

*8 Circular Road, Dungannon,*

*Co. Tyrone, BT71 6BE.*

*Guide Price: £194,950*



***The Agent's Perspective...***

*Seldom does a property come to the market which combines historical character, modern functionality and deceptively spacious gardens so seamlessly, with the added bonus of being within walking distance of the town centre. This beautiful Georgian townhouse has been faultlessly maintained by the vendors, sympathetically retaining many of its original features whilst having been tastefully updated to offer a practical and charming family home and has been enjoyed by the vendors for circa 50+ years. Properties of this standard, simply don't come to market very often, the discerning purchaser will buy a home... and a piece of history.*

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

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**Note:** The following particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease. While every care is taken in compiling the information, we can give no guarantee as to the accuracy thereof, and injuries must satisfy themselves regarding the description and measurements. All negotiations are subject to the approval of our principals.

**Director:** Thomas G Henry MRCIS Tom Henry & Co is the trading name of Tom Henry & Co Limited. Registration No. NI046653 Registered Office: 16 Church Street, Dungannon, Co. Tyrone, BT71 6AB

## ***A Brief Description...***

*This Georgian townhouse offers spacious accommodation over two floors. The first floor comprises of 2 reception rooms each retaining the characteristic coving and centrepiece to the ceiling, typical of the Georgian era and are further enhanced by chandeliers. The kitchen features a brick-built surround to the traditional cooker, pine beams, dual aspect windows and an offset dining area creating a bright and homely space which is sure to become the heart of the home. A utility room and cloak toilet complete the downstairs space. A curving staircase leads to the first floor, where the master bedroom reveals itself, with its beautiful picture window framing the picturesque gardens below, the open fireplace adding charm, with the ensuite completing the suite. The property has a further 3 bedrooms, 1 also ensuite. The main bathroom is subtly decorated in neutral colours and features panelling to the walls, a tiled floor, with a freestanding claw foot bath, corner shower, toilet and pedestal wash basin. The outside space comprises of a neat front garden laid to lawns. To the rear of the property lies an expansive lawn area, enclosed by a range of mature trees and shrubbery. An enclosed rear courtyard with stone/brick outbuildings exudes charm whilst providing a variety of useful structures for storage or other uses. A greenhouse offers further opportunity for the keen gardener to develop the already beautiful gardens further.*

## ***Property Features...***

- *Excellent town location.*
- *An attractive & versatile family residence.*
- *Well maintained Georgian period property.*
- *Retaining much of its original character & undoubtable charm.*
- *4 Spacious bedrooms, 2 ensuite.*
- *2 Impressive reception rooms.*
- *Ground floor cloak W.C.*
- *Kitchen / family dining area.*
- *Separate utility room.*
- *Double glazed windows.*
- *Oil fired central heating.*
- *Off street parking to rear.*
- *Range of useful outbuildings .*
- *Enviably rear garden with stunning views of St. Patricks and the distant landscape.*
- *Only a stroll to fantastic schools, great eateries, local shops & Dungannon leisure centre.*
- *Significant potential for commercial use/ development opportunity (S.T.P.P).*
- *A must view for those seeking a spacious, versatile & convenient period family home*

## ACCOMMODATION IN BRIEF...

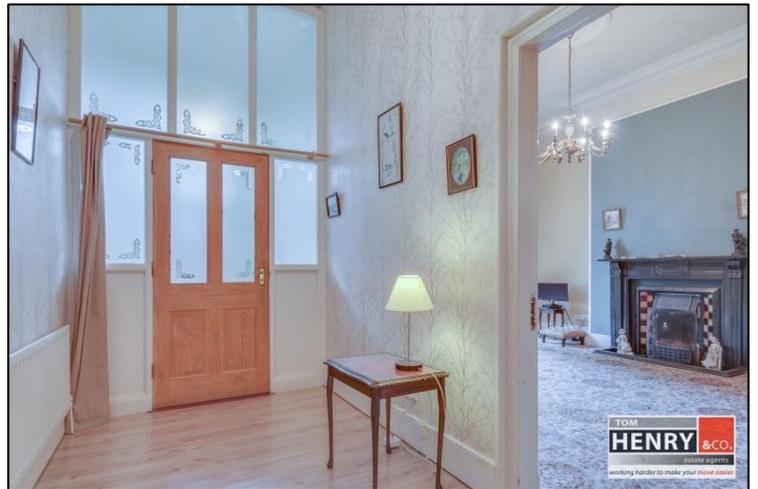
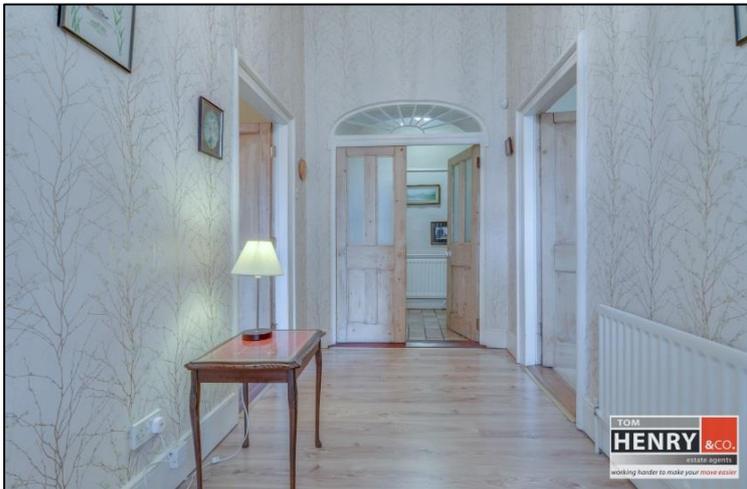
### VESTIBULE:

SIGNIFICANT OUTER DOOR WITH GLAZED TOP PANEL. COVING AND CENTRE PIECE TO CEILING. PART WOOD PANELLING TO WALLS. TILED FLOOR.



### ENTRANCE HALL:

PART GLAZED/PART PANELLED INNER DOOR IN FEATURE SURROUND. COVING AND CENTRE PIECE TO CEILING. PRE-FINISHED FLOOR.



### SITTING ROOM:

COVING AND CENTRE PIECE TO CEILING. FEATURE MARBLE FIREPLACE. CARPET TO FLOOR. VIEWS TO FRONT GARDEN AND CIRCULAR ROAD.





LIVING ROOM:  
SPACIOUS ROOM. COVING AND CENTRE PIECE TO CEILING. PICTURE RAIL. FIREPLACE WITH TILED INSET AND TILED HEARTH.  
CARPET TO FLOOR.



**REAR HALLWAY:**  
ACCESSED VIA DOUBLE DOORS FROM ENTRANCE HALL. TILED FLOOR.

**KITCHEN:**  
FITTED HIGH AND LOW LEVEL UNITS. GLASS DISPLAY UNITS. CERAMIC SINK AND DRAINER. BRICK BUILT INGLENOOK WITH OVER MANTLE HOUSING STANLEY RANGE STOVE WITH X FAN OVER. INTEGRATED 5 RING GAS HOB AND UNDER OVEN WITH X FAN OVER. SPACE FOR FRIDGE. PLUMBED FOR DISHWASHER. TILED SPLASH BACK. BEAM EFFECT TO CEILING WITH DOWNLIGHTING. TILED FLOOR.

**DINING AREA:**  
CENTRE LIGHT. TILED FLOOR.



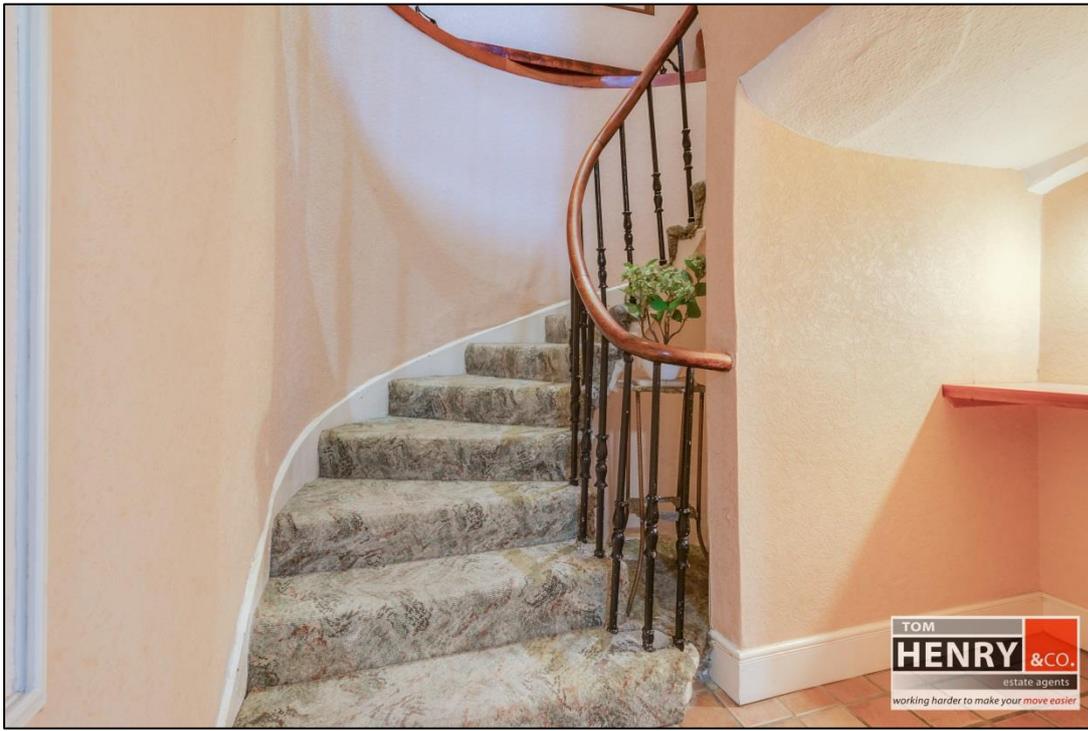
**UTILITY ROOM:**  
FITTED HIGH AND LOW LEVEL UNITS. S.S.SINK AND DRAINER. TILED SPLASH BACK. SPACE FOR FRIDGE FREEZER. SPACE FOR AWM. ACCESS TO POWDER ROOM. OUTER REAR DOOR. TILED FLOOR.

**POWDER ROOM:**  
WHITE SUITE. TOILET. WASH BASIN. TILED FLOOR.



**FIRST FLOOR:**

STAIRS WITH CARPET FROM REAR HALLWAY TO FIRST FLOOR.



**BATHROOM:**

WHITE SUITE. TOILET. PEDESTAL WASH BASIN. FREE STANDING CLAW FOOT BATH. CORNER SHOWER (TILED). SOME WOOD PANNELLING TO WALLS. X FAN. TILED FLOOR.

**HOTPRESS:**



**BEDROOM 1:**

TO FRONT. LAMINATED FLOOR. OPEN FIREPLACE.

**ENSUITE:**

WHITE SUITE. SHOWER. TOILET. WASH BASIN. TILED WALLS. X FAN. TILED FLOOR.



