

**30 Reenaderry Road  
Derrylaughan  
Coalisland  
Dungannon  
BT71 4QN**

**Guide Price: £349,500**



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

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### **The Agents Perspective...**

A superior detached residence built for owner occupation by the vendors Circa. 1990. Meticulously maintained and subsequently presented to the market in superb condition throughout, this beautiful family home is surrounded by mature gardens offering a tranquil outside space. The accommodation itself is generously proportioned with 5 bedrooms and 4 reception rooms including a games room - sure to entertain the younger occupants and a conservatory for the more mature in need of a space to unwind. There is no doubt this property offers the prospective purchaser space, privacy, convenience and a most attractive and versatile modern family home...

***"A must view for those seeking the best in family living"***

## Property Description:

A most accessible property located Circa 2.5 miles from the Tamnamore Road Junction off the M1, benefitting from a semi-rural situation. The property is approached via a pillared and gated entrance with cattle grid, and the asphalt driveway winds through the beautifully mature and well-tended gardens. A spacious reception hall welcomes the individual and is partly open to the initial family reception room, creating an immediate sense of space. The family room is well proportioned with French doors allowing access to the decking area and gardens beyond. The lovely sitting room is further enhanced by light entering from a beautiful bay window, a feature arched window and sliding doors opening into the adjoining conservatory. Semi-vaulted ceilings and a Chinese slate floor indicate the high specification which was adhered to in the design of this home. The uninterrupted flow of this suite of reception rooms continues through a set of French doors onto a super decked area, creating an outside room, perfect for entertaining in the summer months. The kitchen benefits from similar high standards, with quality fitted units, granite worktop, range, and American style fridge freezer, and is part open to the family dining room. A separate utility room offers additional ancillary space for household essentials and further storage in the form of a shelved airing cupboard. A powder room with two-piece white suite is a convenient addition. The guest bedroom suite with built in wardrobe and ensuite toilet completes the downstairs accommodation. The first floor accommodation is equally as impressive, with a large minstrel gallery allowing ample space to be utilized as a study area. The master bedroom is fitted with full length storage and an ensuite shower room. The main bathroom is well-appointed with an attractive free-standing bath, shower, mirrored cupboard and heated towel rail. The further 3 bedrooms are all well-proportioned, two of which include fitted storage. The lower ground floor is accessed via carpeted stairs from the reception hall. The vendors have utilised this super space as a games room, with prefinished floor and beamed ceiling it has the potential for many differing uses according to the purchaser's preference. The outside of the property is a credit to the vendors and words cannot do the mature gardens justice. They have been well maintained and offer an assortment of lovely features including a large decked area, lawns, shrub beds, water feature and pergola. A garage and store with up and over door complete the offering.

## Property Features:

- Detached residence on beautifully mature semi-rural site.
- Circa 2.5 miles Tamnamore roundabout for access to major road networks.
- 5 bedrooms including guest bedroom with ensuite.
- Master bedroom, ensuite.
- 4 Reception rooms.
- Conservatory with French doors to decking area.
- Games room.
- Superior fitted kitchen with appliances included.
- Powder room/Ensuite to ground floor.
- Bathroom & Ensuite to first floor.
- U.P.V.C double glazed windows & external doors.
- Oil fired central heating: underfloor heating to ground floor and radiators to first floor.
- Moulded skirtings & architraves.
- Floor and window coverings included in sale.
- Suberb mature gardens with water feature.
- Garage and store with up and over doors.
- Outside lighting.

