

**47 KILLYMEAL ROAD  
DUNGANNON  
CO. TYRONE  
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*working harder to make your **move** easier*

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## **THE PERFECT COMBINATION OF LOCATION, SITUATION & ACCOMMODATION**

**A ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE A DETACHED RESIDENCE SITUATED ON AN ENVIABLE SITE IN THIS HIGHLY SOUGHT-AFTER & MOST CONVENIENT LOCATION.**

SITUATED ON A GENEROUS, PRIVATE & ELEVATED SITE EXTENDING TO CIRCA. 0.5 ACRES ON THE HIGHLY SOUGHT-AFTER & PRESTIGIOUS "KILLYMEAL ROAD", THIS SUPERIOR DETACHED RESIDENCE OFFERS 4 BEDROOMS, MASTER ENSUITE, 3 RECEPTION ROOMS AND PRESENTS A TRULY "ONCE IN A LIFETIME" OPPORTUNITY.

PRESENTED FOR SALE IN IMMACULATE CONDITION THROUGHOUT, YET WITH FURTHER POTENTIAL FOR THE FORTUNATE PURCHASER TO ADD BOTH VALUE & THEIR OWN TASTE, THIS PROPERTY IS MOST CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS, LEISURE FACILITIES & ALL DUNGANNON TOWN CENTRE AMENITIES, WHILST ALSO BEING CLOSE TO OPEN COUNTRYSIDE FOR RELAXING STROLLS.

**PROPERTY ON KILLYMEAL ROAD RARELY COMES TO THE MARKET & SIGNIFICANT INTEREST IS ANTICIPATED... AN OPPORTUNITY TO CREATE A DREAM HOME IN THE RIGHT LOCATION!**



**GUIDE PRICE: ON APPLICATION**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A SUPERIOR DETACHED RESIDENCE.
- PRESENTED FOR SALE IN IMMACULATE ORDER, YET WITH POTENTIAL TO ADD FURTHER VALUE / YOUR OWN TASTE.
- SITUATED ON A PRIME ELEVATED & PRIVATE SITE ON THE HIGHLY SOUGHT-AFTER KILLYMEAL ROAD.
- SITE EXTENDING TO C. 0.5 ACRES.
- WITHIN WALKING DISTANCE OF RENOWNED SCHOOLS & ALL DUNGANNON TOWN AMENITIES & FACILITIES.
- ONLY A STROLL TO BEAUTIFUL OPEN COUNTRYSIDE.
- ACCESSED VIA A PILLARED & GATED TREE LINED AVENUE.
- 4 BEDROOMS; MASTER ENSUITE.
- 3 RECEPTION ROOMS; 2 WITH OPEN FIREPLACES.
- KITCHEN WITH SPACE FOR CASUAL FAMILY DINING.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- MAJORITY P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- ATTACHED GARAGE.
- BEAUTIFUL GARDENS LAID TO LAWNS WITH MATURE HEDGING, SHRUBS & TREES.
- AN OPPORTUNITY TO ACQUIRE AN ENVIABLE RESIDENCE WITH THE POTENTIAL TO CREATE A DREAM HOME.
- EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.





### ACCOMMODATION IN BRIEF...

COVERED PORCH:  
TILED STEP. OUTSIDE LIGHT.

ENTRANCE HALL:  
COMPOSITE EXTERNAL DOOR WITH GLAZED PANELS & SIDE PANELS. COVING TO CEILING. WOOD BLOCK FLOOR. CARPET TO STAIRS TO FIRST FLOOR.





**DRAWING ROOM:**

OPEN FIREPLACE WITH TILED SURROUND & HEARTH. COVING TO CEILING. WALL & CENTRE LIGHT POINTS. WOOD BLOCK FLOOR. GLAZED DOOR TO SUNROOM.



**SUNROOM:**

GLAZED DOOR FROM DRAWING ROOM. CARPET TO FLOOR. FEATURE EXPOSED BRICKWORK. RECESSED LIGHTING. P.V.C. DOOR WITH GLAZED PANELS TO SIDE / REAR GARDEN.





DINING ROOM / SITTING ROOM / SNUG:

BAY WINDOW WITH PLEASANT VIEWS OVER FRONT GARDENS. OPEN FIREPLACE WITH STONE MANTLE & SURROUND. COVING TO CEILING. WALL & CENTRE LIGHT POINT. WOOD BLOCK FLOOR.



KITCHEN / CASUAL DINING AREA:

FITTED HIGH & LOW LEVEL UNITS. TILED BETWEEN UNITS. INTEGRATED GAS HOB WITH X-FAN OVER. INTEGRATED EYE LEVEL OVEN. SPACE FOR FRIDGE FREEZER. SPACE FOR MICROWAVE. PLUMBED FOR DISHWASHER. OIL FIRED BURNER. S.S. SINK & DRAINER WITH MIXER TAP FITTING. LINO TO FLOOR.





**UTILITY ROOM:**

FITTED HIGH & LOW LEVEL UNITS. TILED BETWEEN UNITS. S.S. SINK & DOUBLE DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR. P.V.C. DOOR WITH LEADED GLASS PANEL TO ENCLOSED YARD.

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

WASH BASIN WITH TILED SPLASH BACK. TOILET. LINO TO FLOOR. UNDER STAIR STORAGE.

**FIRST FLOOR:**

**STAIRS & LANDING:**

CARPET TO FLOOR. FEATURE WINDOW ON TURN OF STAIRS WITH VIEWS OF IMMEDIATE & DISTANT LANDSCAPE.

**LINEN CUPBOARD:**

SHELVED & HANGING SPACE.

**BEDROOM 1:**

TO FRONT. BAY WINDOW. COVING TO CEILING. CARPET TO FLOOR.



**BEDROOM 2:**

TO FRONT. COVING TO CEILING. CARPET TO FLOOR.



BEDROOM 3:  
TO SIDE. CURRENTLY USED AS MASTER. CARPET TO FLOOR.



ENSUITE:  
WASH HAND BASIN WITH MIRROR OVER. TILED SHOWER. TOILET. WOODEN FLOOR. X-FAN.





**BEDROOM 4:**

TO REAR. COVING TO CEILING. CARPET TO FLOOR.



**BATHROOM:**

WASH BASIN WITH MIRROR OVER. SHAVER SOCKET. TILED SHOWER. BATH WITH MIXER TAP & SHOWER HEAD FITTINGS. TOILET. HEATED TOWEL RAIL. CARPET TO FLOOR. X-FAN.

**HOTPRESS:**

SHELVED.

**OUTSIDE:**

PILLARED & GATED ENTRANCE TO SWEEPING TREE LINED TARMAC DRIVEWAY TO GENEROUS FORECOURT PARKING TO FRONT & SIDE.

GENEROUS SITE EXTENDING TO CIRCA. 0.5 ACRES WITH MATURE HEDGING, TREES & MATURING SHRUB / FLOWER BEDS.

**GARAGE:** UP & OVER DOOR. ELECTRIC LIGHT & POWER POINTS. TIMBER DOOR TO SIDE.

ENCLOSED COURTYARD / CONCRETE AREA: PARTLY COVERED. SPACE FOR BINS / LAUNDRY.

GARDENS TO SIDE LAID TO LAWNS WITH FRUIT TREES. CONCRETE PATIO AREA. OUTSIDE WATER TAP. GARDEN TO REAR LAID TO LAWNS.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	41 E	
21-38	F		
1-20	G		

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- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
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**FLOORPLANS FOR I.D. 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.**