

**36 KALENDRA COURT  
BUSH ROAD  
DUNGANNON  
CO. TYRONE  
BT71 6EB**



*working harder to make your move easier*

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

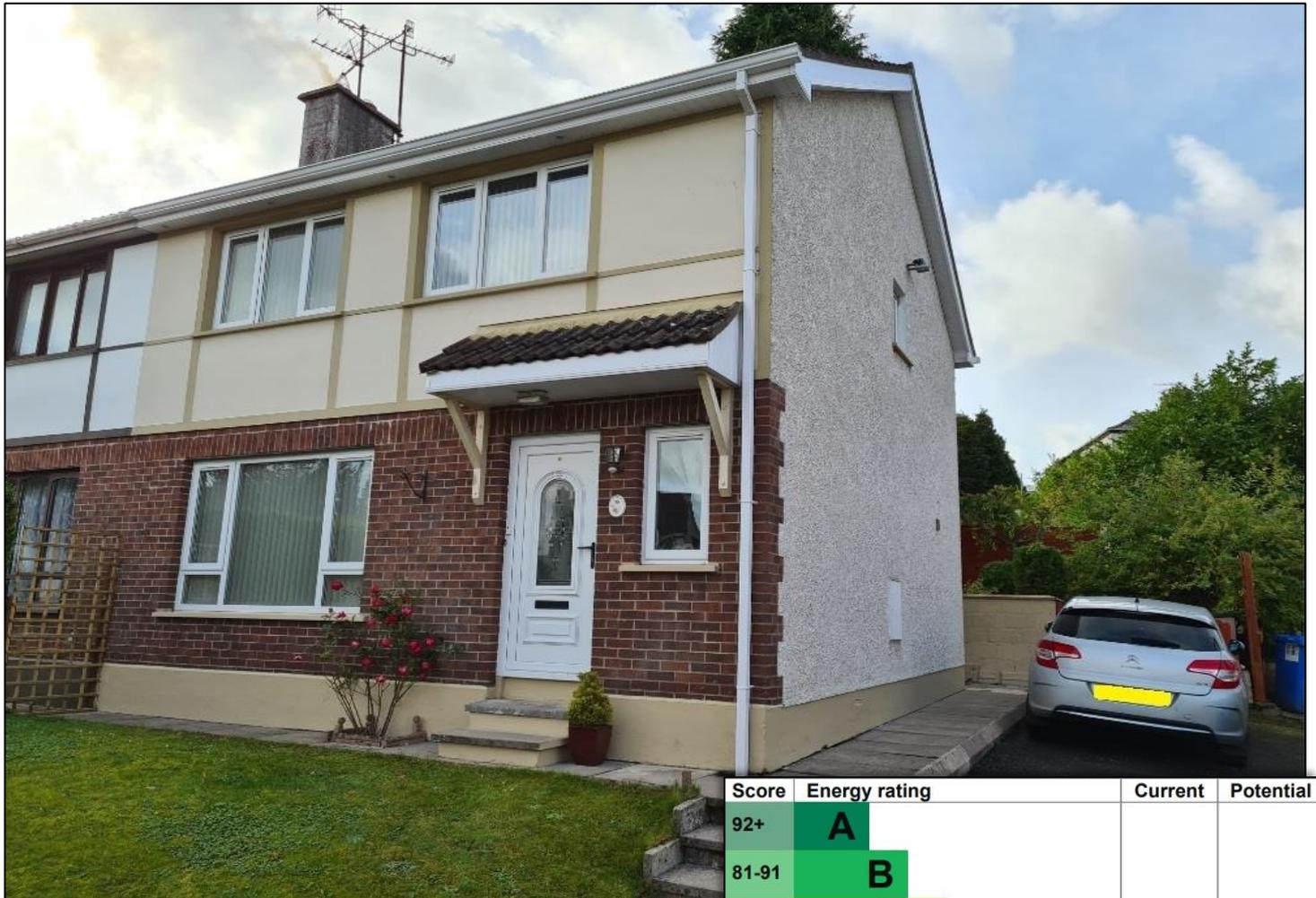
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**WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOME IN THIS MOST POPULAR AND CONVENIENT LOCATION**

SITUATED ON A CORNER SITE WITH A MOST PRIVATE REAR GARDEN IN THIS QUIET, POPULAR AND CONVENIENT DEVELOPMENT AND WITHIN WALKING DISTANCE OF MAJOR EMPLOYERS, RENOWNED SCHOOLS, PICTURESQUE DUNGANNON PARK AND ALL DUNGANNON TOWN AMENITIES & FACILITIES, THIS SPACIOUS & VERSATILE 3 BEDROOM, 2 RECEPTION ROOM SEMI-DETACHED HOME IS PRESENTED FOR SALE IN EXCELLENT CONDITION THROUGHOUT.

