

11 VICTORIA ROAD DUNGANNON CO. TYRONE BT71 7AS

THE OPPORTUNITY OF A LIFE TIME FOR A DISCERNING PURCHASER

ENJOYING A PROMINENT SITE WITH SUPERB VIEWS OVER THE DISTANT LANDSCAPE TOWARDS THE BLACK LOUGH, THIS SPACIOUS 4 BEDROOM, 3 RECEPTION ROOM TOWN PROPERTY EXTENDS TO OVER 180M².

ONLY A SHORT, PLEASANT STROLL TO ALL DUNGANNON TOWN FACILITIES - SHOPS, SCHOOLS, PLACES OF WORSHIP, BUS STATION, TESCO AND THE PICTURESQUE LINEAR PARK THIS SUPERB PROPERTY AFFORDS SPACIOUS, VERSATILE ACCOMMODATION SUITABLE FOR A VARIETY OF USES AND IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS; AS A CONVENIENT FAMILY HOME, CONVERSION TO PROFESSIONAL USAGE (S.T.P.P) OR AS A RENTAL PROPERTY.

"A SPACIOUS TOWN PROPERTY WITH SUPERB VIEWS SIMPLY OOZING POTENTIAL"



OFFERS OVER: £119,950

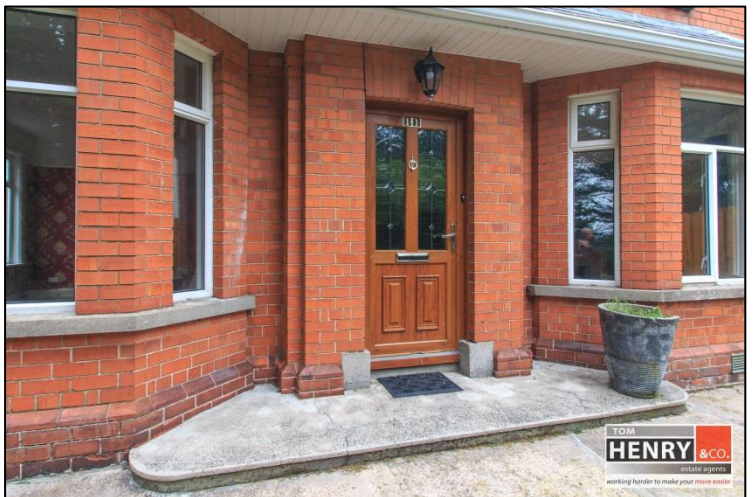
FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81 - 91		
C 69 - 80		
D 55 - 68		
E 39 - 54		50
F 21 - 38	30	
G 1 - 20		
Not energy efficient - higher running costs		

PROPERTY FEATURES...

- SUPERB ELEVATED SITE.
- TOWN CENTRE CONVENIENCE.
- YET A REMARKABLY PRIVATE SITUATION.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING.
- 4 BEDROOMS.
- 3 RECEPTION ROOMS.
- CLADDING TO FASCIA AND SOFFITS.
- MAY HAVE BUSINESS POTENTIAL S.T.P.P.
- A FANTASTIC OPPORTUNITY.
- SURE TO APPEAL TO A VARIETY OF POTENTIAL PURCHASERS.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

U.P.V.C. OUTER DOOR WITH LEADED GLAZED TOP PANEL. TILED FLOOR.

ENTRANCE HALL:

GLAZED INNER DOOR AND SIDE PANELS. CARPET TO FLOOR AND STAIRS.



SHOWER ROOM:

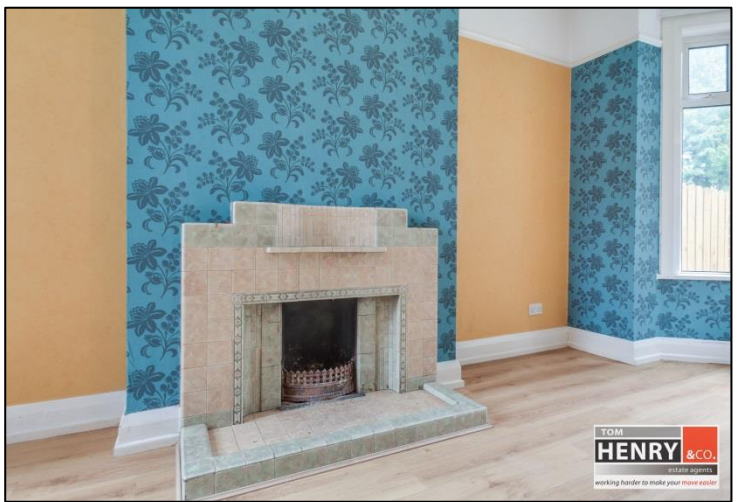
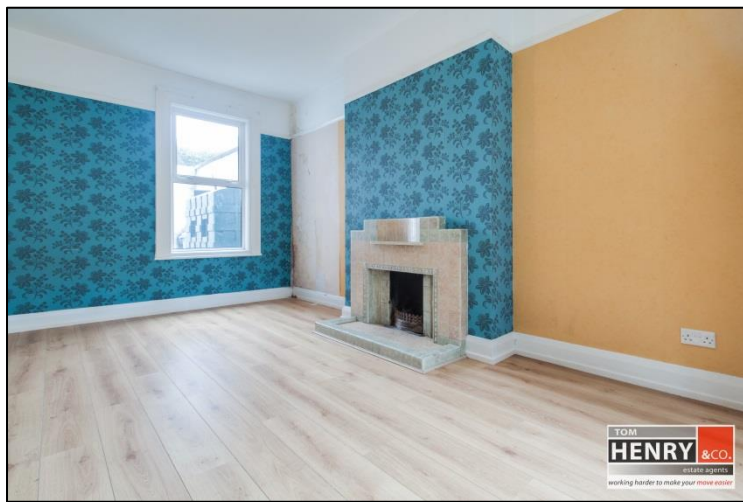
SHOWER. TOILET. WASH BASIN. X FAN.



