

**41 MOYGASHEL PARK
MOYGASHEL
DUNGANNON
CO. TYRONE
BT71 7RL**



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

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BT71 6AB

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INVESTMENT PROPERTY OR FIRST TIME BUYERS HOME IN A FANTASTIC VILLAGE LOCATION

THIS COMFORTABLE 3 BEDROOM MID-TERRACE VILLAGE PROPERTY IS SITUATED WITHIN EASY WALKING DISTANCE OF ALL VILLAGE FACILITIES INCLUDING THE FAMOUS LINEN GREEN SHOPPING OUTLET, PICTURESQUE DUNGANNON PARK, LOCAL PRIMARY SCHOOL AND ALSO BENEFITS FROM SUPERB ACCESS TO THE M1 INTERSECTION FOR EASY COMMUTING TO THE EAST OR WEST OF THE PROVINCE.

AN ATTRACTIVE PROPERTY FOR FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS, THIS PROPERTY IS SURE TO MOVE QUICKLY SO EARLY VIEWING IS HIGHLY RECOMMENDED.



GUIDE PRICE: £64,950

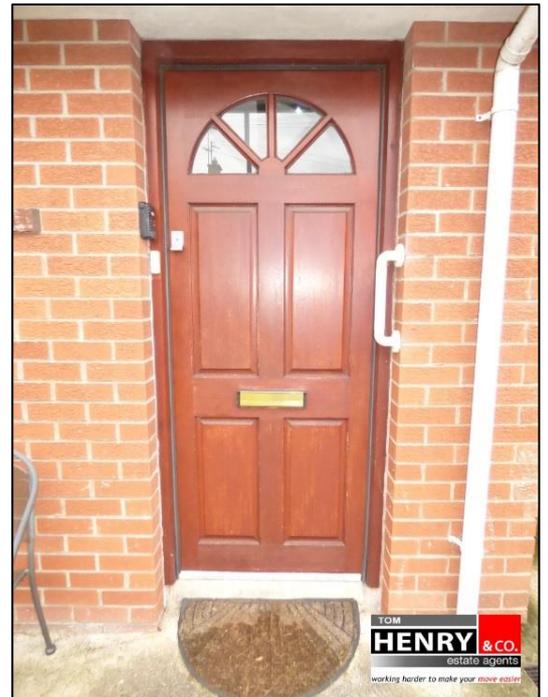
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

- MID-TERRACE 3 BEDROOM PROPERTY.
- LOCATED IN THE POPULAR VILLAGE OF MOYGASHEL.
- CONVENIENT TO ALL VILLAGE AMENITIES & MAIN ROAD NETWORKS.
- FITTED KITCHEN WITH HIGH & LOW LEVEL UNITS.
- 3 BEDROOMS; 1 WITH FITTED STORAGE.
- SHOWER ROOM.
- SITTING ROOM WITH OPEN FIREPLACE.
- GARDEN TO FRONT & REAR.
- SURE TO APPEAL TO FIRST-TIME BUYERS & INVESTORS ALIKE.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

MAHOGANY OUTER DOOR. GLAZED SUNBURST. CARPET TO FLOOR. STAIRS WITH CARPET. FEATURE WINDOW. STORAGE UNDER STAIRS.



SHOWER ROOM:

1.41 X 2.26

ELECTRIC SHOWER. TILED. TOILET. WASH BASIN. XFAN.



SITTING ROOM:

3.68 X 3.75

OPEN FIREPLACE. PICTURE RAIL. CARPET TO FLOOR.



KITCHEN/FAMILY DINING: 4.43 X 2.44
FITTED HIGH & LOW LEVEL UNITS. S.S.SINK & DRAINER. MIXER TAP.
TILED SPLASH BACK. PLUMBED AWM. SPACE FRIDGEFREEZER.
SPACE FOR COOKER. WOODEN REAR DOOR.

FIRST FLOOR:

STAIRS & LANDING:
CARPET TO FLOOR.



BEDROOM 1: 2.71 X 3.35
TO REAR. FITTED STORAGE. SLIDING DOORS. CARPET.



BEDROOM 2: 2.46 X 2.45
TO FRONT. CARPET.



BEDROOM 3: 2.39 X 3.46
TO REAR. CARPET.

OUTSIDE:

GARDEN TO FRONT.

GARDEN TO REAR: OIL FIRED BURNER. OIL TANK. LAID TO LAWN.
FUEL STORE.





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

 www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

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.