

"KILN HOUSE"

12A DRUMCONNOR ROAD

LISNAGLEER

DUNGANNON

CO. TYRONE

BT70 3LL



working harder to make your *move easier*

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Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

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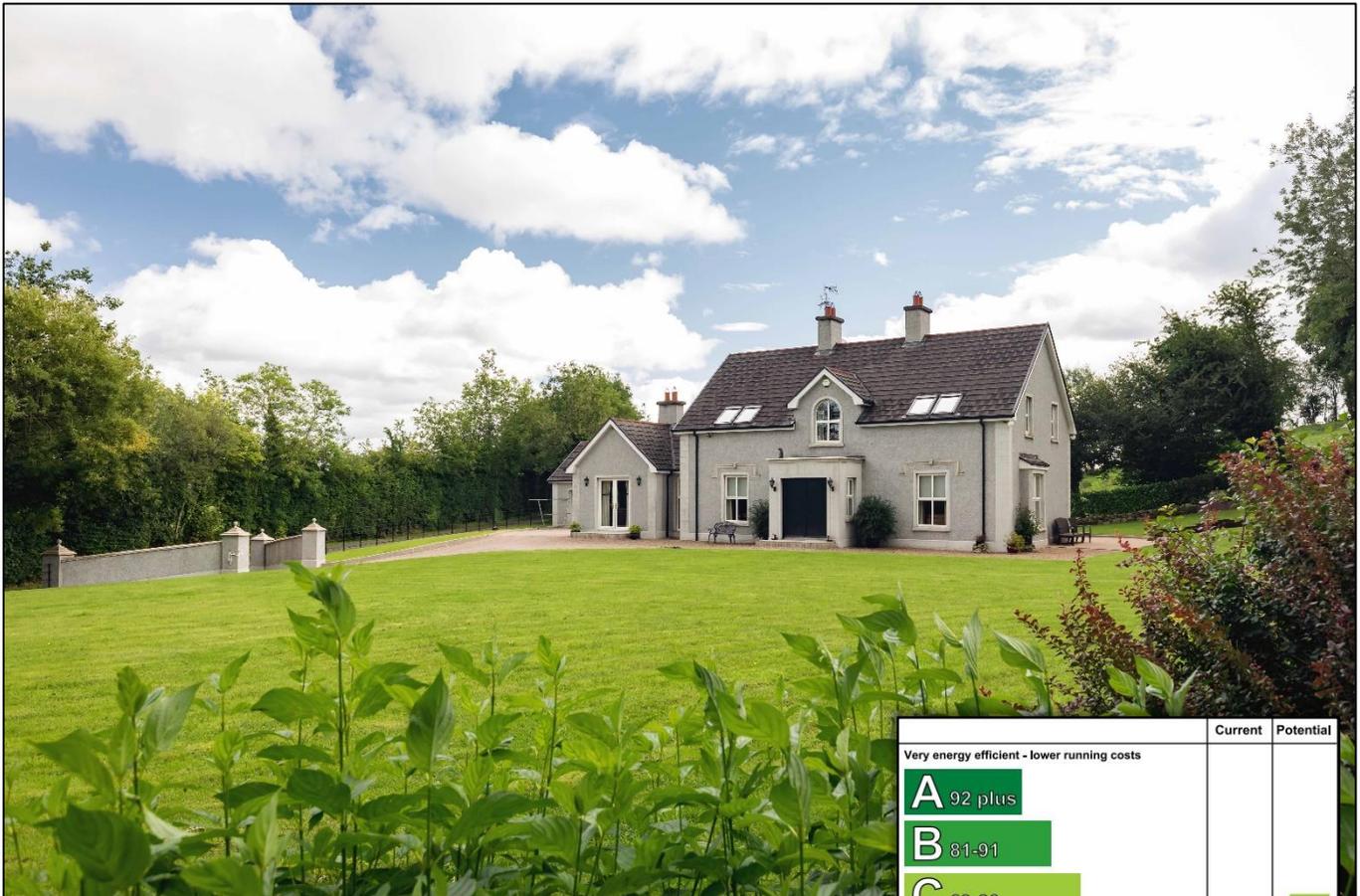
"CLASSY, ELEGANT AND IMMACULATE THROUGHOUT"

BUILT CIRCA. 13 YEARS AGO USING QUALITY MATERIALS AND WORKMANSHIP, THE SALE OF "KILN HOUSE" PRESENTS THE OPPORTUNITY FOR A LUCKY PURCHASER TO ACQUIRE AN IMPRESSIVE FAMILY HOME SITUATED ON A LARGE SITE OF C. 1 ACRE IN A PEACEFULL YET CONVENIENT SEMI-RURAL AREA MID-WAY BETWEEN DUNGANNON AND COOKSTOWN.