SITTING ROOM:

BAY WINDOW. DUAL ASPECT. OPEN FIREPLACE. PICTURE RAIL.
PRE-FINISHED FLOOR.





FAMILY ROOM:
BAY WINDOW. OPEN FIREPLACE. PICTURE RAIL. PRE-FINISHED FLOOR.



DINING ROOM:
OPEN FIREPLACE.

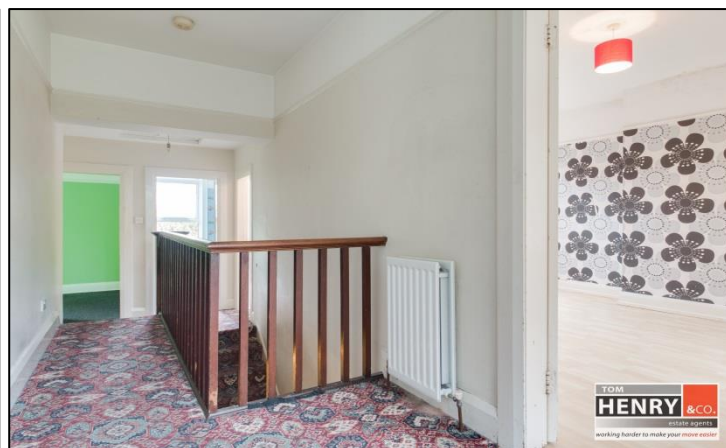
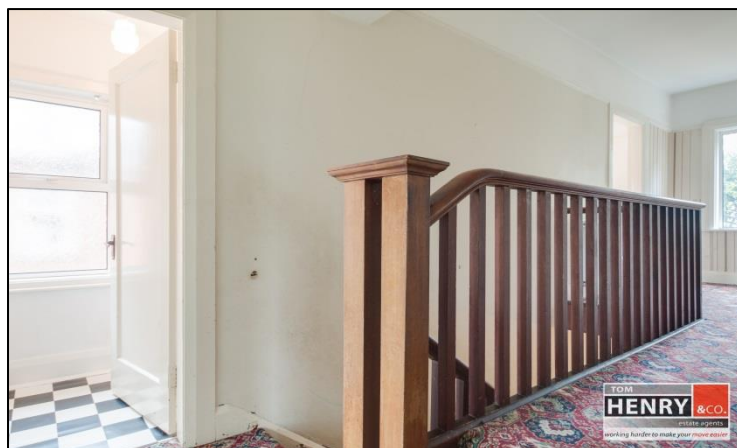


KITCHEN:
FITTED HIGH AND LOW LEVEL UNITS. S.S.SINK AND DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. HOB WITH X FAN OVER. SPACE FOR COOKER. PLUMBED FOR AWM. WALK-IN LARDER (SHELVED). TILED FLOOR. WOODEN OUTER DOOR.



FIRST FLOOR:

STAIRS AND LANDING:
CARPET TO FLOOR. STUDY AREA WITH POTENTIAL VIEWS.



BEDROOM 1:
TO FRONT. DUAL ASPECT. PICTURE RAIL. PRE-FINISHED FLOOR.



BEDROOM 2:
TO FRONT. DUAL ASPECT.



BEDROOM 3:
TO REAR. PICTURE RAIL. CARPET TO FLOOR.



BEDROOM 4:
TO REAR. CARPET TO FLOOR.



BATHROOM:
BATH. WASH BASIN.

HOTPRESS:
SHELVED.

TOILET:
W/C.

