

**12 Tullanisken Heights
Newmills
Dungannon
BT71 4BL**

Guide Price: £174,950



The Agents Perspective...

An immaculately maintained chalet bungalow located in the pleasant village of Newmills.

This property has many positive features and is well worth consideration by a range of potential purchasers. Situated on a mature elevated site in this quiet, friendly cul-de-sac, it is not overlooked from the rear, thus feeling private and is also within walking distance of all village amenities and only a short drive to Dungannon and the M1 for commuting across the province.

The accommodation is well proportioned and versatile, with 2 reception rooms and 3/4 bedrooms depending on the purchasers requirements. The roof space is easily accessible and is another option for development if more space were desired.

Complimented by mature, spacious gardens this property truly cannot be found lacking in anyway and is sure to arouse significant interest in the marketplace.

“A fantastic village home”

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

A Brief Description...

An entrance porch is the first point of access to this immaculate property, glazed side panels to the front door and inner door allow a continuous stream of natural light to flow into the entrance hall. An open tread staircase highlights the available space and a cloak cupboard and hotpress provide useful ground floor storage.

The principle reception room has a pre-finished floor with open fireplace and a fully glazed door opening into the dining room, a lovely space for formal dining.

The well-proportioned kitchen has all modern amenities including fitted high and low level units and ample space for a family dining table for more casual meals; overall a most homely and functional space.

A separate utility room and downstairs W.C are very usefu and to be expected in a house of this calibre.

The second reception room is currently laid out as a family room, patio doors open directly to the lovely gardens, this room could be equally well utilised as a 4th bedroom if required.

The main bathroom has a 4 piece white suite with a “wet room” style shower, a bath with shower fitting (perfect for young families) and a heated towel rail.

The downstairs accommodation is completed by a bedroom to the front of the property, with extensive fitted storage and pre-finished floor.

Moving upstairs, there are two further bedrooms each with built in storage and pre-finished floors. Bedroom 3 has access to the extensive roof space area and also enjoys wonderful views to the countryside.

The outside of the property is equally as versatile with attached garage and spacious, low maintenance gardens perfectly laid out to maximise privacy and add to a quiet, rural feel.

Property Features:

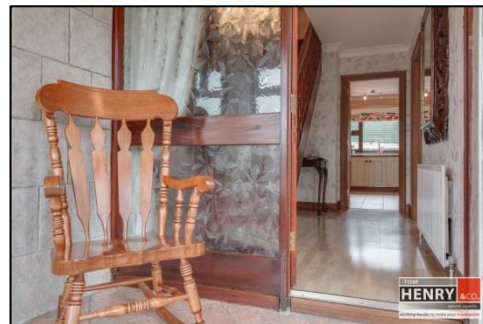
- Superb elevated site.
- Detached chalet bungalow.
- Located in this established residential cul-de-sac.
- No development to its rear.
- Up to 4 bedrooms.
- 2 reception rooms.
- Attached garage with up & over door.
- U.P.V.C double glazed windows & external doors.
- Oil fired central heating, new boiler recently installed.
- Cladding to facia & soffits.
- Fitted kitchen with integrated appliances.
- Separate utility room with fitted units.
- Floor & window coverings included in sale.
- A superb family home.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

U.P.V.C OUTER DOOR LEADED GLAZED PANELS. LEADED SIDE PANELS. TILED FLOOR. WOODEN CEILING. DOWNLIGHTING TO CEILING.

