

**13 Ranfurly Crescent
Dungannon
Co.Tyrone
BT71 6PH**

Guide Price: £164,950



The Agent's Perspective...

This beautiful 3 bedroom, 2 reception room detached bungalow is sure to appeal to young couples, families and downsizers alike.

Ranfurly Crescent has proven time and again to be a most pleasant, convenient and highly sought after area to live. This home in particular is well proportioned and in good decorative order throughout, with 3 bedrooms and 2 reception rooms, kitchen, bathroom and a garage. The full-length windows in the spacious entrance hall allow the light to stream in, creating a lovely bright space, on warmer evenings the new owner could relax on the covered porch, perfect for enjoying the view beyond... It is features like this which set this bungalow apart from its counterparts, and guarantee that this property will attract attention from a wide range of discerning purchasers in the market place.

"View early to avoid missing out!"

Tom Henry & Co, 26 Church Street, Dungannon, Co.Tyrone, BT71 6AB.

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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...

The property is fronted by mature gardens and approached via a paved pathway leading to the covered sun terrace, the front door and entrance hall. The entrance hall with tiled floor and full-length glass windows create a positive impression of light and space. A broom cupboard and separate cloak cupboard provide storage.

The main living accommodation begins with the living room, dual aspect, with windows to the front and rear. The room is bright and spacious and has been modernised with the installation of a glass fronted stove set into a tiled inglenook. The kitchen and family dining area are arranged with high and low level units, integrated appliances and tiles to the walls and floor, with ample space for a family dining table. Further to this is an immaculate dining room which could alternatively be used as a 4th bedroom according to the purchaser's requirements. The family bathroom has a recently installed new white suite with attractive free-standing slipper bath, illuminated mirror and heated towel rail. Of the three bedrooms, two benefit from fitted furniture, maximising the all-important storage provision.

Outside the gardens to the front are laid to lawns with mature shrubs, and space outside the garage for parking. The garage has an up and over door and a pedestrian access to its rear. The back gardens are enclosed with wooden fencing, with large grass and patio area, ideal for children or entertaining.

Property Features:

- Generous site with gardens to front and enclosed gardens to rear.
- Quiet, well established & highly sought after residential development.
- Good access to the main roads network for easy commuting.
- Convenient location for family living within walking distance of superb schools, Dungannon Park, major employers and the famous Linen Green retail outlet.
- Off street parking & attached garage.
- 3 Bedrooms, 2 with fitted storage.
- 2 Reception rooms.
- Oil fired central heating.
- Double glazed window with U.P.V.C external door.
- Alarm system.
- Good decorative order throughout.
- A must view for families, couples & downsizers alike.



ACCOMMODATION IN BRIEF:

COVERED AREA. PORCH:
OUTSIDE LIGHT.

ENTRANCE HALL:

U.P.V.C. OUTER DOOR WITH GLASS SIDE PANELS. DOWNLIGHTING TO CEILING. CENTRE LIGHTING. TELEPHONE
ALCOVE. PRE-FINISHED FLOOR.

BROOM CUPBOARD:

CLOAK CUPBOARD:



SITTING ROOM:

