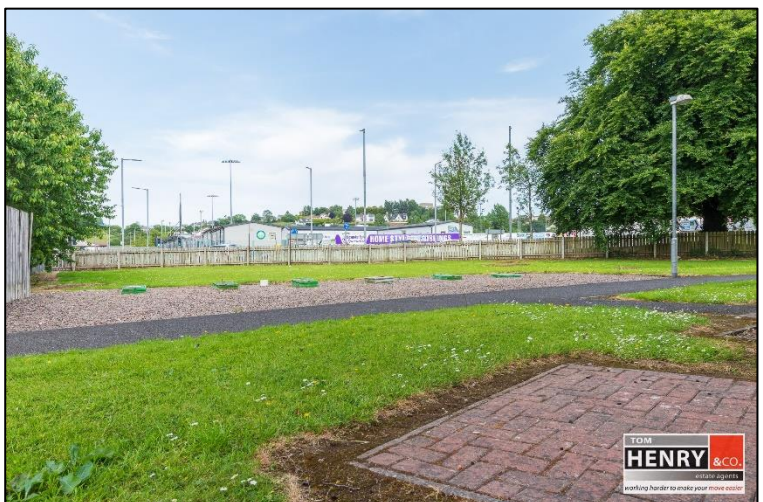
OFFERS AROUND: £89,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- A WELL-PRESENTED TOWN APARTMENT.
- GROUND FLOOR.
- WITHIN WALKING DISTANCE OF LOCAL SHOPS, RECREATIONAL FACILITIES & DUNGANNON TOWN CENTRE.
- 2 BEDROOMS, MASTER ENSUITE.
- OPEN PLAN SITTING / LIVING AREA.
- FITTED KITCHEN WITH APPLIANCES INCLUDED.
- SEPARATE UTILITY ROOM.
- BATHROOM WITH 3 PIECE SUITE INCLUDING OVER BATH ELECTRIC SHOWER.
- MOULDED SKIRTINGS & ARCHITRAVES.
- BLINDS INCLUDED IN SALE.
- GAS FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS.
- TIDY & WELL-MAINTAINED COMMUNAL AREAS.
- SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A GREAT, AFFORDABLE FIRST HOME.
- PERFECT AS A BUY-TO-LET.
- SURE TO ALSO APPEAL TO THOSE REQUIRING ACCOMMODATION ON ONE LEVEL WITH TOWN CONVENIENCE.
- EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:
WOODEN EXTERNAL DOOR. PRE-FINISHED FLOOR. GLAZED PANEL TO SITTING / DINING ROOM.



SITTING / DINING ROOM:
PRE-FINISHED FLOOR. GLAZED FRENCH DOORS TO PAVIA PATIO.



KITCHEN:

PART OPEN FROM SITTING ROOM. FITTED HIGH & LOW-LEVEL UNITS WITH UNDER UNIT LIGHTING. GLAZED DISPLAY UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB WITH X-FAN OVER IN S.S. CANOPY. INTEGRATED UNDER OVEN. FRIDGE FREEZER. TILED SPLASH BACK. TILED FLOOR.



UTILITY ROOM:

S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. GAS FIRED BURNER. TILED FLOOR.



BEDROOM 1:

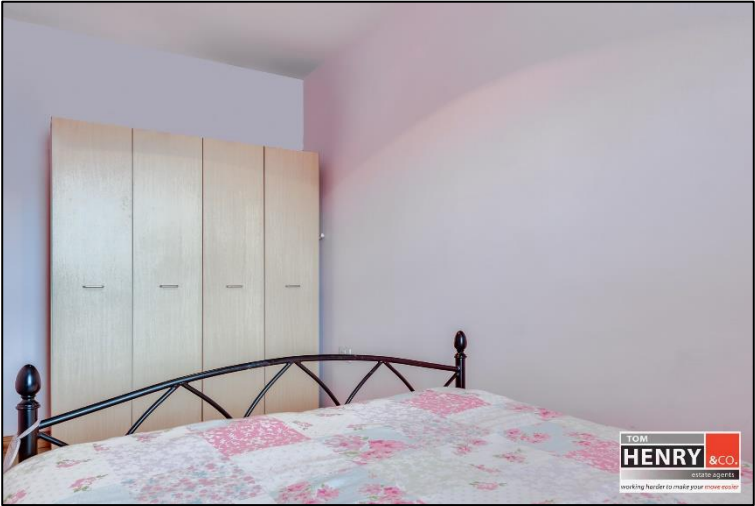
PRE-FINISHED FLOOR.



ENSUITE:
TILED SHOWER. WASH HAND BASIN. TOILET. TILED FLOOR. X-FAN.



BEDROOM 2:
PRE-FINISHED FLOOR.