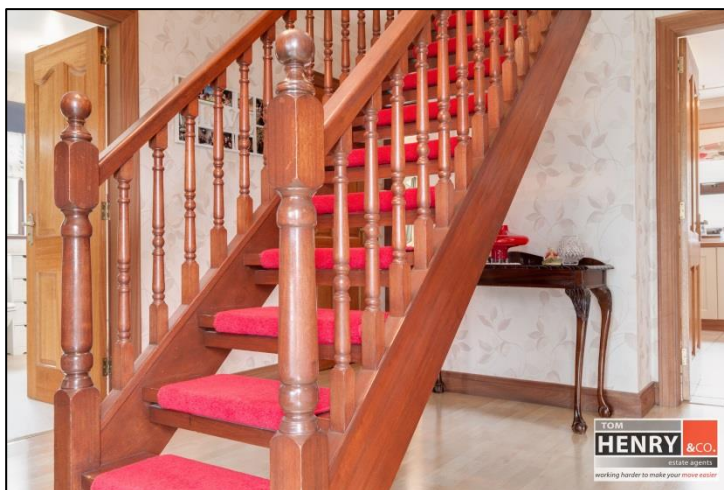
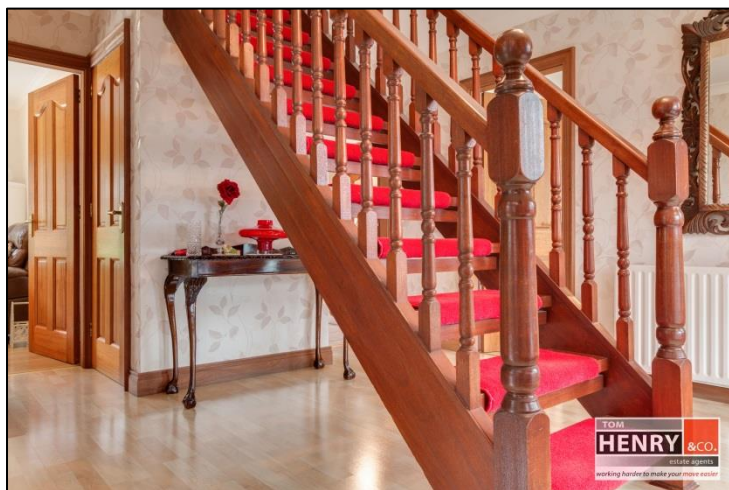


ENTRANCE HALL:

WOODEN INNER DOOR GLAZED. GLAZED SIDE PANELS. PRE-FINISHED FLOOR. OPEN-TREAD STAIRCASE.

CLOAK CUPBOARD:

HOTPRESS:



SITTING ROOM:

OPEN FIREPLACE. PRE-FINISHED FLOOR. COVING TO CEILING. GLAZED DOOR TO DINING ROOM.



DINING ROOM:
PRE-FINISHED FLOOR. COVING TO CEILING.



KITCHEN/FAMILY DINNING:
FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. TILED SPLASH BACK. PELMET OVER CERAMIC SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED DISHWASHER. RANGE WITH X-FAN OVER. INTEGRATED FRIDGE FREEZER. TILED FLOOR. COVING TO CEILING. DOOR TO REAR LOBBY.





REAR LOBBY/HALL:

U.P.V.C. OUTER DOOR WITH GLAZED TOP PANEL TO REAR PATIO. U.P.V.C. OUTER DOOR WITH GLAZED TOP PANEL TO GARAGE. TILED FLOOR.

POWDER ROOM:

W.C. W.B. TILED WALLS & FLOOR.

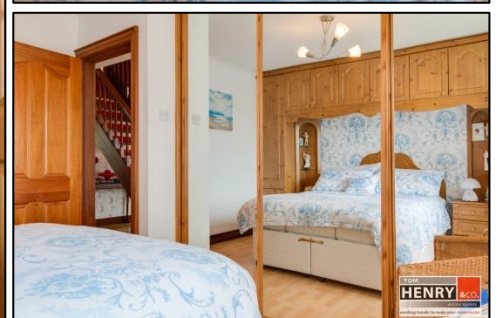
UTILITY ROOM:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNIT. S.S.SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. PLUMBED A.W.M. SPACE FOR FREEZER. SPACE FOR T.D. TILED FLOOR.



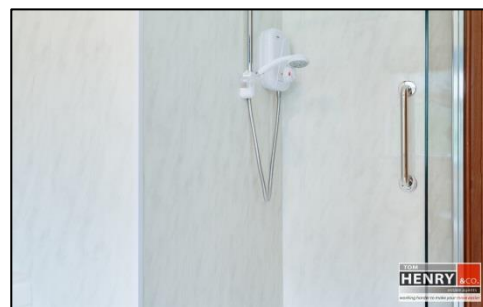
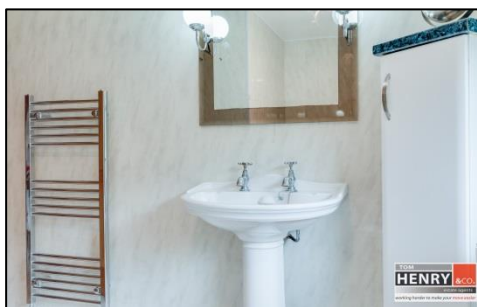
BEDROOM 1:

TO FRONT. PRE-FINISHED FLOOR. FITTED STORAGE: WARDROBES. BEDSIDE UNITS. DISPLAY SHELVEING. HAT BOXES. MIRRORED SLIDING DOORS.



