

***28 Ridgewood Manor, Moy
Co Tyrone, BT71 7TD***
Guide Price: £184,950



The Agent's Perspective...

It is hard to imagine a property more perfectly arranged for family life. Conveniently located within this popular residential development in the thriving and extremely picturesque village of Moy, this spacious and beautifully designed home will provide the foundation for a busy family to become immersed in all the village has to offer whilst being connected by main road networks to a number of larger towns, mere minutes away. This attractive property is situated on an elevated, corner site which allows for superb views to the distant landscape. The beautifully symmetrical façade is reminiscent of architecture of the Georgian period and creates a striking first impression. The expansive accommodation includes four bedrooms and three reception rooms, a mature garden with patio area and garage. There is no doubt that this property is just waiting for its new owners to move in and begin to enjoy all it has to offer.

26 Church Street, Dungannon, Co.Tyrone, BT71 6AB.
Tel:02887726992 Email: info@tomhenryandco.com Website: www.tomhenryandco.com

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 of 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 MRICS Tom Henry & Co is the trading name of Tom Henry & Co Limited. Registration No: NI 046653. Registered Office: 16 Church Street, Dungannon, Co Tyrone, BT71 6AB.

A Brief Description...

This impressive detached property is approached via a tarmac drive and has ample off-street parking to the front. The front entrance hall is bright and welcoming with tiles to the floor, a cloak cupboard with shelving and hanging space provides a functional storage space. The primary reception room is currently laid out as a sitting room and features a marble fireplace with a granite hearth. Further to this is the family room/study, which offers flexible use of space according to the purchaser's individual requirements. The kitchen is homely and practical featuring high and low level units, with a tasteful granite finish worktop, fitted glass display units, a double oven and induction hob and separate utility room. The dining area allows for a large family dining table, with part glazed double doors opening onto the sunroom. The sunroom provides a relaxed, informal reception room with the wooden floor reflecting the abundant natural light upwards to the splendid vaulted ceiling. A French door opens onto the patio area and the gardens beyond.

The upstairs comprises of a collection of four bedrooms, the master bedroom delivers a most comfortable space, with carpet to the floor, full length fitted wardrobes and the added practicality of an ensuite bathroom. The three further bedrooms are all well sized and provide versatile and functional lodgings for any future inhabitants. A pleasant family bathroom with free standing bathtub completes the living accommodation. Continuing outside the gardens beautifully compliment the house, laid to lawns with mature shrubbery and natural hedging to the borders, the outlying countryside is within arm's reach, enhancing the rural 'feel' of the property. The patio area is ideal for socialising and the garage affords yet more space for the family to utilise.



Property Features...

- Spacious, elevated corner site, with brilliant rear gardens.
- End house, not overlooked, semi- rural situation.
- Popular residential development.
- Busy village location with access to good schools and amenities.
- Gas Fired Central Heating.
- U.P.V.C Double glazed windows.
- Roller blinds throughout.
- 4 Bedrooms and option of a 5th downstairs in family room.
- Fitted Kitchen with separate utility room.
- Bathroom, ensuite shower room and downstairs W.C.
- Integral garage with remote auto roller door.
- Alarm system.
- Greenhouse.
- Attic stairs to sheeted roof space storage.

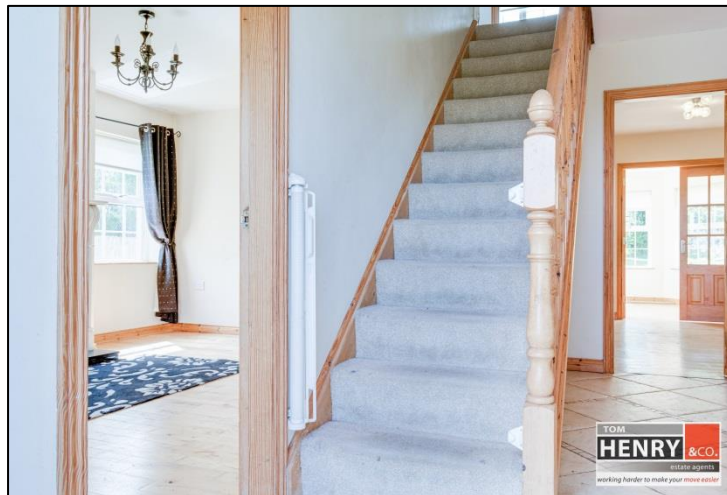
ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

6 PANEL OUTER DOOR WITH GLASS SIDE PANEL. TILED FLOOR. MAT RECESS. CARPET TO STAIRS.

CLOAK CUPBOARD:

WALK IN. SHELVING & HANGING SPACE. ELECTRIC LIGHT.