EXTERNALLY THE PROPERTY IS BEAUTIFULLY LANDSCAPED WITH PILLARED ENTRANCE, ESTATE FENCING AND MATURE HEDGING BOUNDING THE TRANQUIL GARDENS WITH MATURE SHRUB BEDS, IMMACULATE LAWNS AND PICTURESQUE SEATING AREAS.

INTERNALLY, "KILN HOUSE" BOASTS SPACIOUS, WELL APPOINTED ACCOMMODATION INCLUDING; 5 BEDROOMS (2 ENSUITE), 2 RECEPTION ROOMS AND ENTERTAINMENT SIZED KITCHEN/DINING AREA. THIS PROPERTY IS PRESENTED TO AN IMPRESSIVE STANDARD AND INCORPORATES MANY FEATURES EXPECTED OF A PROPERTY OF THIS CALIBRE; FEATURE VAULTED CEILINGS, CONCRETE FLOORS TO FIRST FLOOR, UNDER FLOOR HEATING TO GROUND FLOOR AND LUXURY FITTINGS THROUGHOUT.

"A STUNNING 5 BEDROOM COUNTRY HOME IN AN IDYLIC SETTING"



GUIDE PRICE: £344,950

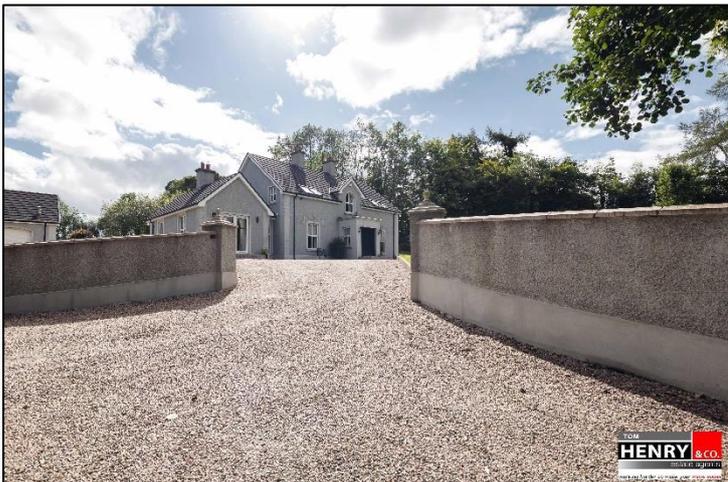
FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	67	71
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PROPERTY FEATURES...

- CENTRAL LOCATION MIDWAY BETWEEN DUNGANNON AND COOKSTOWN.
- BEAUTIFUL MATURE SITE OF C. 1 ACRE.
- BUILT CIRCA. 2007.
- QUALITY CONSTRUCTION WITH CONCRETE FLOOR TO FIRST FLOOR.
- OIL FIRED CENTRAL HEATING (UNDER FLOOR TO GROUND FLOOR).
- 4 PANEL INTERNAL DOORS (OAK FINISH).
- U.P.V.C. DOUBLE GLAZED WINDOWS THROUGHOUT.
- GENEROUS PROVISION OF T.V. AND POWER POINTS.
- BEAM VACUUM SYSTEM.
- ALARM SYSTEM WITH SECURITY CAMERAS.
- CLADDING TO FASCIA AND SOFFITS.
- 5 BEDROOMS, 2 ENSUITE.
- LUXURY WHITE SANITARYWARE.
- FLOOR AND WINDOW COVERINGS INCLUDED IN SALE.
- 2 CAR GARAGE BLOCK.
- A DREAM HOME IN A BEAUTIFUL SETTING.

