

**13 WASHINGTON ROW  
DUNGANNON  
CO. TYRONE  
BT71 7BG**



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

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BT71 6AB

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**LANDMARK DETACHED 4 BEDROOM FAMILY HOME IN A MOST CONVENIENT TOWN LOCATION**

THIS DETACHED RESIDENCE HAS BEEN A PROMINENT FEATURE IN THE LANDSCAPE OF DUNGANNON FOR MANY YEARS. LOCATED ON WASHINGTON ROW IN THE WARD OF BALLYSGART THE PROPERTY ENJOYS A CONVENIENT LOCATION BEING WITHIN STROLLING DISTANCE OF DUNGANNON BUS STATION, NUMEROUS SCHOOLS, PARKS AND ALL OTHER TOWN AMENITIES. AFFORDING GENEROUS ACCOMMODATION EXTENDING TO 4 BEDROOMS (1 ENSUITE), 2 RECEPTION ROOMS, KITCHEN AND SEPARATE UTILITY THIS INTERESTING PROPERTY HAS CONSIDERABLE POTENTIAL EITHER AS A FAMILY HOME OR FOR REDEVELOPMENT S.T.P.P.

**"A ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE A CONVENIENT FAMILY HOME OR LANDMARK PREMISES (S.T.P.P.)"**



**GUIDE PRICE: £159,950**

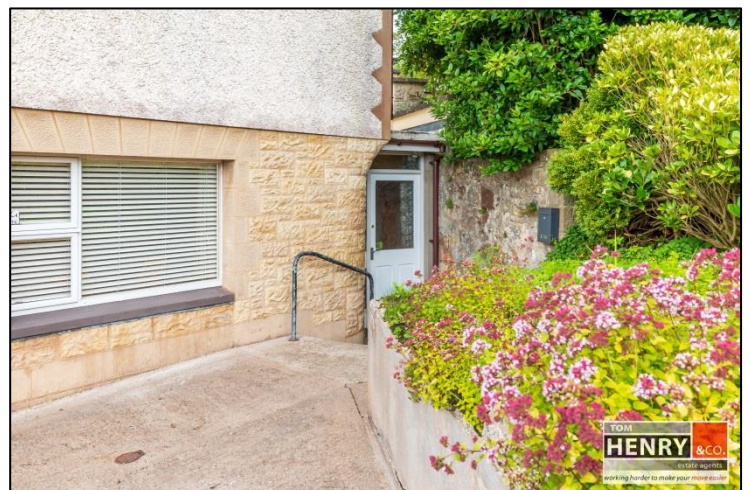
FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		34
<b>G</b> 1-20	14	
Not energy efficient - higher running costs		

# PROPERTY FEATURES...

- PROMINENT TOWN PROPERTY IN A SUPERB LOCATION.
- LOCATED WITHIN WALKING DISTANCE TO MANY TOWN AMENITIES.
- ADJOINING DOUBLE GARAGE & GENERAL PURPOSE STORE.
- FUEL STORE.
- OFF STREET PARKING IN ENCLOSED CONCRETE YARD.
- FITTED KITCHEN WITH STANLEY OIL FIRED COOKER.
- SEPARATE UTILITY ROOM.
- 4 BEDROOMS, 1 ENSUITE.
- STUDY/ HOME OFFICE.
- FLOOR AND WINDOW COVERINGS INCLUDED IN SALE.
- MAY HAVE REDEVELOPMENT POTENTIAL SUBJECT TO P.P.
- A ONCE IN A LIFETIME OPPORTUNITY – NOT TO BE MISSED!

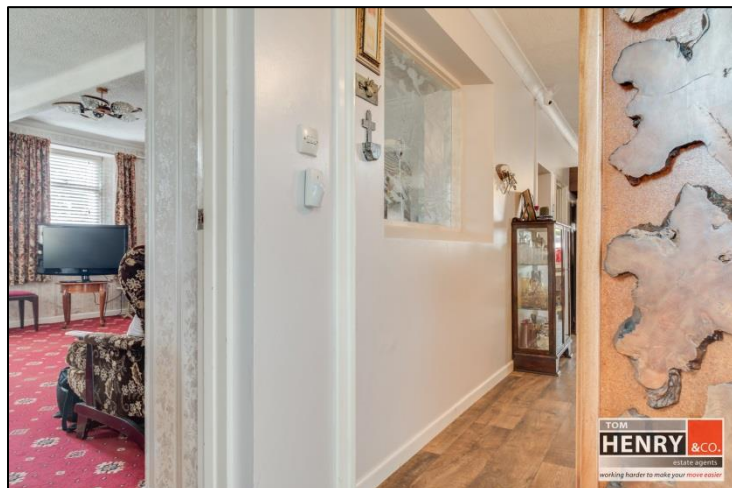




## ACCOMMODATION IN BRIEF...

### ENTRANCE HALL:

PART GLAZED, PART PANELLED OUTER DOOR.



### SITTING ROOM:

DUAL ASPECT. FEATURE STONE OPEN FIREPLACE WITH BACK BOILER. DISPLAY NICHES. CARPET TO FLOOR.





**KITCHEN/DINING ROOM:**

OPEN PLAN. KITCHEN WITH FITTED HIGH AND LOW LEVEL UNITS. GLASS DISPLAY UNITS. S.S.SINK AND DOUBLE DRAINER. STANLEY OIL FIRED COOKER (WATER, RADS & COOKER). SPACE FOR FRIDGE FREEZER. SPACE FOR DISHWASHER. TILED SPLASH BACK. TILED FLOOR. WALK-IN LINEN CUPBOARD. DOOR TO OUTSIDE LOBBY WITH CENTRAL HEATING BOILER.







**STUDY/WORK ROOM:**  
OPEN TO BEDROOM.



**LINEN CUPBOARD:**  
WALK IN. SHELVED. ELECTRIC LIGHT.

**BATHROOM:**  
OFF KITCHEN. BATH. WASH BASIN.

**BEDROOM 1:**  
FITTED STORAGE. HOTPRESS. STAIRS TO FIRST FLOOR.

**ENSUITE WET ROOM:**  
SHOWER. TOILET.







## FIRST FLOOR:

STAIRS FROM BEDROOM 1:

LANDING:  
STUDY AREA.



BEDROOM 2:  
TO FRONT. CARPET TO FLOOR.

BEDROOM 3:  
TO FRONT. WOODEN FLOOR.

BEDROOM 4:  
TO FRONT. DUAL ASPECT. CARPET TO FLOOR. FITTED STORAGE.





## OUTSIDE:

OUTSIDE LOBBY WITH CENTRAL HEATING BOILER.

TOILET & WASH BASIN WITH WHITE SUITE.

UTILITY AREA:

UP STEPS. PLUMBED FOR AWM. SPACE FOR T/D. S.S.SINK AND DRAINER. DOOR TO GENERAL PURPOSE STORE.

GENERAL PURPOSE STORE:

SHED/FORMER MUSHROOM HOUSE.

CONCRETE YARD. STICK SHED. GENERATOR.

GARAGES:

ELECTRIC LIGHT AND P.P.

## FLOOR PLANS FOR I.D. PURPOSES ONLY.







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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.**