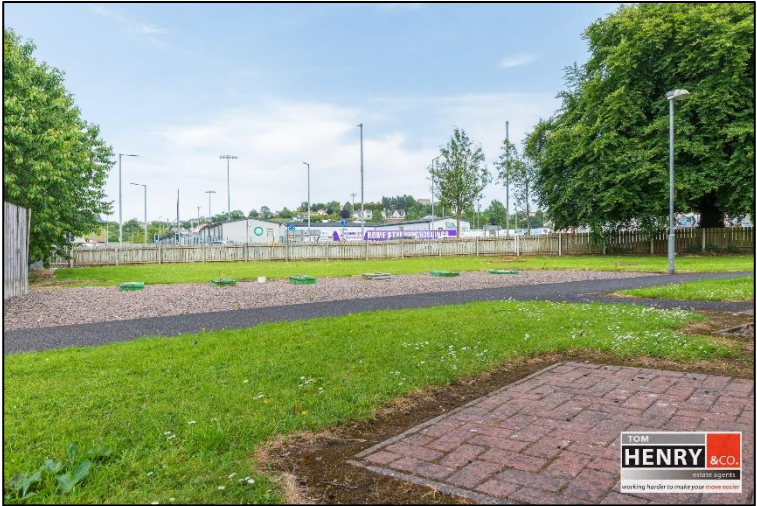


BATHROOM:
BATH WITH ELECTRIC SHOWER OVER. TOILET. WASH HAND BASIN. SOME WALL TILLING. TILED FLOOR. X-FAN.



OUTSIDE:

TIDY & WELL-MAINTAINED COMMON / COMMUNAL AREAS. COMMUNAL PARKING.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?

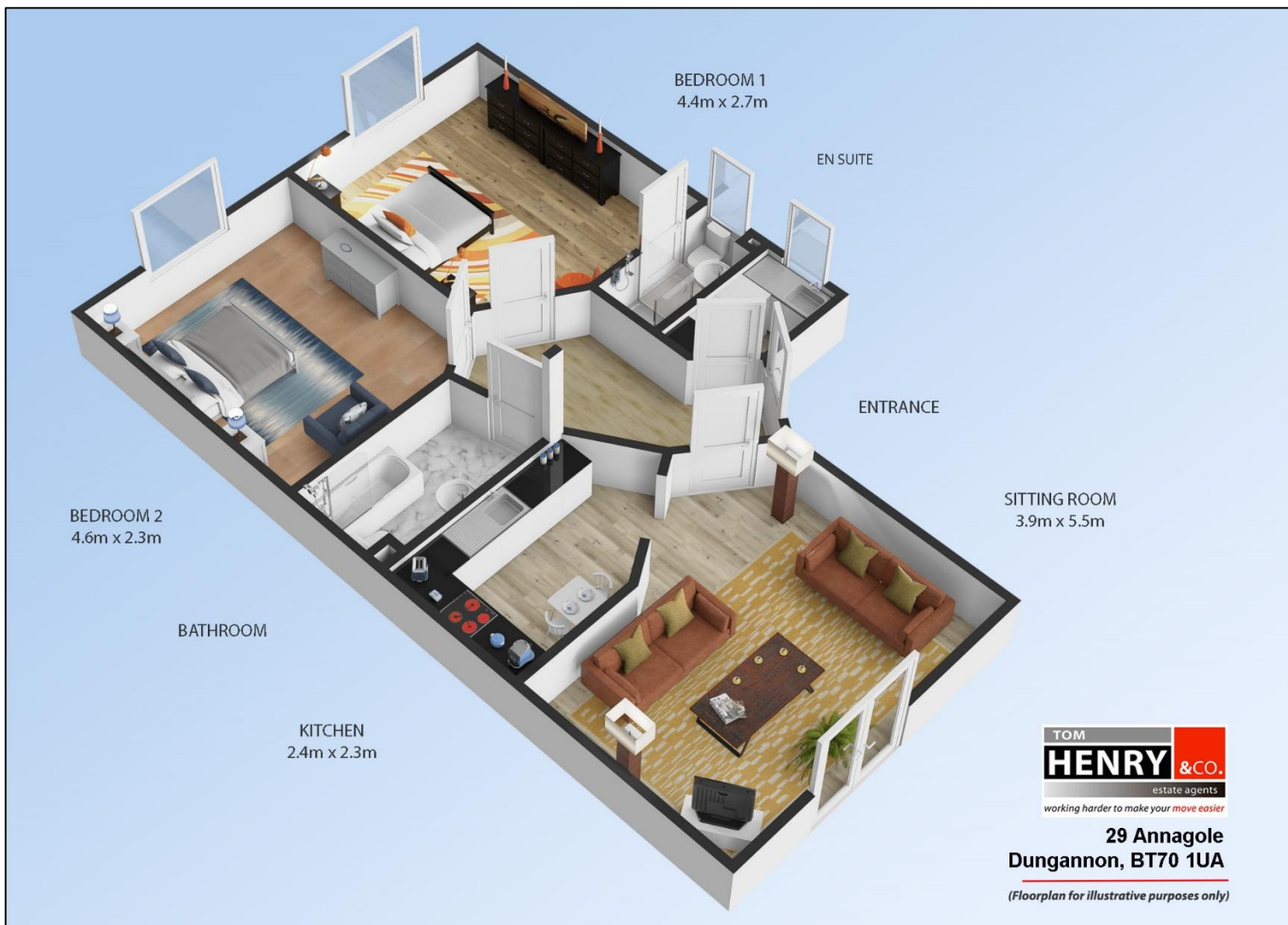


Want to know what your property is worth?

- > **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.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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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.