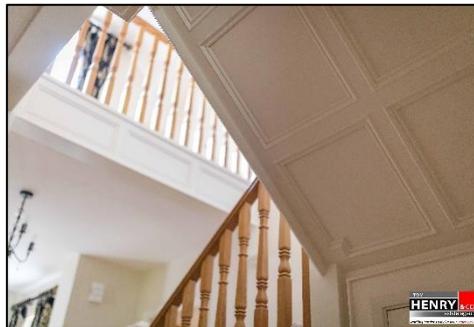
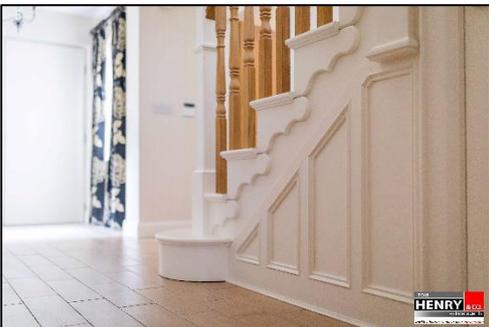
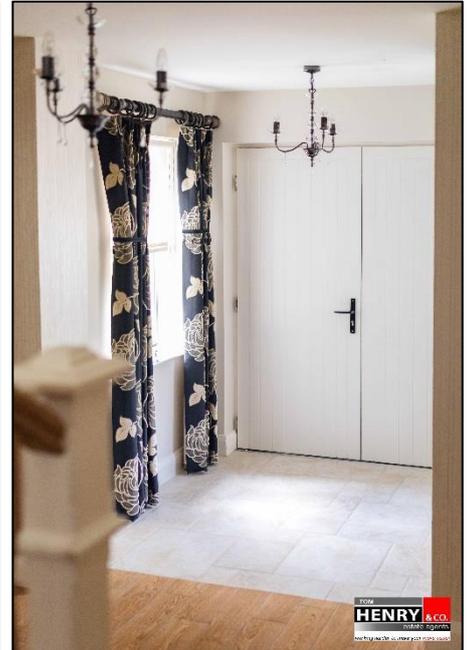




ACCOMMODATION IN BRIEF...

ENTRANCE/RECEPTION HALL:

DOUBLE ENTRANCE DOORS (WOODEN). TILED FLOOR. STAIRS TO FIRST FLOOR WITH CARPET. STORAGE CUPBOARD UNDER STAIRS.



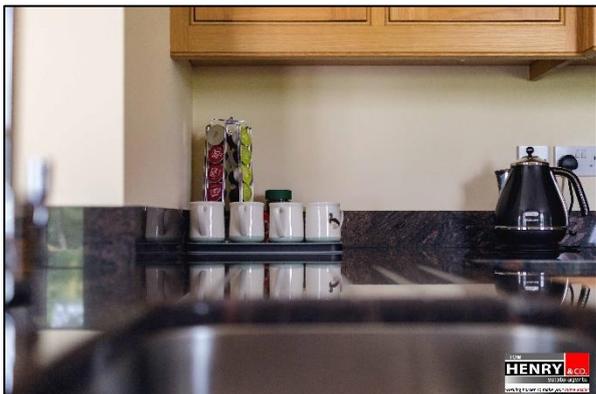
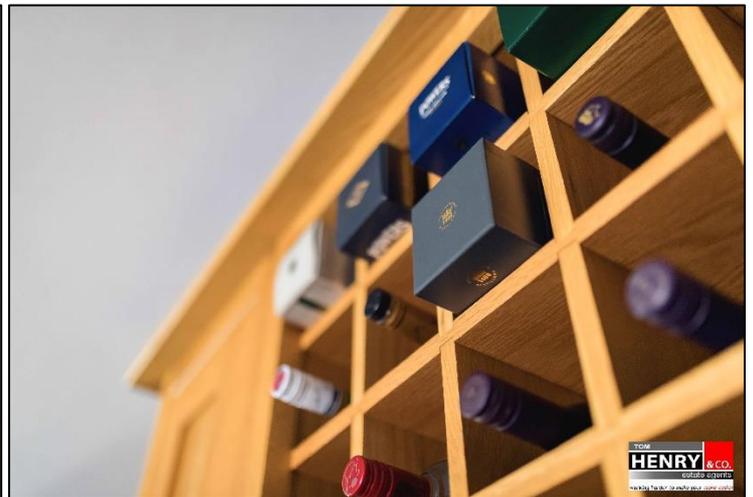


SITTING ROOM:
DUAL ASPECT. OPEN FIREPLACE (MARBLE). TILED FLOOR.