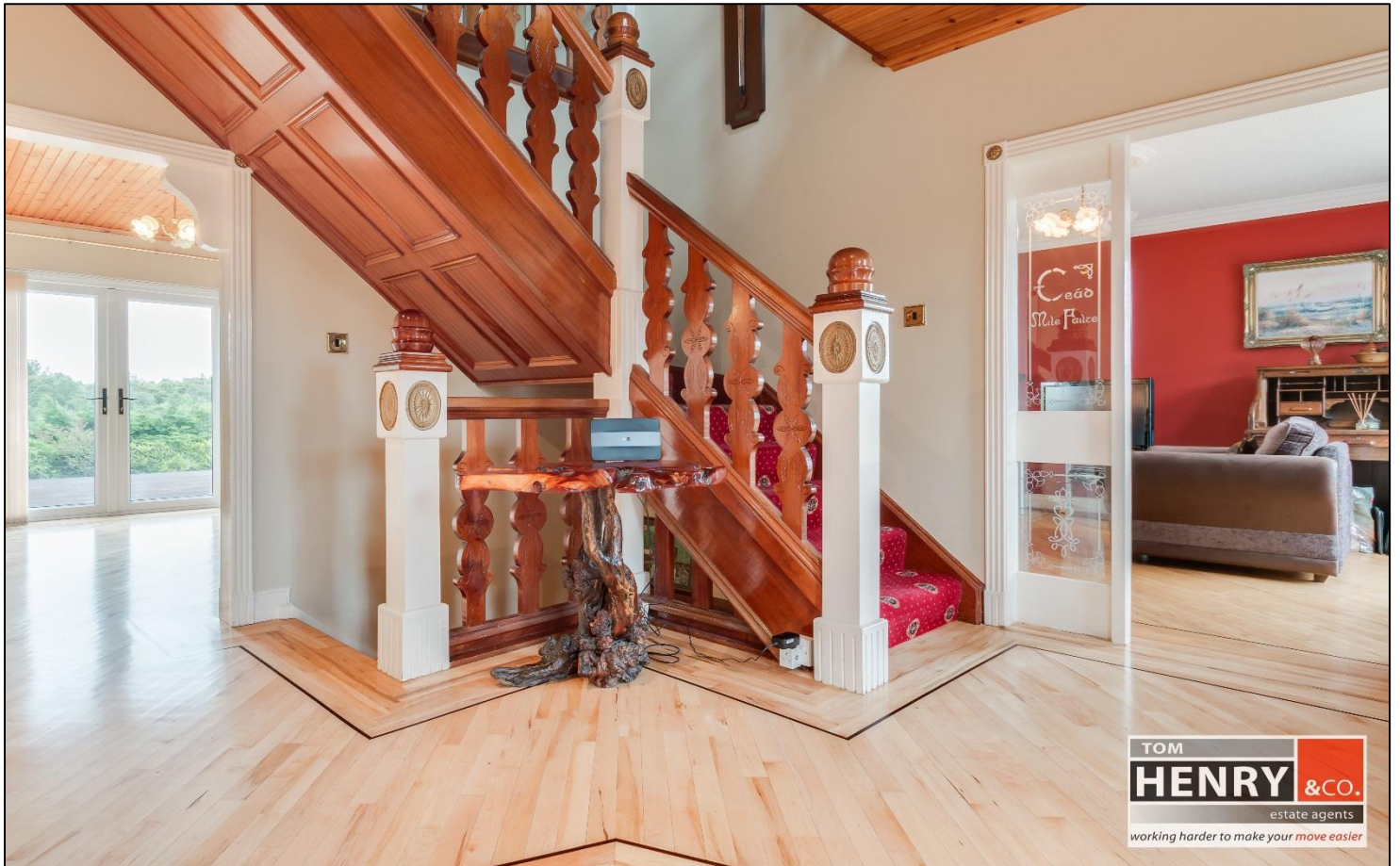




## ACCOMMODATION IN BRIEF...

### RECEPTION HALL:

U.P.V.C OUTER DOOR WITH GLAZED SUNBURST & SIDE PANELS. WOODEN FLOOR. STAIRS TO FIRST FLOOR WITH CARPET. WOODEN CEILING. EYEBALL LIGHTING. PART OPEN TO FAMILY AREA.



