

**9 Beresford Square  
Dungannon  
BT71 6UQ**

**Guide Price: £149,950**



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

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Dungannon,  
Co. Tyrone,  
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### ***The Agent's Perspective...***

A rare chance to acquire a beautiful duplex apartment in this exclusive private development.

Immaculately designed to offer the best in independent living 'Beresford Square' benefits from beautifully landscaped and maintained gardens, the utmost in privacy and security and extremely comfortable living accommodation.

This property has been maintained to a good standard and is deceptively spacious with master bedroom and ensuite, a further 2 bedrooms, open plan kitchen and living area and utility room. A must view for those seeking to downsize to a very attractive property in beautiful surroundings without the burden of maintenance and become a part of a community of like-minded individuals.

***"Enjoy the finer things in life at a slower pace..."***



## ***PROPERTY FEATURES:***

- A LUXURIOUS DUPLEX APPARTMENT.
- AN EXCLUSIVE, SECURE DEVELOPMENT FOR PEOPLE OVER 45.
- ENCLOSED WITH REMOTE GATES AND PEDESTRIAN DOOR.
- DESIGNATED PARKING.
- MAINTAINED LANDSCAPED GARDENS.
- MASTER BEDROOM SUITE WITH ENSUITE.
- 2 FURTHER BEDROOMS.
- MODERN BATHROOM WITH 4 PIECE WHITE SUITE.
- OPEN PLAN KITCHEN/LIVING AREA.
- UTILITY ROOM.
- ELEVATOR ACCESS FROM GROUND FLOOR.
- INTERCOM SYSTEM.
- INTRUDER ALARM.
- UNDERFLOOR HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- GAS FIRED CENTRAL HEATING.
- MANAGEMENT FEE £1200 P.A.
- 4 PANEL INTERNAL DOORS.
- MOULDED SKIRTINGS & ARCHITRAVE & HOCKEY STICKS.



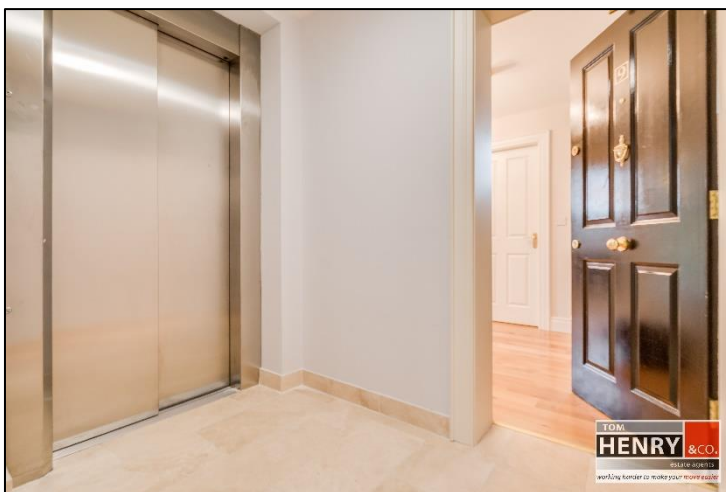


## ACCOMMODATION IN BRIEF...

### GROUND FLOOR:

RECEPTION HALL:

STAIRS/LIFT TO ENTRANCE HALL.



ENTRANCE HALL:

4 PANEL DOOR. WOODEN FLOOR. INTRUDER ALARM. INTERCOM SYSTEM.



KITCHEN / LIVING ROOM:

OPEN PLAN. SEMI- VAULTED CEILING. FITTED HIGH & LOW LEVEL UNITS. GRANITE WORK TOP & SPLASHBACK. BEKO HOB WITH XFAN OVER OVEN. INTEGRATED DISHWASHER. FRIDGE FREEZER. BAY WINDOW. ELECTRIC FIREPLACE WITH MARBLE SURROUND. GRANITE HEARTH. ELECTRIC FIRE INSET. TILED FLOOR.







UTILITY ROOM:  
 TILED FLOOR. S.S. SINK & DRAINER. PLUMBED AWM.  
 CENTRAL HEATING BOILER. SPACE T/D.





**BEDROOM 1:**

**LAMINATE FLOOR. VELUX WINDOW. PRESENTLY USED AS DINING ROOM.**



**BEDROOM 2:**

**LAMINATE FLOOR. VELUX WINDOW.**



**BATHROOM:**

**4 PIECE WHITE SUITE. BATH. TOILET. WASH BASIN. SHOWER. WALL MOUNTED MIRRORED STORAGE UNIT. PART TILED WALLS. TILED FLOOR. X FAN. HEATED TOWEL RAIL.**





## FIRST FLOOR:

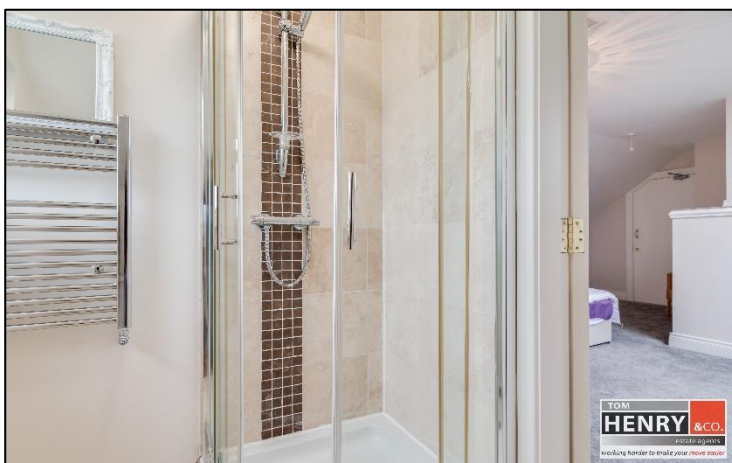
STAIRS WITH CARPET.

MASTER SUITE:

CARPET TO FLOOR. FITTED STORAGE.

ENSUITE:

3 PIECE WHITE SUITE. SHOWER. (TILED). WASH BASIN. TOILET. HEATED TOWEL RAIL. X-FAN. TILED FLOOR.





**OUTSIDE:**

AUTOMATED GATED ENTRANCE.

ALLOCATED CAR PARKING WITHIN COMMUNAL PARKING FACILITY.

SURROUNDED BY BEAUTIFUL METICULOUSLY MAINTAINED GARDENS & GROUNDS.

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











NORTH

BEDROOM 1  
3.5m x 3.6m

DINING ROOM  
3.5m x 3.4m

KITCHEN / LIVING  
3.5m x 7.0m



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(Floorplan for illustrative purposes only)



NORTH

BEDROOM 2  
4.6m x 5.2m

STAIRWELL

STORAGE



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(Floorplan for illustrative 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	78	78
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

**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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**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**