KITCHEN FAMILY DINING:

FITTED HIGH AND LOW LEVEL UNITS (SOLID OAK). GLAZED DISPLAY UNITS. WINE RACK. UNDER UNIT LIGHTING. GRANITE WORK TOPS AND SPLASH BACK. BREAKFAST BAR. ELECTRIC RANGE (KENSINGTON) WITH 5 RING HOB AND DOUBLE OVEN WITH FEATURE OVERMANTLE HOUSING X FAN. SPACE FOR FRIDGE. TILED FLOOR. OPEN TO FAMILY AREA.



FAMILY AREA:

GLASS FRONTED SOLID FUEL STOVE IN MARBLE FIREPLACE. VAULTED CEILING WITH FEATURE PANELLING TO COMPLIMENT FEATURE IN ENTRANCE HALL. TILED FLOOR. FRENCH DOORS TO FRONT GARDEN.



REAR LOBBY:
PART GLAZED DOOR TO/FROM FAMILY ROOM. TILED FLOOR.
U.P.V.C. OUTER DOOR WITH GLAZED TOP PANEL.

CLOAK CUPBOARD:

POWDER ROOM:
WHITE SUITE. TOILET. WASH BASIN. X FAN. TILED FLOOR.

UTILITY ROOM:
FITTED HIGH AND LOW LEVEL UNITS TO COMPLIMENT KITCHEN.
S.S.SINK AND DRAINER WITH MIXER TAP FITTING. PLUMBED FOR
AWM. SPACE FOR T/D. WINE COOLER (INCLUDED). TILED SPLASH
BACK. TILED FLOOR.

HOTPRESS:
SHELVED.

BEDROOM 1/GUEST BEDROOM:
CARPET TO FLOOR.

ENSUITE:
WHITE SUITE. SHOWER (FULLY TILED). TOILET. WASH BASIN. TILED
FLOOR. X FAN.



BEDROOM 2:
CARPET TO FLOOR.



SHOWER ROOM:
WHITE SUITE. SHOWER (TILED). TOILET. WASH BASIN WITH TILED SPLASH BACK. TILED FLOOR. X FAN.



FIRST FLOOR:

STAIRS AND LANDING:
CARPET TO FLOOR. FEATURE WINDOW.



MASTER BEDROOM SUITE:
CARPET TO FLOOR. FEATURE FALSE FIREPLACE (MARBLE).

DRESSING ROOM:
HANGING AND SHELVED SPACE. CARPET TO FLOOR. RADIATOR.

ENSUITE:
WHITE SUITE. SHOWER (TILED). TOILET. WASH BASIN WITH TILED SPLASH BACK. ILLUMINATED MIRROR. TILED FLOOR. X FAN.





BEDROOM 4:
DUAL ASPECT. CARPET TO FLOOR. FITTED STORAGE WITH SHELVING AND HANGING SPACE AND MIRRORED SLIDING DOORS.