BATHROOM:

WHITE SUITE. BATH WITH HAND HELD SHOWER FITTING. TOILET. WASH BASIN. WET ROOM TYPE SHOWER HEATED TOWEL RAIL.



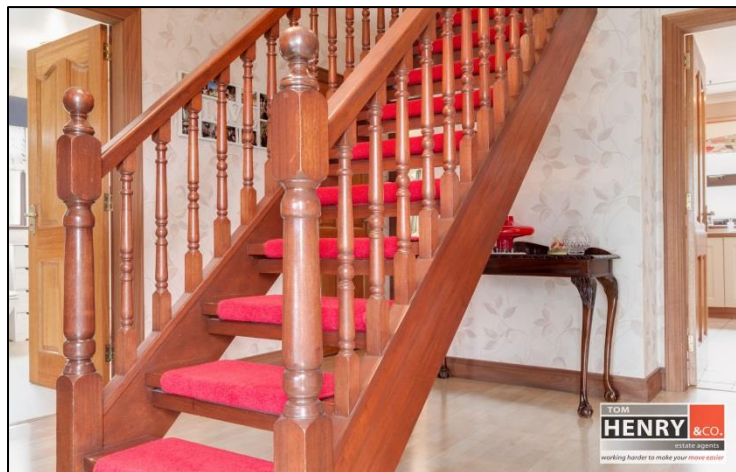
BEDROOM 2/FAMILY ROOM:

PRESENTLY USED AS FAMILY ROOM. PRE-FINISHED FLOOR. PATIO DOORS TO REAR PATIO.

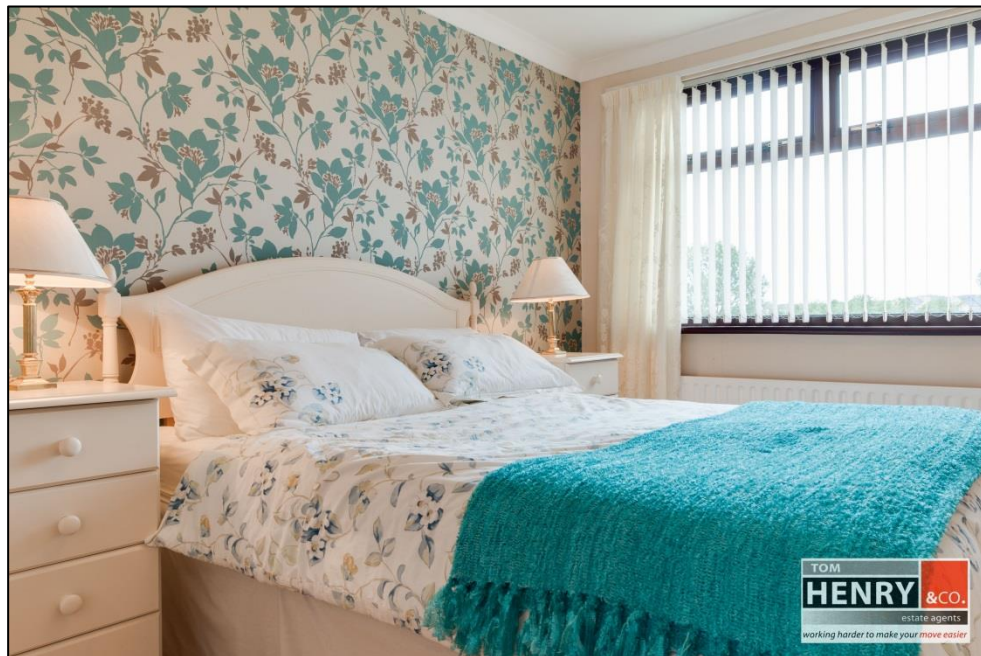


FIRST FLOOR:

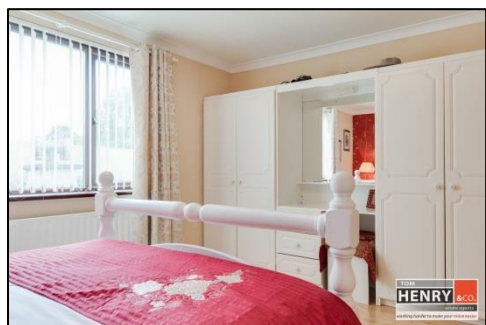
OPEN TREAD STAIRCASE TO LANDING:
CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR. BUILT IN STORAGE.