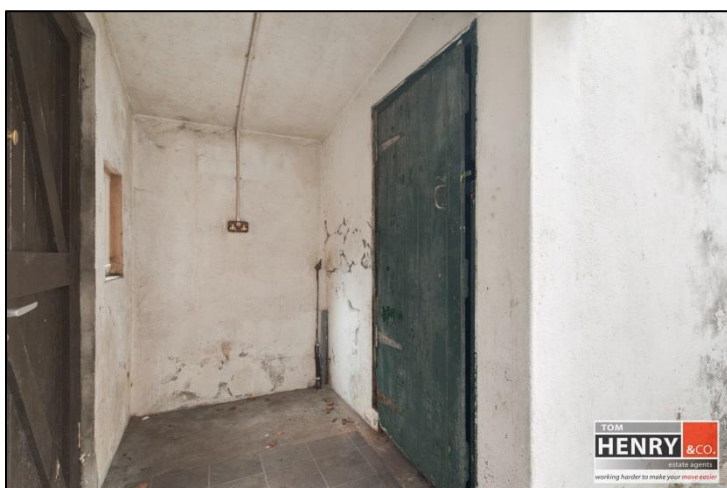
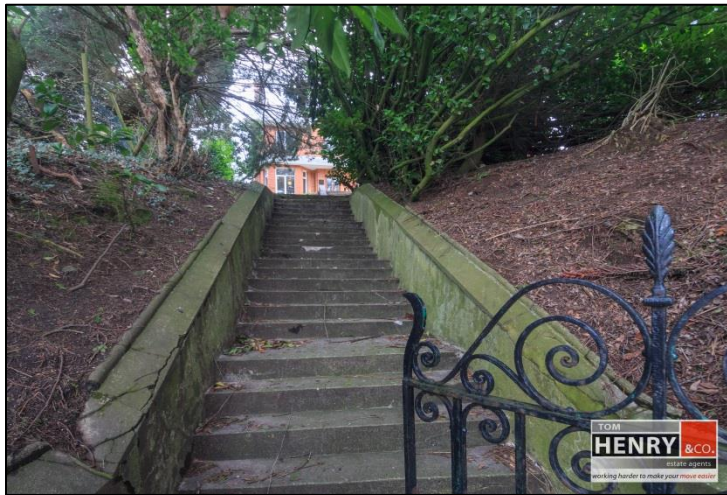


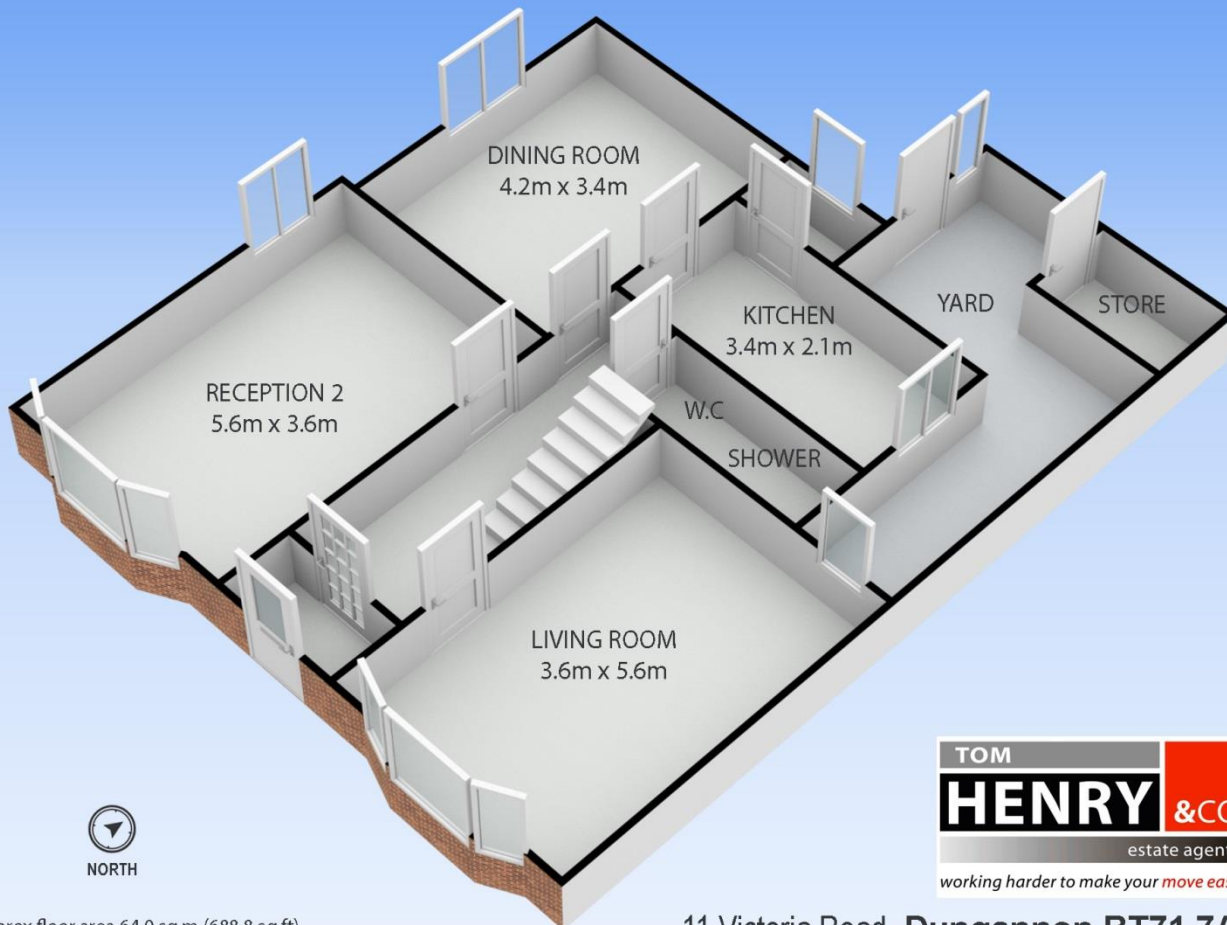
OUTSIDE:

