

# 28 MOYGASHEL PARK MOYGASHEL DUNGANNON CO. TYRONE BT71 7RL



*working harder to make your move easier*

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**AN ABSOLUTELY STUNNING VILLAGE HOME – ONE OF THE BEST TO COME TO THE MARKET IN RECENT TIMES!**

THIS DECEPTIVELY SPACIOUS & VERSATILE 3 BEDROOM, 2 BATHROOM, EXTENDED VILLAGE HOME IS SITUATED ON A GENEROUS CORNER SITE IN THIS POPULAR & CONVENIENT RESIDENTIAL AREA WITHIN WALKING DISTANCE OF ALL MOYGASHEL AMENITIES INCLUDING LOCAL SCHOOLS, SHOPS, DUNGANNON PARK & THE FAMOUS LINEN GREEN RETAIL PARK & ALSO BENEFITS FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR EASY COMMUTING TO FURTHER AFIELD.

PRESENTED FOR SALE IN ABSOLUTELY IMMACULATE CONDITION THROUGHOUT BY ITS CURRENT OWNERS THIS BEAUTIFUL HOME WOULD BE IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS ALIKE...

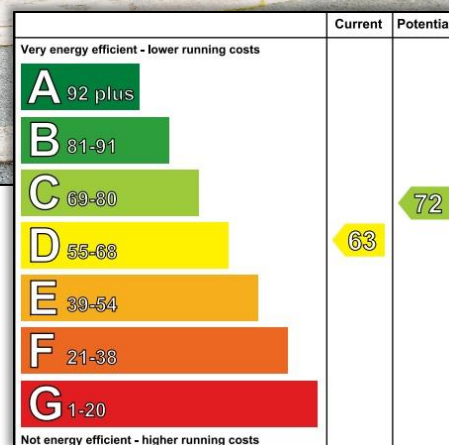
**"A CREDIT TO ITS CURRENT OWNERS AND SURE TO ATTRACT SIGNIFICANT INTEREST – VIEW EARLY TO AVOID MISSING OUT!"**



**OFFERS OVER: £89,950**

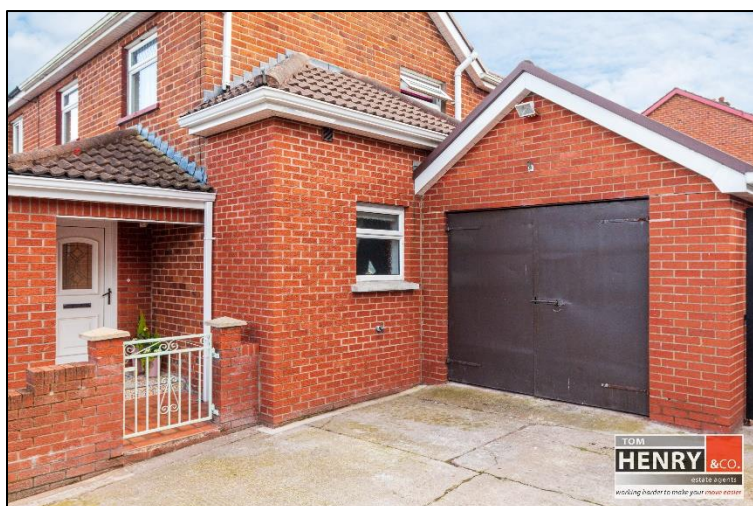
FEATURES LIST AND ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- AN ABSOLUTELY IMMACULATE VILLAGE HOME.
- PRESENTED FOR SALE IN BEAUTIFUL CONDITION THROUGHOUT.
- EXTENDED 3 BEDROOM, 2 BATHROOM END-TERRACE.
- DETACHED GARAGE WITH UTILITY AREA.
- WITHIN WALKING DISTANCE OF ALL MOYGASHEL VILLAGE AMENITIES.
- GENEROUS CORNER SITE.
- EASY ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.
- OFF STREET PARKING FOR 2+ CARS.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK-UP.
- 4 PANEL INTERNAL DOORS WITH CERAMIC KNOBS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- MAJORITY PER-FINISHED FLOORS TO GROUND FLOOR.
- P.V.C. FASCIA & SOFFITS.
- FLOOR COVERINGS & BLINDS INCLUDED IN SALE.
- LIGHT FIXTURES INCLUDED IN SALE.
- A MUST VIEW FOR FIRST-TIME BUYERS & DOWN SIZERS ALIKE.