BEDROOM 4:
TO REAR. PRE-FINISHED FLOOR. BUILT IN STORAGE. ACCESS TO ROOFSpace. VIEWS OVER OPEN COUNTRYSIDE.



ROOF SPACE:

ACCESS TO SIGNIFICANT STORAGE. ADDITIONAL DEVELOPMENT POTENTIAL. ELECTRIC LIGHT.

OUTSIDE:

TARMAC DRIVE & PARKING TO GARAGE. PARKING TO SIDE OF GARAGE.

GARAGE:

UP & OVER DOOR. ELECTRIC LIGHT. POWER POINTS.

GARDENS:

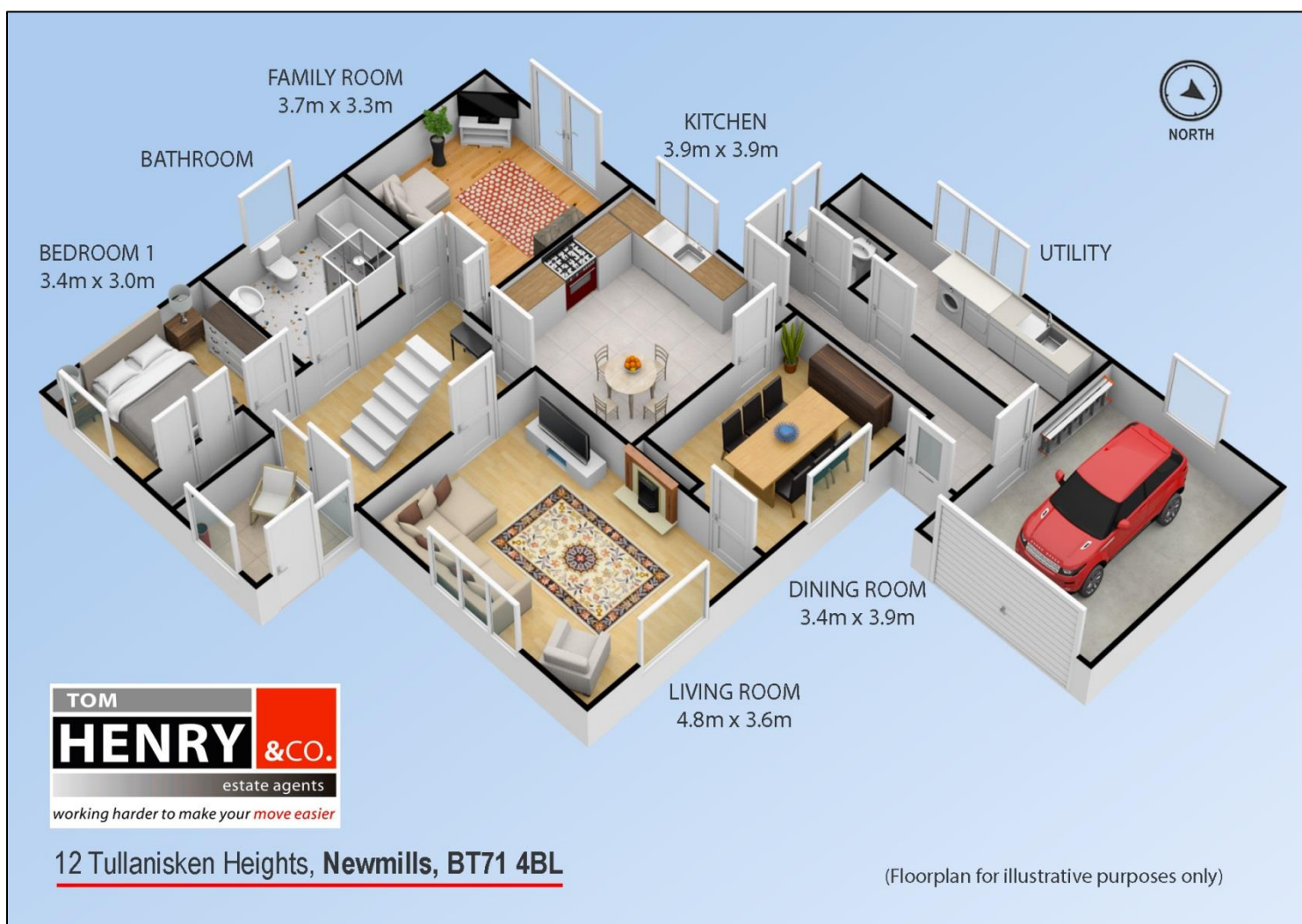
TO FRONT & SIDE LAID TO LAWNS. SHRUB BEDS. TO REAR. SLABBED PATIO AREAS. OUTSIDE LIGHTS. WATER TAP. BIN AREA.