GARDENS TO FRONT.

SMALL ENCLOSED YARD TO REAR WITH OIL TANK ETC. COVERED AREA. FUEL STORE/BOILER HOUSE.

FLOOR PLANS FOR I.D PURPOSES ONLY.

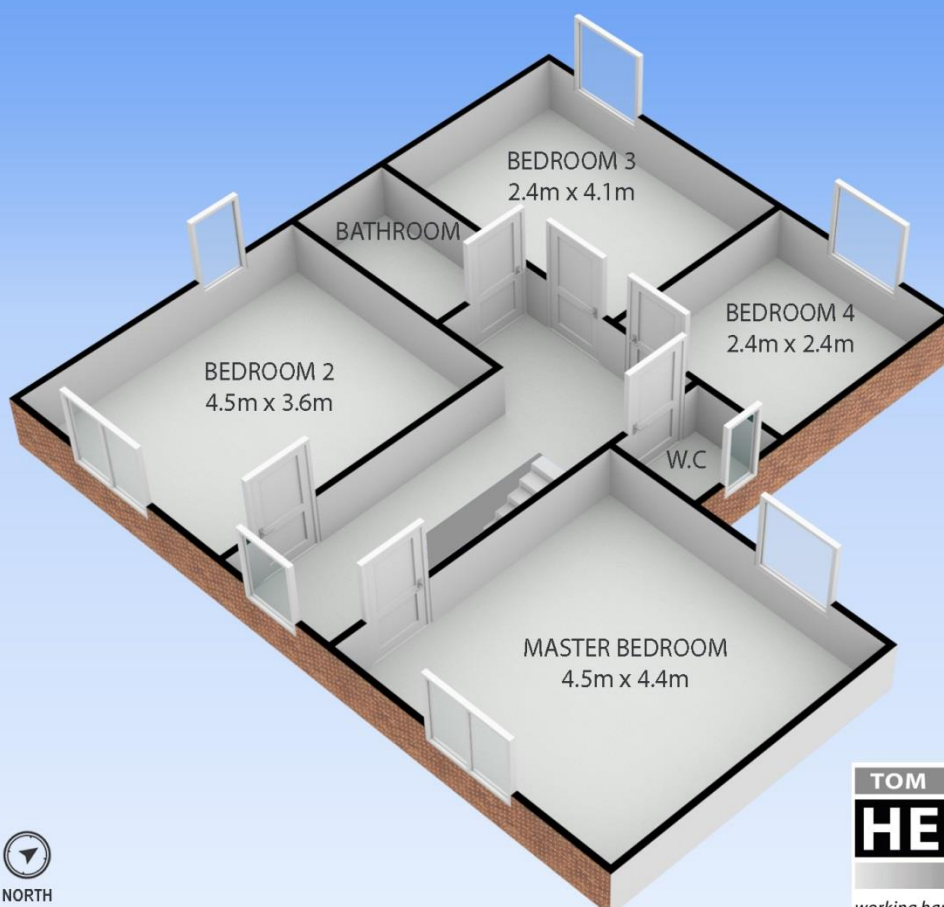




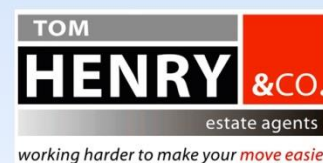
Approx floor area 64.0 sq.m (688.8 sq.ft)
(Floorplan for illustrative purposes only)



11 Victoria Road, **Dungannon BT71 7AS**



Approx floor area 74.3 sq.m (799.7 sq.ft)
(Floorplan for illustrative purposes only)



11 Victoria Road, **Dungannon BT71 7AS**

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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N.B.

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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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT