

**1 Ranfurly Crescent
Dungannon
BT71 6PH**

Guide Price: £171,950



The Agent's Perspective...

A fine example of a detached bungalow in one of Dungannon's best kept and most established developments. 'Ranfurly Crescent' is ideally situated close to many amenities, including schools and childcare facilities and is within strolling distance to both Dungannon Park and 'The Linen Green' retail centre. Convenient access to the M1 is another bonus for those considering this property. The property enjoys a prime corner site allowing for spacious gardens, perfect for those with green fingers. This fantastic property has been modernised to a high standard and is without a doubt 'move in' ready, with the versatile accommodation including a luxurious bathroom with Jacuzzi bath and power shower. Properties in this ever popular development always attract good interest from a wide sector of the market so early viewing is recommended, a worthy contender for those seeking a wonderful family 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: 16 Church Street, Dungannon, Co. Tyrone, BT71 6AB

A Brief Description...

A covered porch offers shelter on entering the property with the leaded glass panels to the side of the U.P.V.C door allowing light to flow into the entrance hall. The living room features a large corner window framing a double aspect view to the front and offside for the dwellers to enjoy. This spacious room has an open fireplace and plenty of scope to house a three piece suite comfortably.

The recently fitted kitchen is well proportioned with all modern amenities and opens to a generous family dining area again benefitting from a large window and could easily be utilised for family living.

Three bedrooms, 2 of which have fitted furniture create ample space for a young couple or young family to grow. The bathroom completes the living accommodation and is arranged with a white suite including a jacuzzi bath and power shower ideal for pampering.

Outside, the garage with remote roll up door provides safe off-street parking and storage. The well-maintained gardens compliment the property beautifully with a combination of lawns, and mature shrubs to enjoy.

Property Features:

- Prime location; close to schools, main road networks, many amenities.
- Fantastic corner site with ample outdoor space.
- Integral garage with remote door.
- U.P.V.C double glazed windows.
- Oil fired central heating.
- Open fireplace.
- 3 bedrooms, 2 with fitted furniture.
- Superb bathroom with Jacuzzi bath and power shower.
- A fantastic home in a highly sought after location.



ACCOMMODATION IN BRIEF...

COVERED PORCH:
TILED STEP. OUTSIDE LIGHT.

ENTRANCE HALL:
U.P.V.C. OUTER DOOR WITH LEADED GLASS PANELS AND SIDE PANELS. COVING TO CEILING. PRE-FINISHED FLOOR.



SITTING ROOM:
PRE-FINISHED FLOOR. OPEN FIREPLACE WITH MAHOGANY MANTLE AND SURROUND. WALL AND RECESSED LIGHTING. DOOR TO DINING.



KITCHEN & FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. PELMET OVER S.S.SINK & DRAINER WITH MIXER TAP FITTING. TILED BETWEEN UNITS.SPACE FOR COOKER WITH X FAN OVER. PLUMBED FOR AWM. INTEGRATED FRIDGE FREEZER. U.P.V.C. OUTER DOOR WITH GLASS PANEL. OPEN TO FAMILY DINING AREA WITH COVING AND CENTRE PIECE TO CEILING.

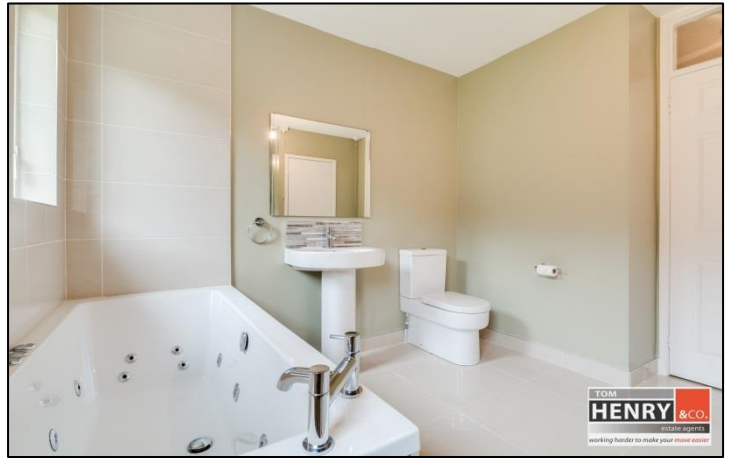




CLOAK CUPBOARD:

BATHROOM:
WHITE SUITE. JACUZZI BATH. WALK IN POWER SHOWER (2 PERSON). TOILET. WASH BASIN. PART TILED WALLS.
TILED FLOOR.





BEDROOM 1:

TO FRONT. CARPET. WALL LENGTH MIRRORED SLIDEROBE UNIT WITH HANGING AND SHELVING SPACE.



BEDROOM 2:

TO REAR. CARPET. FITTED WARDROBES. HAT BOXES. BEDHEAD. BEDSIDE UNITS. DISPLAY SHELVING. MIRRORED SLIDEROBE TYPE UNIT.



BEDROOM 3:

TO FRONT. CARPET.



OUTSIDE:

PRIME CORNER SITE. TARMAC DRIVE & PARKING TO GARAGE.

GARAGE:

REMOTE ROLL UP DOOR. ELECTRIC LIGHT & P.P.

GARDENS TO FRONT, SIDE & REAR LAID TO LAWNS & SHRUBS. OUTSIDE WATER TAP. CENTRAL HEATING BURNER HOUSE. SMALL GARDEN UTILITY STORE. SOLAR PANELS.

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		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
	84	90

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

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- > Professional & efficient service.
- > Over **100 years** local combined experience.

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