PROPERTY WITHIN THIS CONVENIENT & ESTABLISHED RESIDENTIAL DEVELOPMENT ALWAYS ATTRACTS GOOD INTEREST AND THIS HOME IS SURE TO APPEAL TO FIRST-TIME BUYERS, DOWNSIZERS & INVESTORS ALIKE...

**“ ...VIEW EARLY TO AVOID DISAPPOINTMENT”**



**OFFERS AROUND: £114,950**

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

**www.tomhenryandco.com**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	68   D
39-54	E		
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- SUPERB LOCATION WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES AND FACILITIES.
- 3 BEDROOMS.
- 2 RECEPTION ROOMS.
- SITTING ROOM WITH SOLID FUEL STOVE WITH H.O.B.B.
- DINING ROOM WITH FRENCH DOORS TO PRIVATE REAR GARDEN.
- BATHROOM WITH 4 PIECE WHITE SUITE.
- WELL PRESENTED THROUGHOUT.
- P.V.C. FASCIA AND SOFFITS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- U.P.V.C. DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS.
- 6 PANEL WHITE INTERNAL DOORS.
- FLOOR COVERINGS AND BLINDS INCLUDED IN SALE.
- PRIVATE REAR GARDEN.
- OFF STREET PARKING.
- SURE TO APPEAL TO FIRSTO-TIME BUYERS, DOWNSIZERS & INVESTORS ALIKE.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**  
U.P.V.C. OUTER DOOR WITH GLASS PANEL. DADO RAIL. PRE-FINISHED FLOOR. CARPET TO STAIRS TO FIRST FLOOR.

**CLOAK CUPBOARD:**



**SITTING ROOM:**  
GLASS FRONTED STOVE IN OPEN FIREPLACE WITH MARBLE SURROUND AND GRANITE HEARTH (HEATS WATER AND RADS). PRE-FINISHED FLOOR. DOUBLE DOORS TO DINING.



**DINING ROOM:**  
FRENCH DOORS FROM SITTING ROOM. FRENCH DOOR TO REAR GARDEN. LAMINATED FLOOR.



**KITCHEN:**  
FITTED HIGH AND LOW LEVEL UNITS. PELMET OVER S.S.SINK AND DRAINER WITH MIXER TAP FITTING. ILLUMINATED GLASS DISPLAY UNITS. UNDER UNIT LIGHTING. INTEGRATED HOB WITH X FAN OVER. INTEGRATED UNDER OVEN. PLUMBED FOR AWM. PLUMBED FOR SLIMLINE DISHWASHER (INCLUDED). FRIDGE FREEZER. TILED WALLS. TILED FLOOR. WOODEN CEILING WITH DOWN LIGHTING. UPVC OUTER DOOR WITH GLAZED TOP PANEL.



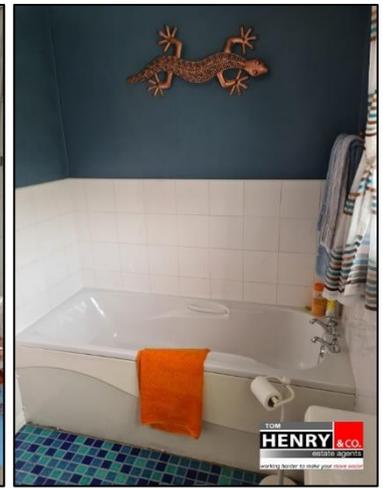
**FIRST FLOOR:**

**STAIRS AND LANDING:**  
CARPET TO FLOOR. DADO RAIL.

**HOTPRESS:**



**BATHROOM:**  
WHITE SUITE. BATH. TOILET. WASH BASIN. SHOWER (ELECTRIC. FULLY  
TILED). WOODEN CEILING. SOME WALL TILING. TILED FLOOR.



**BEDROOM 1:**  
TO FRONT. CARPET TO FLOOR.



**BEDROOM 2:**  
TO REAR. CARPET TO FLOOR.



**BEDROOM 3:**  
TO FRONT. BUILT-IN WARDROBE. CARPET TO FLOOR.



**ROOF SPACE:**  
PART FLOORED FOR STORAGE.

**OUTSIDE:**

PRIVATE CORNER SITE. GARDEN TO FRONT LAID TO LAWN.

TARMAC DRIVE AND PARKING TO SIDE.

**TO REAR:**

PRIVATE ENCLOSED MATURE GARDEN WITH SHELTERED PATIO AREA. GARDEN LAID TO LAWNS. CENTRAL HEATING BOILER HOUSE WITH TOILET AND SINK. OUTSIDE WATER TAP.

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





***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.**