**BEDROOM 2:  
TO FRONT. WOODEN FLOOR.**



**BEDROOM 3:  
TO FRONT. LAMINATED FLOOR. OPEN FIREPLACE.**



**BEDROOM 4:  
TO REAR. LAMINATED FLOOR.**



**ENSUITE:  
AVOCADO. TOILET. WASH BASIN. SHOWER (TILED). X FAN.**



**OUTSIDE:**

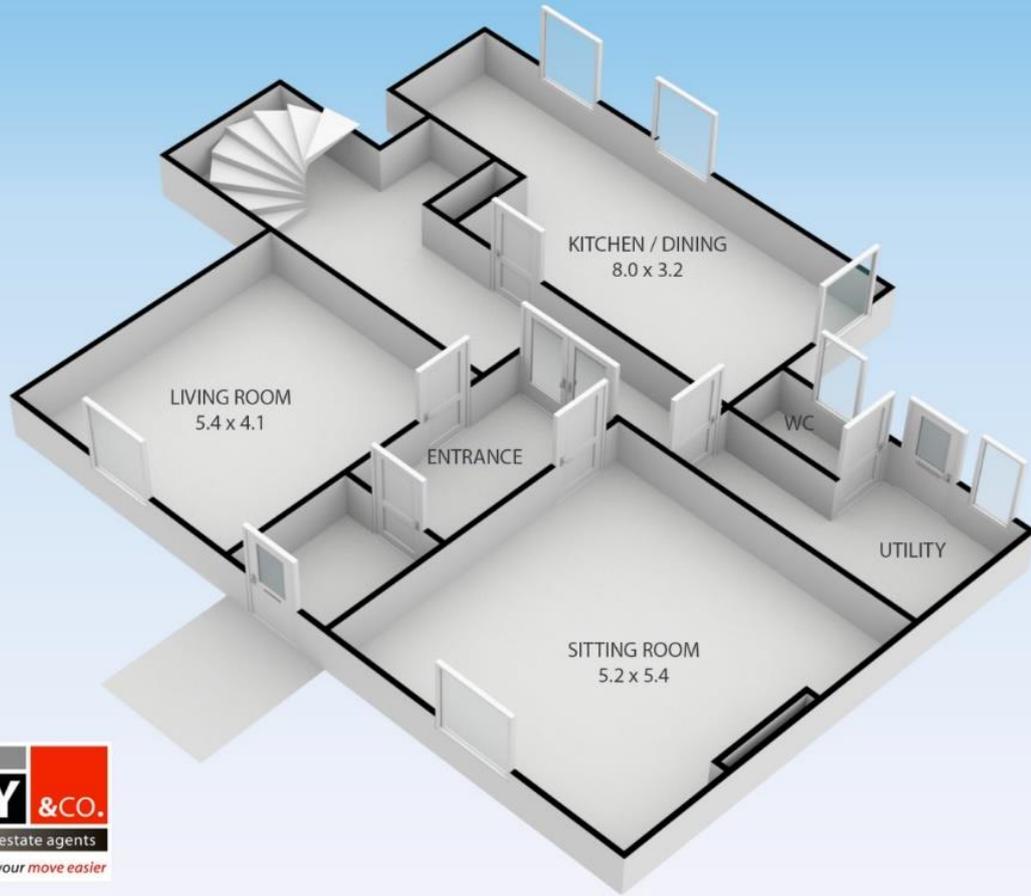
**NEAT GARDENS TO FRONT LAID TO LAWN.**

**EXTENSIVE LAWNED GARDENS TO REAR. ENCLOSED REAR  
COURTYARD WITH OUTBUILDINGS (SEE ATTACHED).**



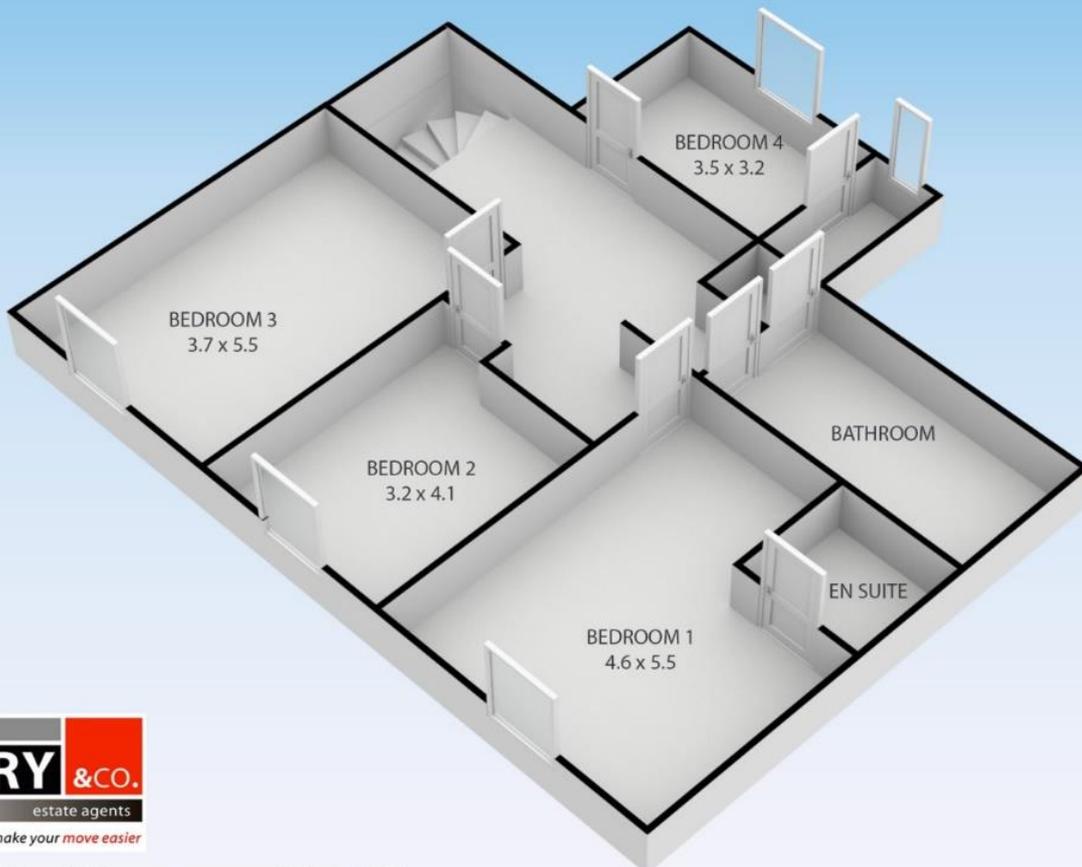


FLOOR PLANS FOR I.D. PURPOSES ONLY.