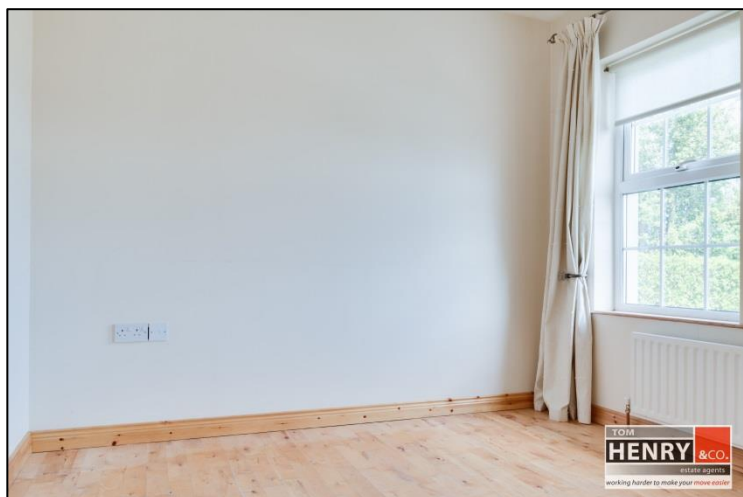
SITTING ROOM:

OPEN FIREPLACE, MARBLE WITH GRANITE HEARTH. DOUBLE WINDOWS. WOODEN FLOOR.



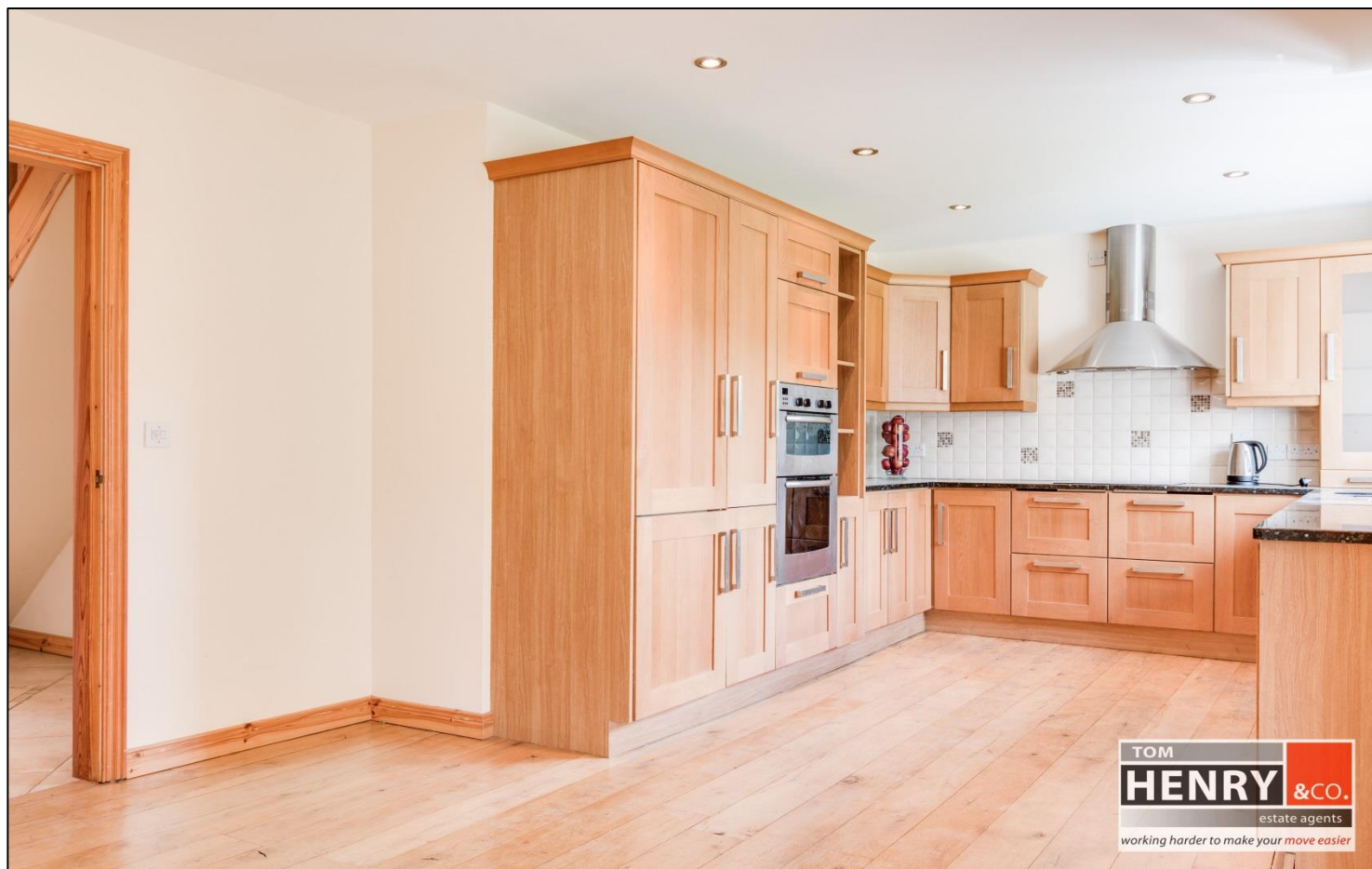
FAMILY ROOM/STUDY:

WOODEN FLOOR. DOUBLE WINDOWS. VIEWS TO DISTANT LANDSCAPE.



KITCHEN/FAMILY DINING:

FITTED HIGH AND LOW UNITS WITH GRANITE FINISH WORK TOP. UNDER UNIT LIGHTING. SINK WITH MIXER TAP FITTING AND PELMET OVER WITH DOWN LIGHTING. FITTED GLASS UNITS. BOOKSHELVING. INTEGRATED INDUCTION HOB WITH X FAN OVER IN S.S. CANOPY. INTEGRATED DOUBLE OVEN. INTEGRATED DISHWASHER AND INTEGRATED FRIDGE/FREEZER. WOODEN FLOOR. DOWN LIGHTING TO CEILING. DOUBLE PART GLAZED DOORS TO SUNROOM.





SUNROOM:

WOODEN FLOOR. VAULTED CEILING WITH RECESSED LIGHTING. U.P.V.C. FRENCH DOOR TO PATIO AREA.



UTILITY ROOM:

FITTED UNITS. S.S.S AND DRAINER. PLUMBED FOR A.W.M. SPACE FOR T.D. TILED FLOOR. U.P.V.C. REAR DOOR WITH GLASS PANEL. X FAN. DOOR TO GARAGE.

REST ROOM:

WHITE SUITE. W.C. W.B. TILED FLOOR. X FAN.

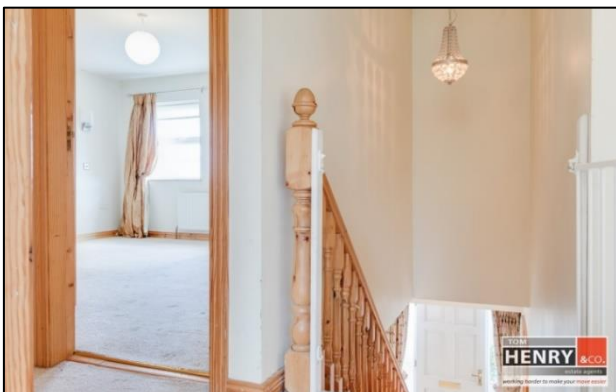
GARAGE:

REMOTE/AUTOMATIC ROLL UP DOOR. ELECTRIC LIGHT AND POWER POINTS. GAS BURNER CENTRAL HEATING. PEDESTRIAN DOOR TO REAR.

FIRST FLOOR:

LANDING:

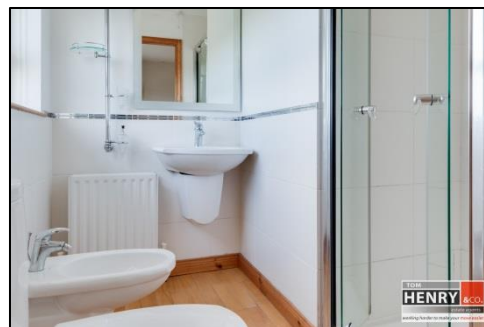
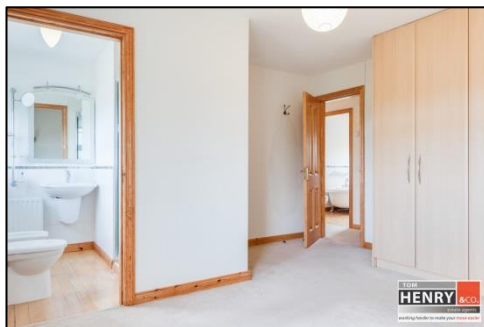
CARPET.



