

**30 HOLLOWMILLS MEADOWS
NEWMILLS
DUNGANNON
CO.TYRONE
BT71 4GZ**



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

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

AN ABSOLUTELY IMMACULATE VILLAGE HOME

THIS IMMACULATE 3 BEDROOM END OF TERRACE / SEMI-DETACHED PROPERTY IS LOCATED IN THE EVER POPULAR VILLAGE OF NEWMILLS WITHIN STROLLING DISTANCE OF THE VILLAGE SHOP AND IS IDEALLY LOCATED FOR COMMUTING TO THE M1 MOTORWAY, DUNGANNON AND COOKSTOWN. THE PROPERTY HAS BEEN METICULOUSLY MAINTAINED BY THE CURRENT OWNERS TO A HIGH STANDARD THROUGHOUT WITH A MODERN FINISH AND STYLISH DÉCOR THAT MAY ONLY BE FULLY APPRECIATED ON INTERNAL INSPECTION.

"A *MUST VIEW* FOR EVEN THE MOST DISCERNING OF BUYERS... SHOW HOME CONDITION THROUGHOUT!"



GUIDE PRICE: £114,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	84	84
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PROPERTY FEATURES...

- TOWN HOUSE IN A CONVENIENT VILLAGE LOCATION.
- SUPERB END SITE WITH PRIVATE DRIVEWAY.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- OAK FINISH INTERNAL DOORS.
- ALARM SYSTEM.
- GENEROUS KITCHEN/FAMILY DINING ROOM.
- SEPARATE UTILITY ROOM.
- 3 BEDROOMS.
- FAMILY BATHROOM WITH 4 PIECE WHITE SUITE.
- GROUND FLOOR POWDER ROOM.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- ENCLOSED REAR GARDEN LAID TO LAWN & PATIO.
- READY FOR OCCUPATION – DON'T MISS OUT!



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C OUTER DOOR LEADED GLAZED TOP PANELS.
TILED FLOOR. CARPET TO STAIRS.

SITTING ROOM:

FIREPLACE WITH SOLID FUEL GLASS FRONTED STOVE. CARPET TO FLOOR.



KITCHEN /FAMILY DINING:

SPACIOUS KITCHEN. FITTED HIGH AND LOW LEVEL UNITS. PELMET WITH DOWNLIGHTING. GRANITE WORKTOP & SPLASHBACK. S.S.SINK & MIXER TAP FITTING.INTEGRATED DISHWASHER. HOB & UNDER OVEN. X FAN OVER. SPACE FOR FRIDGEFREEZER. TILED FLOOR. U.P.V.C OUTER DOOR. GLAZED TOP PANELS.



UTILITY ROOM:

FITTED STORAGE & SHELVING. PLUMBED A.W.M. TILED FLOOR.

POWDER ROOM:

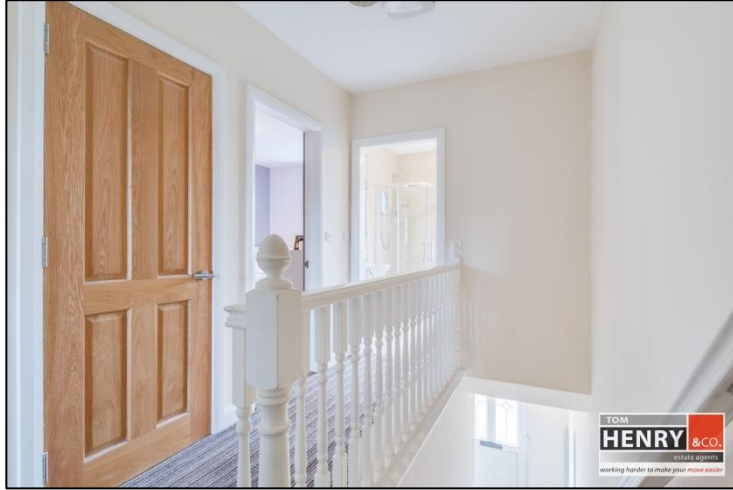
TILED FLOOR. WHITE SUITE. W.B. W.C.



FIRST FLOOR:

CARPET TO STAIRS & LANDING.

HOTPRESS:
SHELVED.



BEDROOM 1:
TO REAR. CARPET TO FLOOR.



BATHROOM:

4 PIECE WHITE SUITE. BATH. TOILET. ELECTRIC SHOWER. VANITY UNIT/MIRROR. TILED WALLS. TILED FLOOR. HEATED TOWEL RAIL. X FAN.



BEDROOM 2:
TO REAR. CARPET TO FLOOR.



BEDROOM 3:
TO FRONT. CARPET TO FLOOR.



OUTSIDE:

GARDEN TO FRONT LAID TO LAWN. PRIVATE TARMAC DRIVE & PARKING TO SIDE. SIDE GARDEN/PATIO. ENCLOSED GARDEN TO REAR, LAID TO LAWN & PATIO. WATER TAP.

FLOOR PLANS FOR I.D. PURPOSES ONLY.





KITCHEN / DINING
5.0m x 4.1m

LIVING ROOM
3.9m x 4.8m



(Floorplan for illustrative purposes only)

30 Hollowmills Meadows, Newmills, DUNGANNON BT71 4GZ



BEDROOM 3
2.0m x 3.7m

BEDROOM 1
4.8m x 2.8m

BEDROOM 2
4.9m x 2.8m



(Floorplan for illustrative purposes only)

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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.