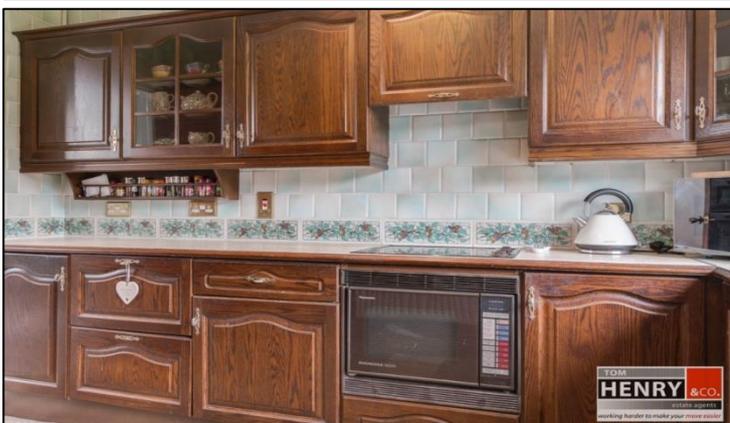
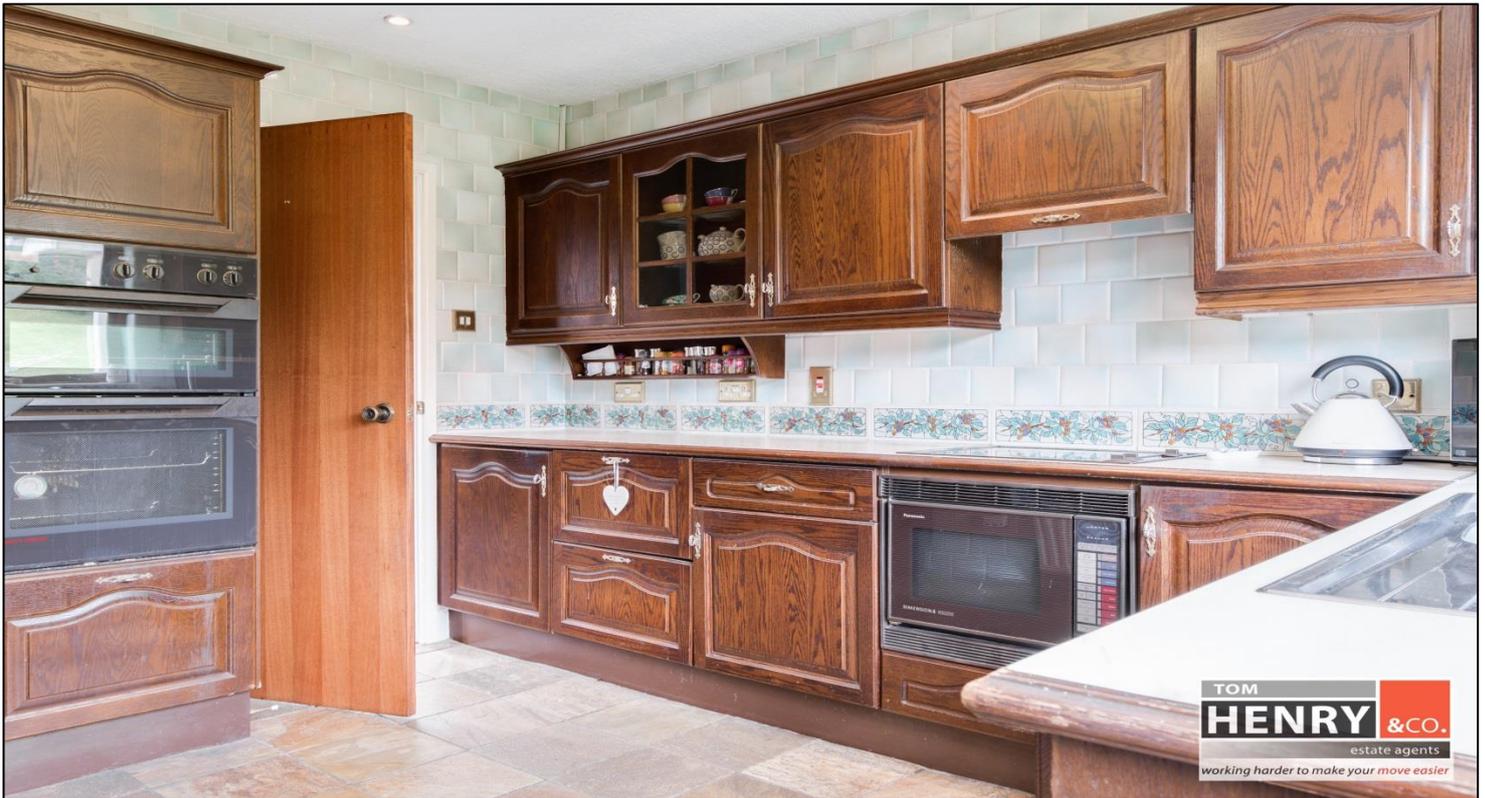
DUAL ASPECT ROOM. COVING TO CEILING. GLASS FRONTED STOVE IN TILED INGLENOOK. CENTRE LIGHT & DOWN
LIGHTING TO CEILING. PRE-FINISHED FLOOR.





KITCHEN/FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNIT. S.S.SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED IRONING BOARD. INTEGRATED HOB WITH X FAN OVER. INTEGRATED MICROWAVE. INTEGRATED FRIDGE FREEZER. TILED WALLS. TILED FLOOR. DOWN LIGHTING TO CEILING. PART GLAZED, PART PANELLED OUTER DOOR.

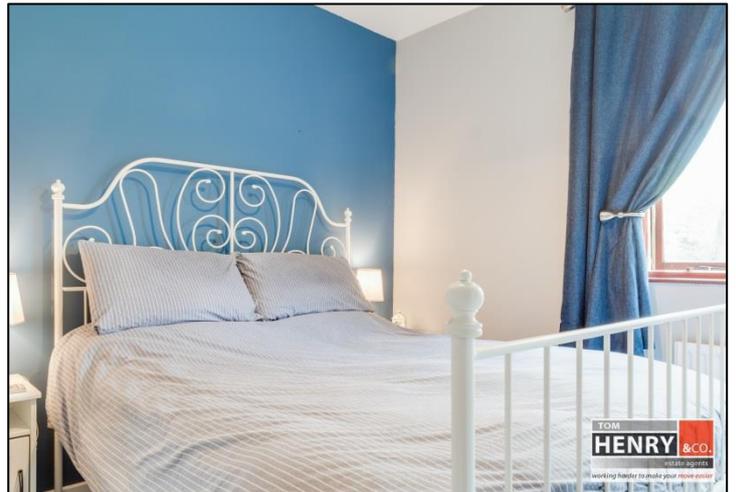


DINING ROOM:
PRE-FINISHED FLOOR. POSSIBLE 4TH BEDROOM.



HOTPRESS:
SHELVED.

BEDROOM 1:
TO SIDE. CARPET TO FLOOR.



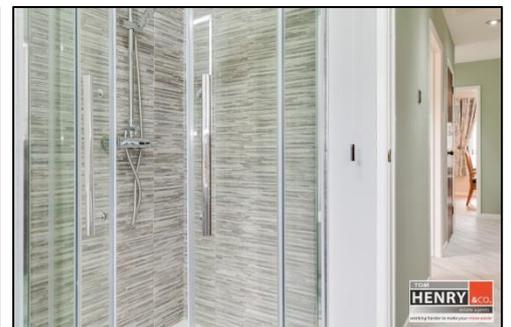
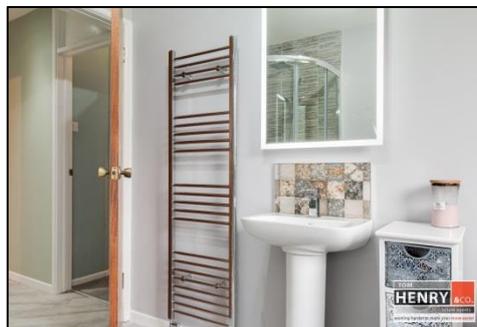
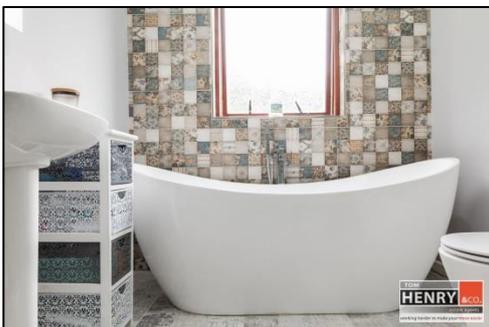
BEDROOM 2:
TO REAR. CARPET TO FLOOR. FITTED WARDROBES.



BEDROOM 3:
TO REAR. PRE-FINISHED. FITTED WARDROBES & DRESSING UNIT.



BATHROOM:
NEW WHITE SUITE. POWER SHOWER. FREE STANDING SLIPPER BATH. WASH BASIN. TOILET. HEATED TOWEL RAIL. ILLUMINATED MIRROR. PART TILED WALLS.



OUTSIDE:

GARAGE:

UP AND OVER DOOR. ELECTRIC LIGHT & POWER POINT. PLUMBED FOR AWM.

GARDEN TO FRONT LAID TO LAWNS & BEDS. TARMAC DRIVE TO GARAGE. ENCLOSED GARDEN TO REAR. LARGE PATIO AREA TO REAR WITH COVERED AREA. WATER TAP. REAR GARDEN LAID TO LAWNS WITH SHRUBS.

FLOOR PLANS FOR I.D. PURPOSES ONLY:





	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81 - 91		
C 69 - 80		
D 55 - 68		64
E 39 - 54		
F 21 - 38	33	
G 1 - 20		
Not energy efficient - higher running costs		

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FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.