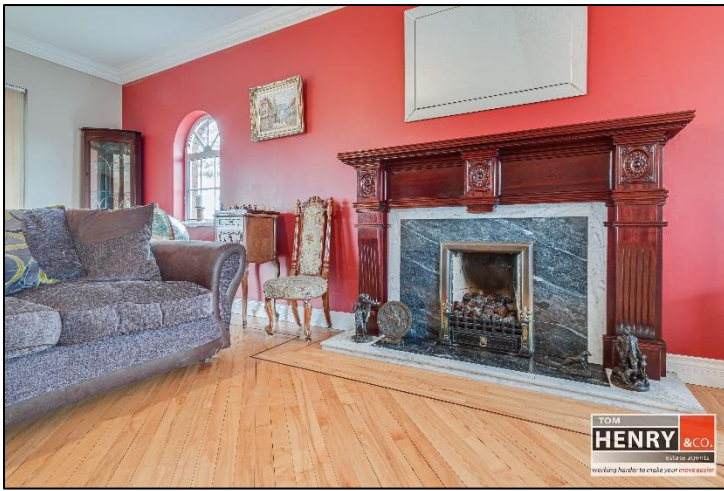


**SITTING ROOM:**

**BAY WINDOW. COVING & CENTRE PIECE. WOODEN FLOOR. OPEN FIREPLACE GAS INSET. FEATURE ARCH WINDOW. SLIDING DOORS TO CONSERVATORY.**







**CONSERVATORY:**  
**VIEWS OVER IMMEDIATE & DISTANT LANDSCAPE. SEMI-VAULTED CEILING. GLAZED PANELS. CHINESE SLATE FLOOR. FRENCH DOORS TO DECKING AREA.**



**KITCHEN OPEN TO DINING AREA:**  
**FITTED HIGH & LOW LEVEL GREENHILL UNITS. GRANITE WORK TOP & SPLASH BACK. S.S.SINK WITH MIXER TAP FITTING. WINE RACK. INTEGRATED APPLIANCES. AMERICAN STYLE FRIDGEFREEZER. DISHWASHER. RANGE 5 RING GAS HOB. ELECTRIC UNDER OVEN WITH X-FAN OVER. TILED FLOOR. TILED SPLASHBACK. PART OPEN TO DINING AREA.**







DINING ROOM:  
WOODEN FLOOR. WOODEN CEILING. BAY WINDOW.







**FAMILY AREA:**  
PART OPEN FROM RECEPTION HALL. WOODEN FLOOR. WOODEN CEILING. FRENCH DOORS TO DECKED AREA.



**UTILITY AREA:**  
FITTED UNITS . S.S.SINK & DRAINER. MIXER TAP FITTING.  
PLUMBED A.W.M. SPACE T/D/ TILED FLOOR. U.P.V.C.  
REAR DOOR. GLAZED PANEL.

**AIRING CUPBOARD/CENTRAL HEATING BURNER ROOM:**  
HOUSES BEAM VACUUM UNIT. SHELVED FOR STORAGE.

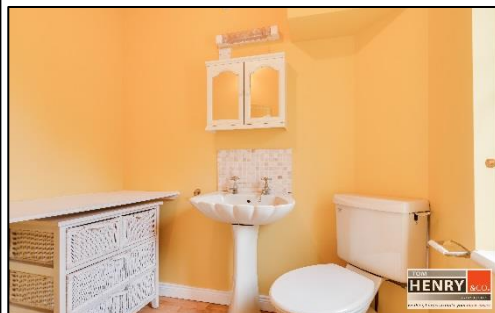
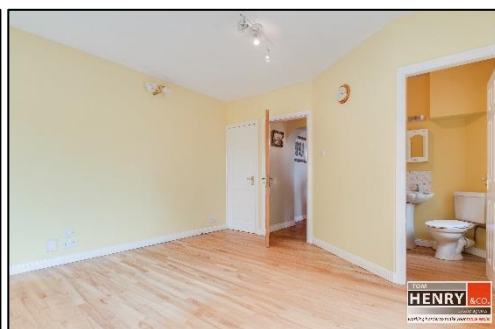
**POWDER ROOM:**  
WHITE SUITE. TOILET.  
WASH BASIN. TILED WALLS &  
FLOOR. XFAN.





