

**16 CAULFIELD GLEN
CASTLECAULFIELD
DUNGANNON
CO. TYRONE
BT70 3DN**



*working harder to make your **move** easier*

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AN IMMACULATE SEMI-DETACHED VILLAGE PROPERTY IN SHOW HOME CONDITION THROUGHOUT

SITUATED ON A SUPERB SITE IN QUIET "CAULFIELD GLEN" WITHIN THE EVER POPULAR & PICTURESQUE VILLAGE OF CASTLECAULFIELD, THIS WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOME AFFORDS DECEPTIVELY SPACIOUS AND IMMACULATEDLY PRESENTED ACCOMMODATION AND IS SURE TO APPEAL TO EVEN THE MOST DISCERNING OF VIEWERS...

BENEFITTING FROM BEING WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES INCLUDING LOCAL SHOPS, VILLAGE PUB, PICTURESQUE PARKANAUR FOREST PARK AND CONVENIENT TO THE MAIN ROADS NETWORK FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE...

...IF YOU ARE LOOKING FOR A FIRST HOME OR CONSIDERING DOWN-SIZING THIS ONE SHOULD BE ON YOUR VIEWING LIST!



GUIDE PRICE: £139,950

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	65	70
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PROPERTY FEATURES...

- IMMACULATE DECORATIVE ORDER THROUGHOUT.
- LOCATED IN THIS QUIET, COMPACT RESIDENTIAL DEVELOPMENT.
- NO DEVELOPMENT TO FRONT.
- CLADDING TO FASCIA AND SOFFITS.
- U.P.V.C. DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS.
- 4 PANEL WHITE INTERNAL DOORS.
- 3 BEDROOMS; MASTER ENSUITE.
- BATHROOM, ENSUITE AND POWDER ROOM WITH WHITE SUITES.
- FLOOR AND WINDOW COVERINGS INCLUDED IN SALE.
- OFF STREET PARKING.
- IN SHOW HOME CONDITION & READY FOR OCCUPATION – DON'T MISS IT!



ACCOMMODATION IN BRIEF...

COVERED PORCH:

ENTRANCE HALL:

WOODEN OUTER DOOR WITH GLAZED TOP PANEL AND GLAZED SIDE PANELS. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.



POWDER ROOM:

TOILET. WASH BASIN. X FAN.



SITTING ROOM:

BOW WINDOW. OPEN FIREPLACE. PRE-FINISHED FLOOR.





KITCHEN FAMILY DINING:

FITTED HIGH AND LOW LEVEL UNITS. SPICE DRAWER. HOB AND UNDER OVEN WITH X FAN OVER IN S.S. CANOPY. FRIDGE FREEZER. S.S.SINK AND DRAINER WITH MIXER TAP FITTING. FRENCH DOORS TO REAR GARDEN. PRE-FINISHED AMTICO CLICK SMART FLOOR.





UTILITY ROOM:
 FITTED HIGH LEVEL UNITS. PLUMBED FOR AWM. PRE-FINISHED
 AMTICO CLICK SMART FLOOR. U.P.V.C. OUTER DOOR WITH GLAZED
 TOP PANEL.

FIRST FLOOR:

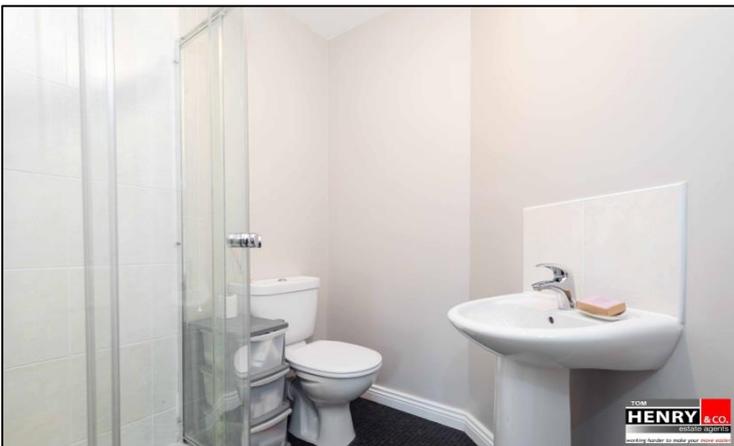
STAIRS AND LANDING:
 CARPET TO FLOOR.

HOTPRESS:



BEDROOM 1:
 CARPET TO FLOOR.

ENSUITE:
 WHITE SUITE. SHOWER (TILED) (ELECTRIC). TOILET. WASH BASIN. X-FAN.



BEDROOM 2:
TO FRONT. CARPET TO FLOOR.

BEDROOM 3:
TO FRONT. PRE-FINISHED FLOOR.



BATHROOM:
WHITE SUITE. SHOWER (TILED) (ELECTRIC). TOILET. WASH BASIN. BATH.
TILED FLOOR. X FAN.

OUTSIDE:

TARMAC PARKING TO FRONT FOR 2 VEHICLES. GATE TO SIDE TO REAR
GARDEN.

GARDEN TO REAR LAID TO LAWN. GARDEN SHED. SHRUB BEDS.





FLOOR PLANS FOR I.D. PURPOSES ONLY.

Ground Floor



16 Caulfield Glen, Castlecaulfield, Dungannon BT70 3DN

Floor Plans For Illustrative Purposes Only

First Floor



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Floor Plans For Illustrative Purposes Only

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

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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