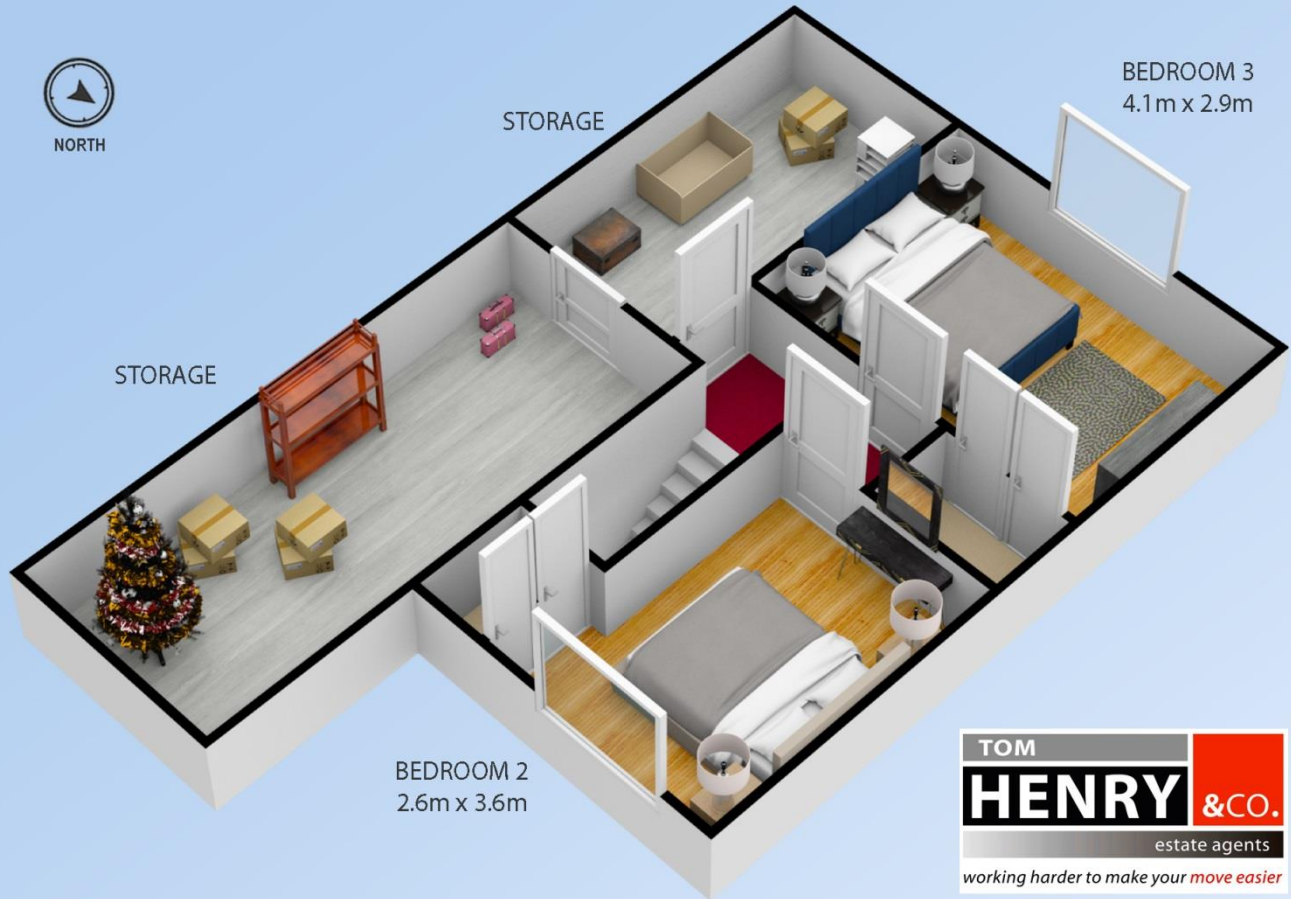
FLOOR PLANS FOR I.D. PURPOSES ONLY.





TOM
HENRY & CO.
estate agents
working harder to make your move easier





(Floorplan for illustrative purposes only)

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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		57
E 39-54	40	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

N.B.

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Thinking of selling or renting your home?



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- > RICS member firm.
- > Professional & efficient service.
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