GUEST BEDROOM:  
BUILT IN WARDROBE. WOODEN FLOOR.

ENSUITE:  
TOILET. WASHBASIN. WOODEN FLOOR.



FIRST FLOOR:

STAIRS & LANDING:  
CARPET. WOODEN CEILING. MINSTRAL GALLERY. STUDY AREA.



MASTER BEDROOM:  
WOODEN FLOOR. FITTED STORAGE WITH MIRRORED DOORS. FULL LENGTH. HANGING & SHELVED STORAGE.  
DOWNLIGHTING TO CEILING.





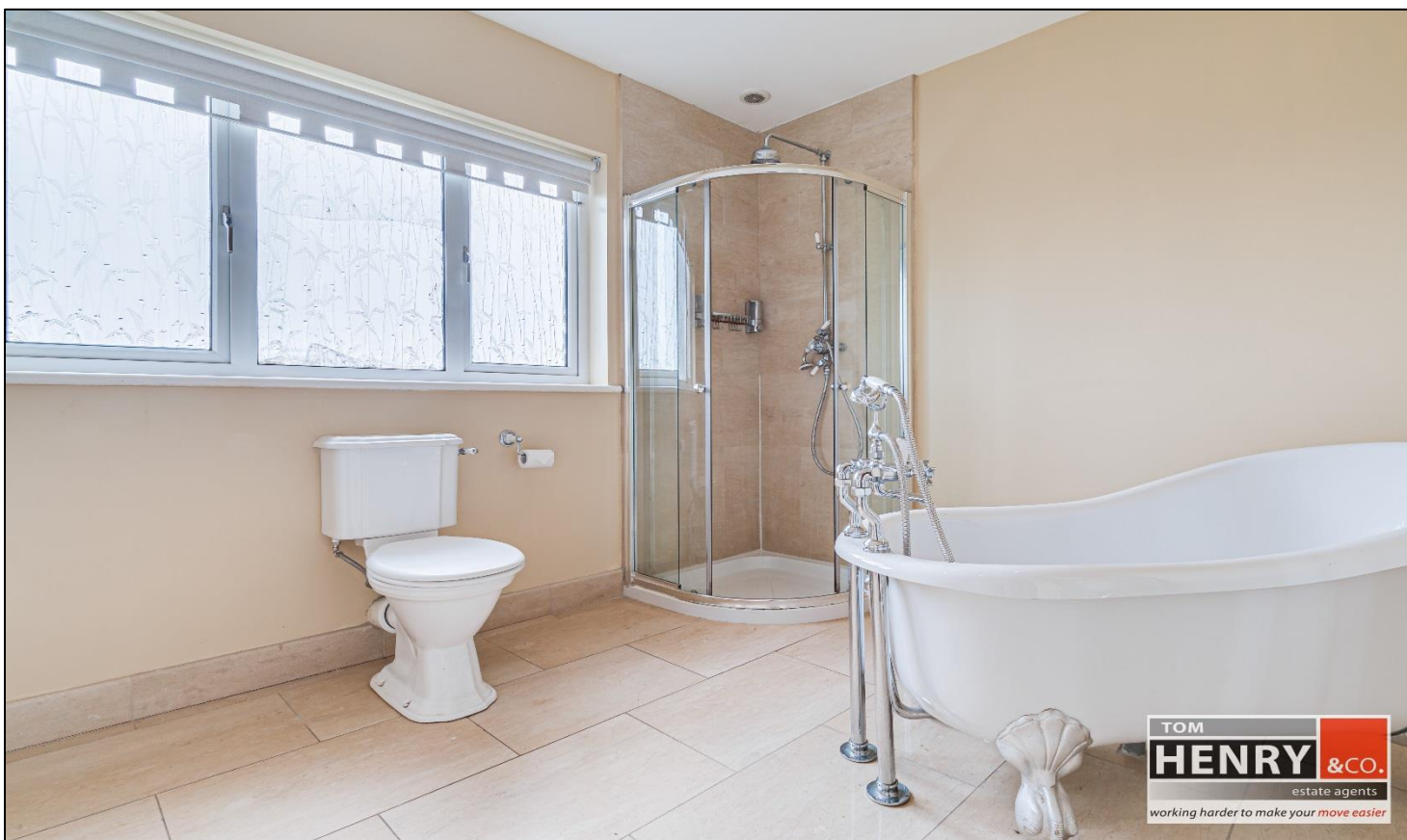
**ENSUITE:**

**WHITE SUITE. TOILET. VANITORY UNIT. SHOWER. TILED. TILED FLOOR.**



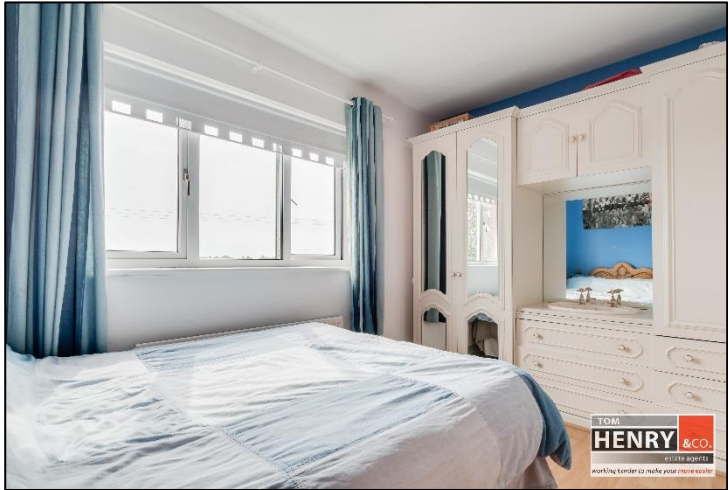
**BATHROOM:**

**WHITE SUITE. FREESTANDING SLIPPER BATH WITH HANDHELD SHOWER FITTING. TOILET. WASHBASIN. SHOWER. TILED. HEATED TOWEL RAIL. MIRRORED STORAGE CUPBOARD. DOWN LIGHTING TO CEILING. TILED FLOOR. UNDERFLOOR ELECTRIC HEATING.**





**BEDROOM 2:**  
**TO REAR. FITTED STORAGE. VANITORY UNIT. PRE-FINISHED FLOOR.**



**BEDROOM 3:**  
**TO FRONT. FITTED FURNITURE. PRE-FINISHED FLOOR.**



**BEDROOM 4:**  
**TO SIDE.**





## LOWER GROUND FLOOR:

### GAMES ROOM:

STAIRS WITH CARPET FROM RECEPTION HALL. PRE-FINISHED FLOOR. BEAMED CEILING.



## OUTSIDE:

PILLARED & GATED ENTRANCE WITH CATTLE GRID. ASPHALT DRIVEWAY THROUGH MATURE FRONT GARDENS LAID TO LAWNS & SHRUBS. FORECOURT PARKING. PARKING TO SIDE.

### GARAGE:

UP & OVER DOOR.

### STORE:

UP & OVER DOOR.

WATER FEATURE.

REAR GARDEN. LARGE DECKED AREA. GRAVELLED PATHS WITH PAVIA EDGING, LANDS & SHRUB BEDS. PERGOLA. WATER TAP.