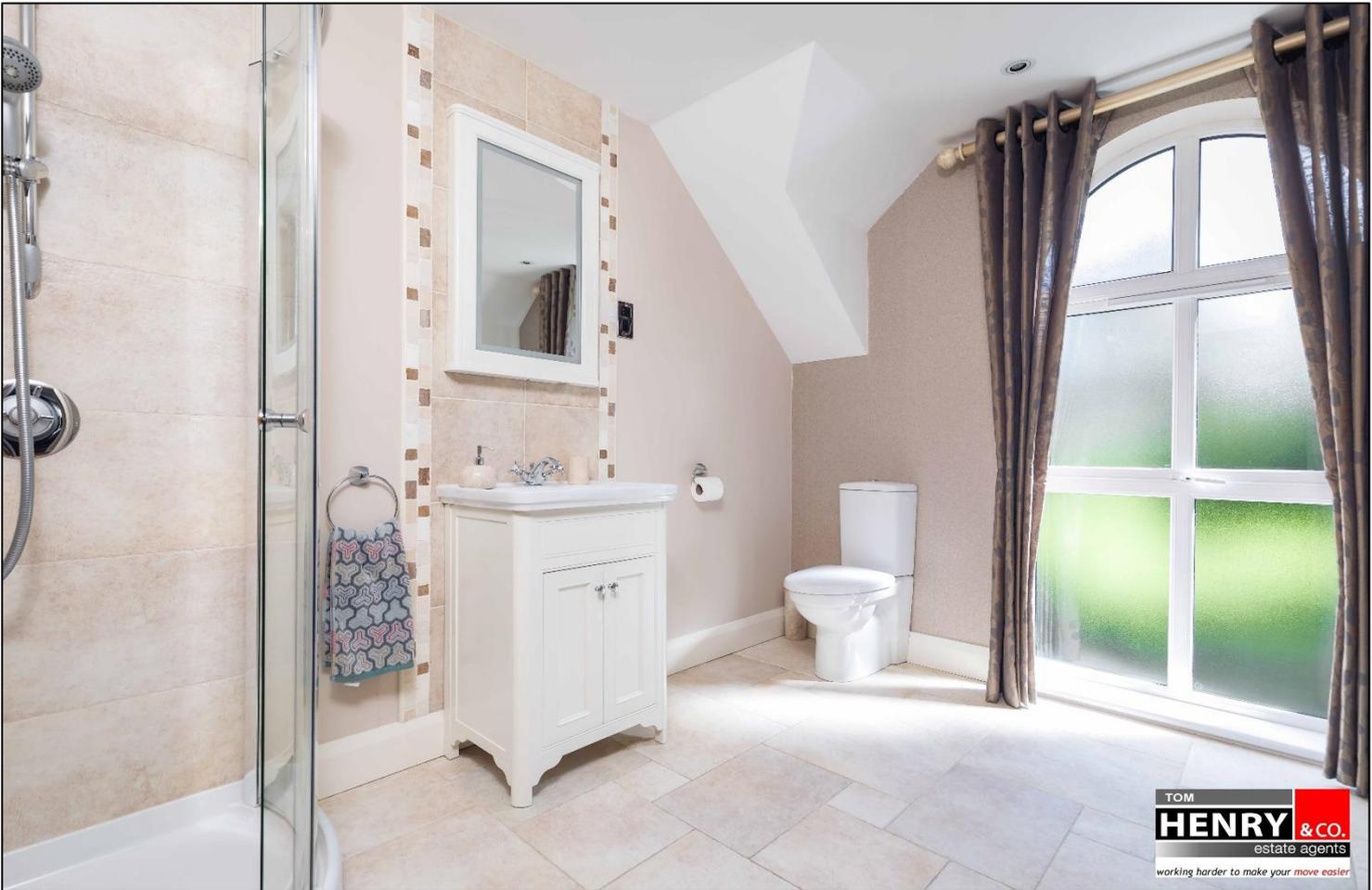
BEDROOM 5:

DUAL ASPECT. CARPET TO FLOOR. FITTED STORAGE; WARDROBE WITH SLIDING MIRRORED DOORS, DRAWER UNIT.



BATHROOM:

FEATURE WINDOW. WHITE SUITE. BATH WITH HAND HELD SHOWER FITTING. SHOWER (TILED). VANITY UNIT (LAURA ASHLEY). ILLUMINATED MIRROR. ELECTRIC SHAVER SOCKET. FEATURE DOWN LIGHTING. TILED FLOOR.





OUTSIDE:

PILLARED ENTRANCE WITH GRAVEL DRIVEWAY AND FORECOURT PARKING. PAVIA PARKING TO DETACHED GARAGE BLOCK. SEPARATE GARDEN GATE FOR WORKING ACCESS.

DETACHED DOUBLE GARAGE BLOCK:

2 REMOTE ROLL-UP DOORS. BEAM VACUUM UNIT. CENTRAL HEATING BURNER. PART USED AS GAMES ROOM. LOFT STORAGE AREA – FLOORED, ELECTRIC LIGHT AND 2 GABLE WINDOWS.

GARDENS SURROUND THE PROPERTY LAID TO LAWNS AND BEDS MANY EDGED WITH STONE TO MATCH KILN. ESTATE FENCING AND MATURE HEDGING.