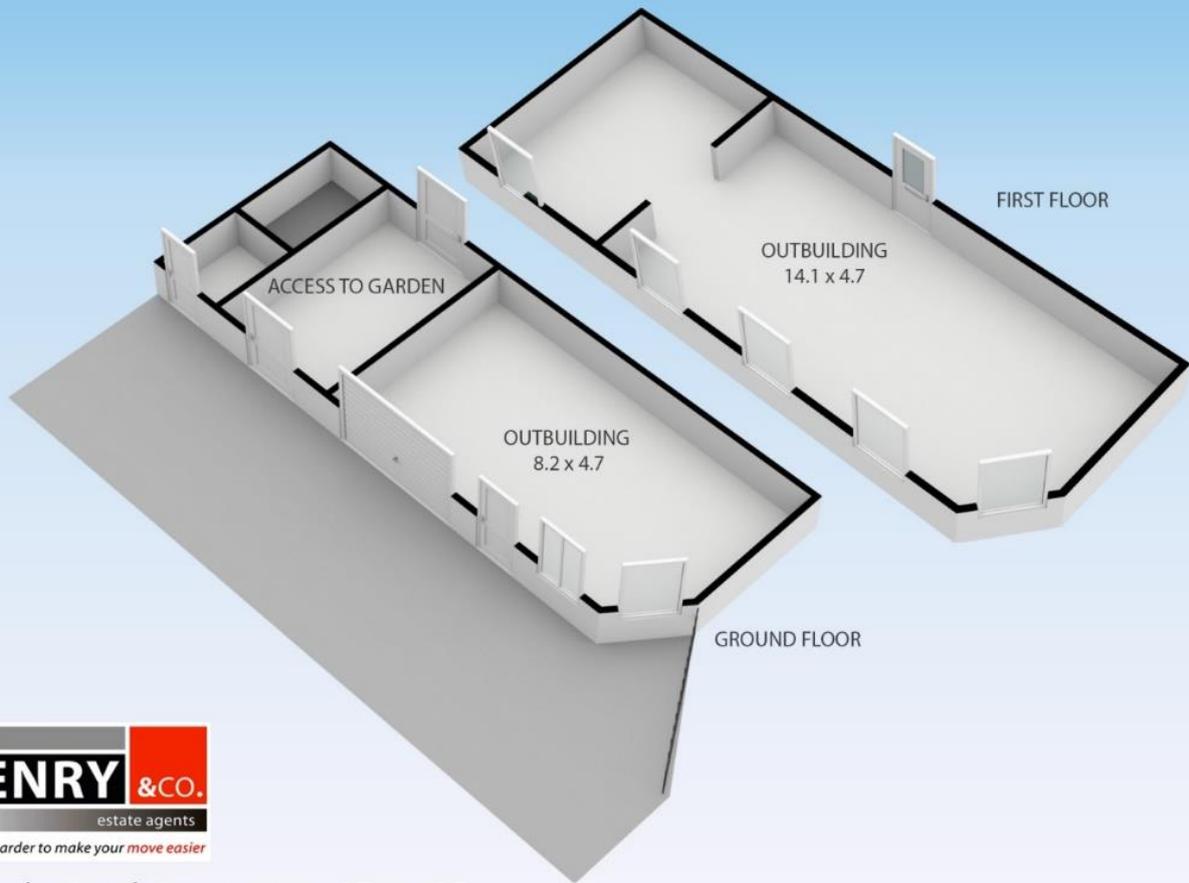
8 Circular Road, Dungannon BT71 6BE

(Floorplan for illustrative purposes only)



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	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		64
<b>E</b> 39-54	49	
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		

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- > Market leading sales record.
- > Competitive sales & rental rates.
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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.**