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

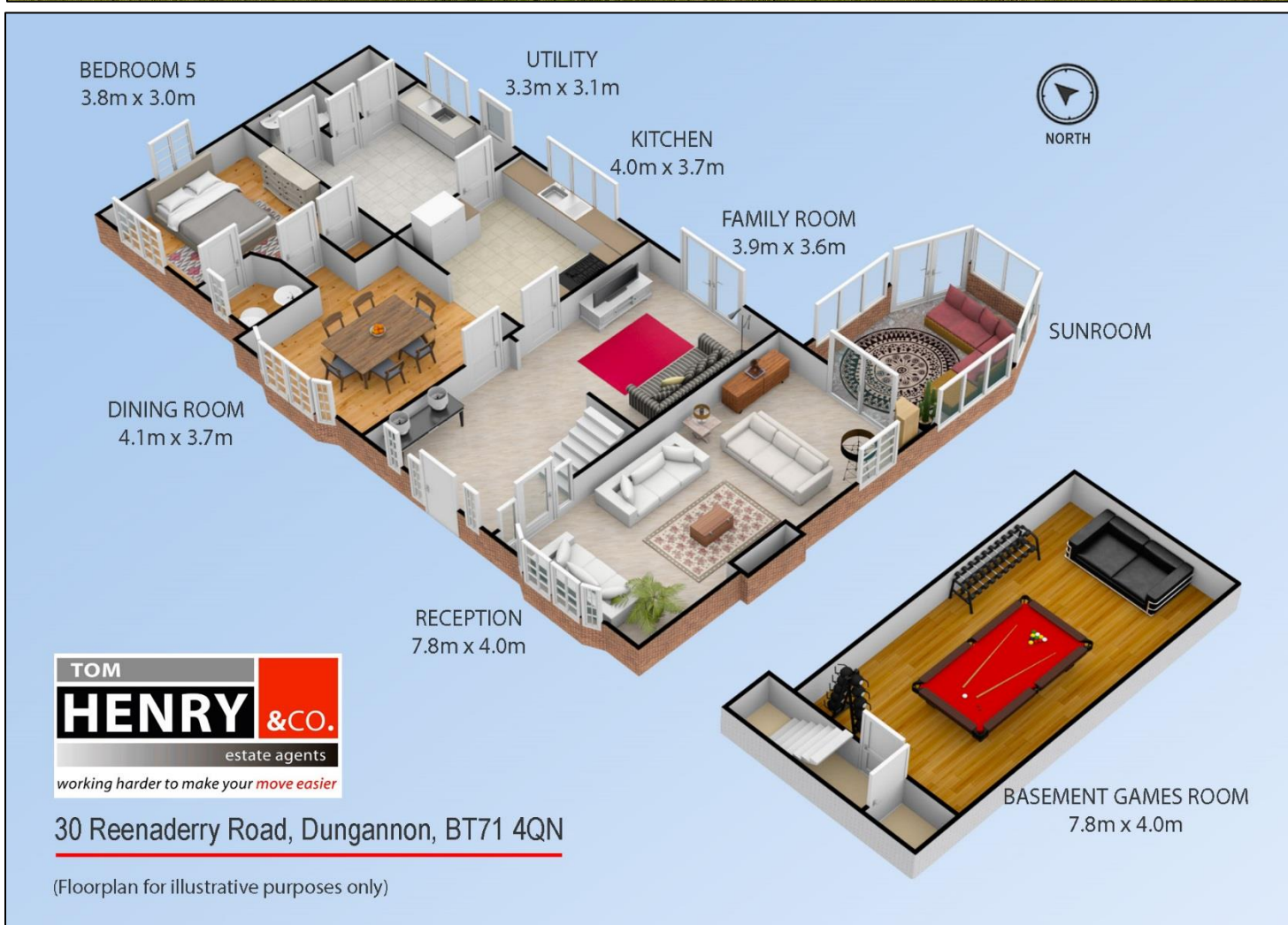




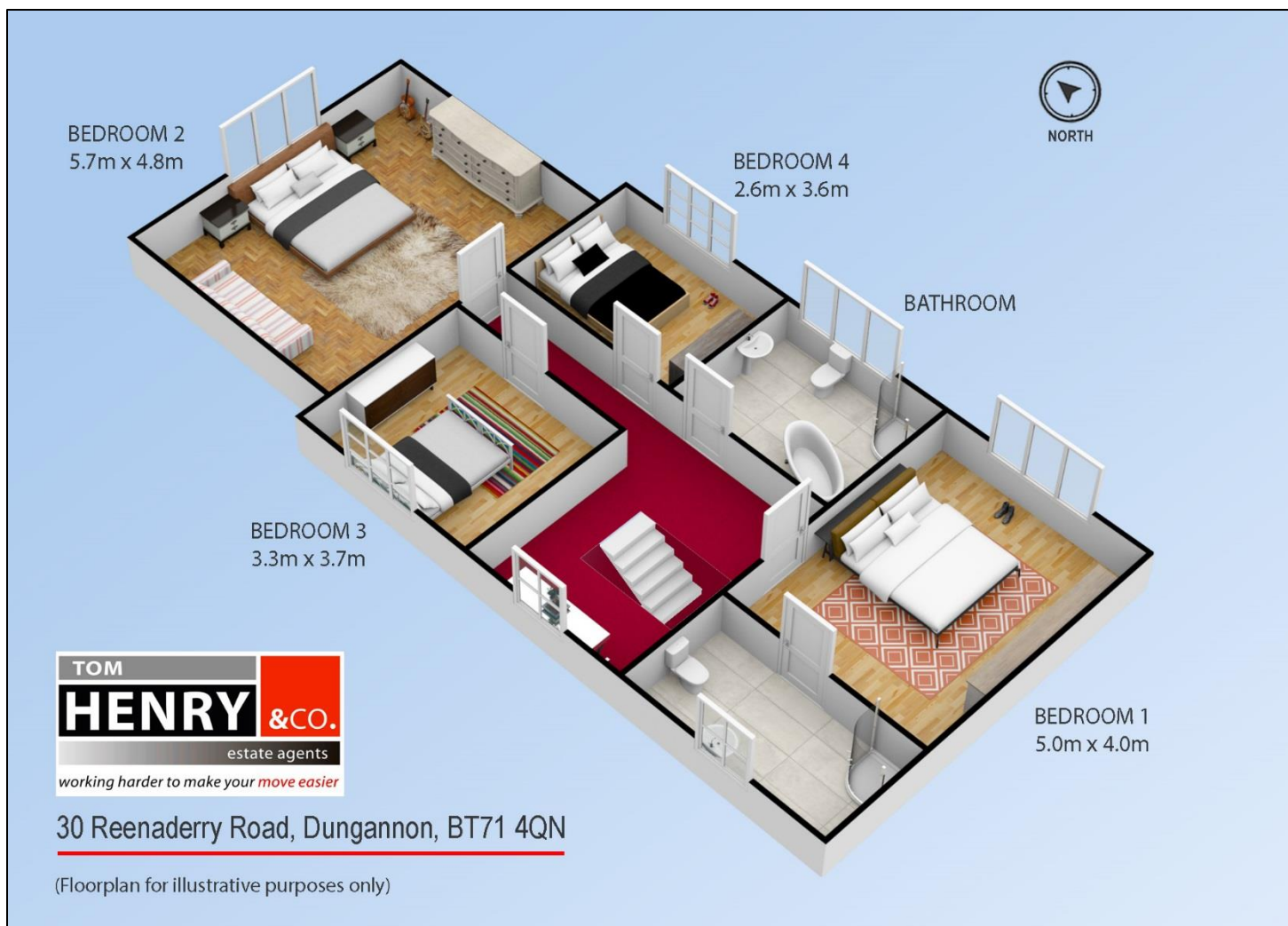












	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		79
<b>D</b> 55-68	71	
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

#### N.B.

Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

#### 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.**

#### *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.
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