FEATURE RAISED GARDEN AREA WITH GRAVELLED PATHS AND DECKED AREA OVER OLD KILN WITH SPOT LIGHTS.

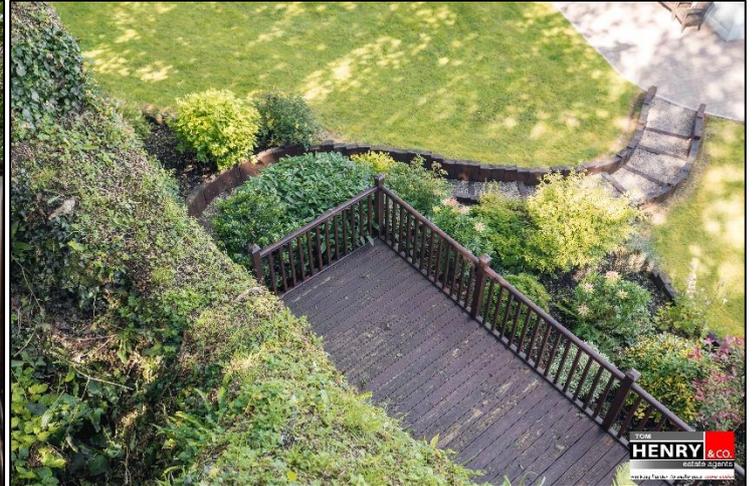
DECKED AREA WITH POWER POINT AT KILNS FOR BARBEQUES ETC.

WATER TAP.











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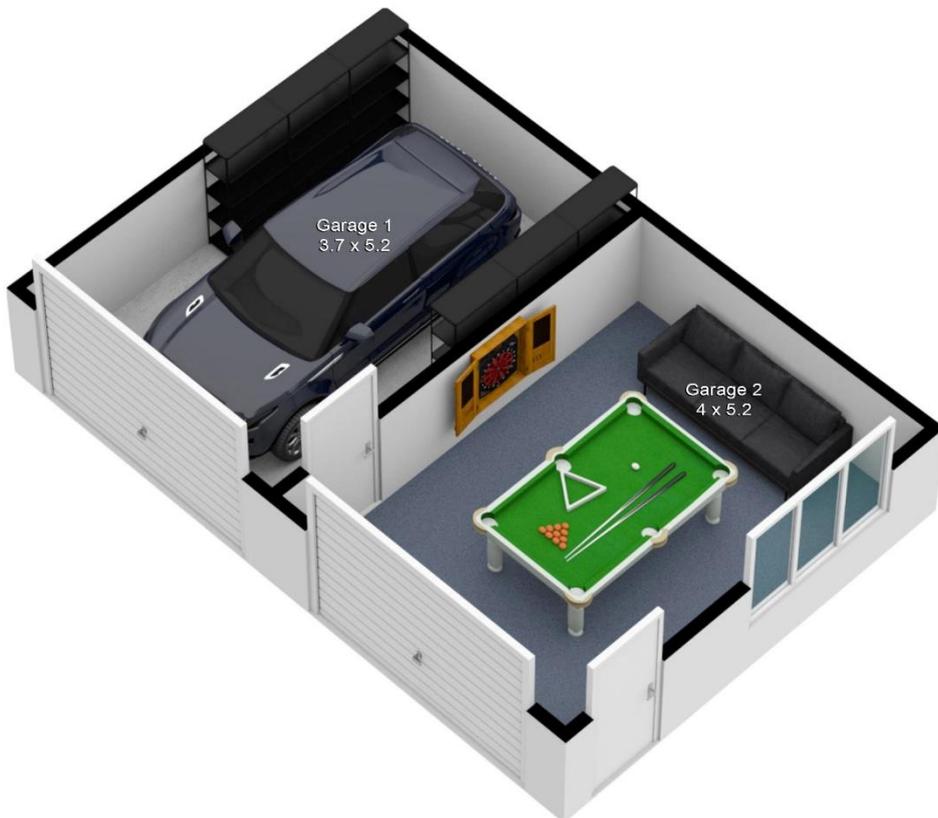
Ground Floor



First Floor



Garage



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FLOOR PLANS FOR I.D. PURPOSES ONLY.

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.