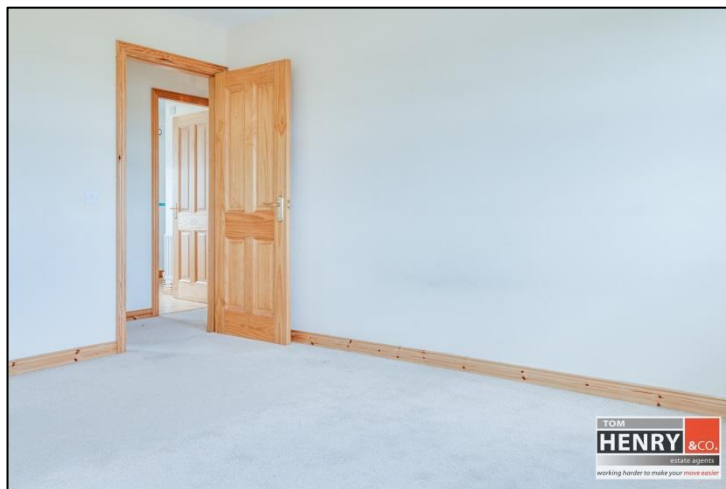
HOTPRESS:
SHELVED. WATER PRESSURE SWITCH.

MASTER BEDROOM:
TO FRONT. WALL LENGTH FITTED STORAGE
(WARDROBES, DRAWERS, SHELVES & HANGING SPACE)
CARPET TO FLOOR.

ENSUITE:
WHITE SUITE. W.C. W.B. BIDET. FULLY TILED SHOWER.
WOODEN FLOOR. XFAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.



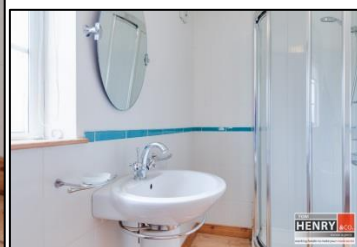
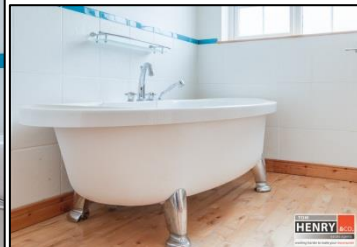
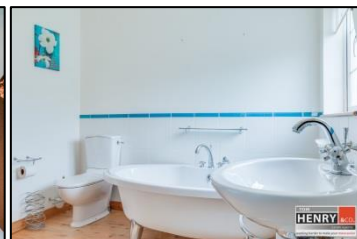
BEDROOM 3:
TO REAR. STUDY. CARPET TO FLOOR.

BEDROOM 4:
TO REAR. CARPET TO FLOOR.



BATHROOM:

WHITE SUITE. FREE STANDING OVAL BATH. SHOWER. W.C. W.B. WOODEN FLOOR. PART TILED WALLS. X FAN.



OUTSIDE:

TARMAC DRIVE AND PARKING SPACE FOR 2 CARS SIDE BY SIDE. GARAGE.

GARDENS TO FRONT LAID TO LAWNS AND SHRUBS.

SUPERB REAR GARDEN ENCLOSED FOR PRIVACY & CHILDRENS PLAY. WITH NATURAL HEDGING TO BOUNDARIES. LAID TO LAWN. PATIO AREA. GREENHOUSE.

FLOOR PLANS FOR ID PURPOSES ONLY.







Approx floor area 78.3 sq.m (842.8 sq.ft)

(Floorplan for illustrative purposes only)

28 Ridgewood Manor, Moy, Dungannon BT71 7TD





NORTH



Approx floor area 60.7 sq.m (653.3 sq.ft)

(Floorplan for illustrative purposes only)

28 Ridgewood Manor, Moy, Dungannon BT71 7TD

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

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	71
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

N.B. Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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.