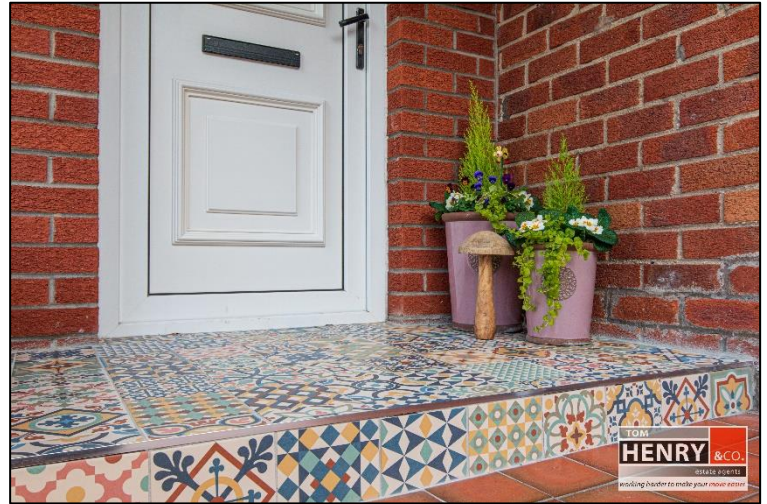




## ACCOMMODATION IN BRIEF...

### OUTER PORCH:

COVERED. OUTSIDE LIGHT. FEATURE TILED STEP.



### ENTRANCE HALL:

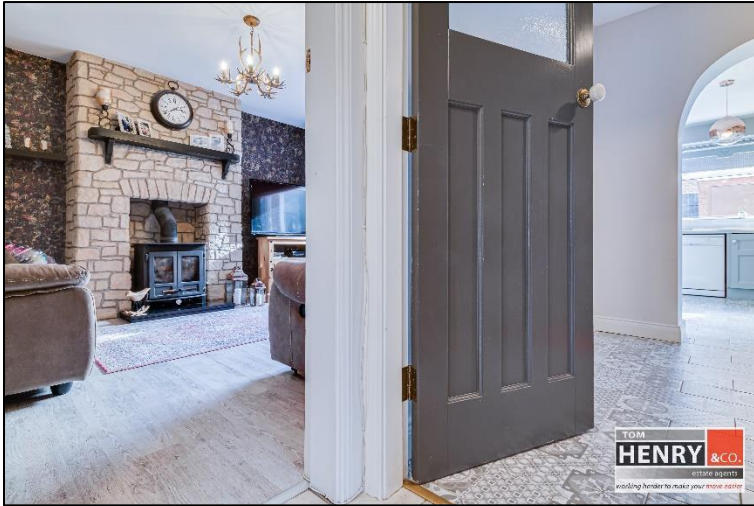
U.P.V.C. OUTER DOOR WITH GLAZED PANEL. TIMBER CEILING WITH RECESSED LIGHTING. TILED FLOOR.

### CLOAK CUPBOARD:

SHELVED.







#### BATHROOM:

WHITE SUITE. TOILET. WASH HAND BASIN IN VANITY UNIT. BATH WITH MIXER TAP SHOWER FITTING. FULLY TILED ELECTRIC SHOWER WITH WET ROOM STYLE TRAY. HEATED TOWEL RAIL. ILLUMINATED MIRROR. TILED FLOOR. ½ TILED WALLS. X-FAN.







#### SITTING ROOM:

FEATURE STONE EFFECT FIREPLACE WITH TIMBER MANTLE OVER SOLID FUEL STOVE WITH H.O.B.B. GRANITE HEARTH. PRE-FINISHED FLOOR.







#### KITCHEN/FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. ILLUMINATED GLASS DISPLAY UNITS. CERAMIC "RANGE MASTER" SINK WITH MIXER TAP FITTING WITH PELMET OVER & DOWN LIGHTING. INTEGRATED CERAMIC "HOTPOINT" HOB WITH X-FAN OVER. INTEGRATED DOUBLE OVEN. INTEGRATED FRIDGE. INTEGRATED FREEZER. SPACE FOR DISHWASHER (INLCUED), TILED BETWEEN UNITS. TILED FLOOR. P.V.C. EXTERNAL DOOR WITH GLASS PANELS.







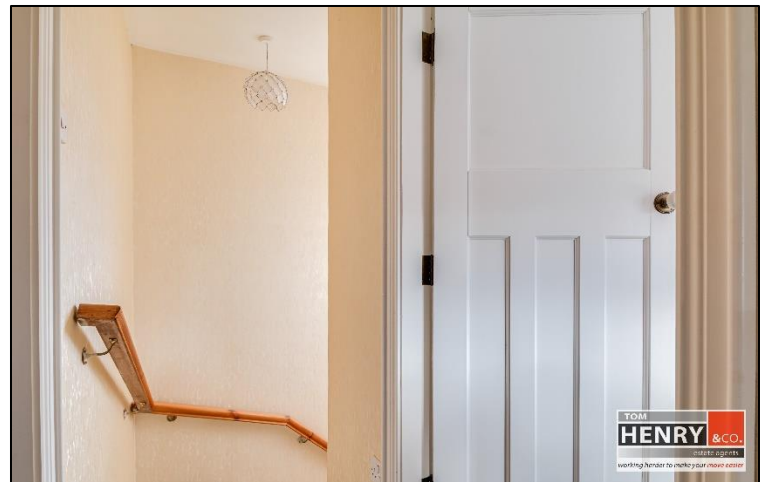


DINING ROOM:  
TILED FLOOR. PART OPEN TO KITCHEN.

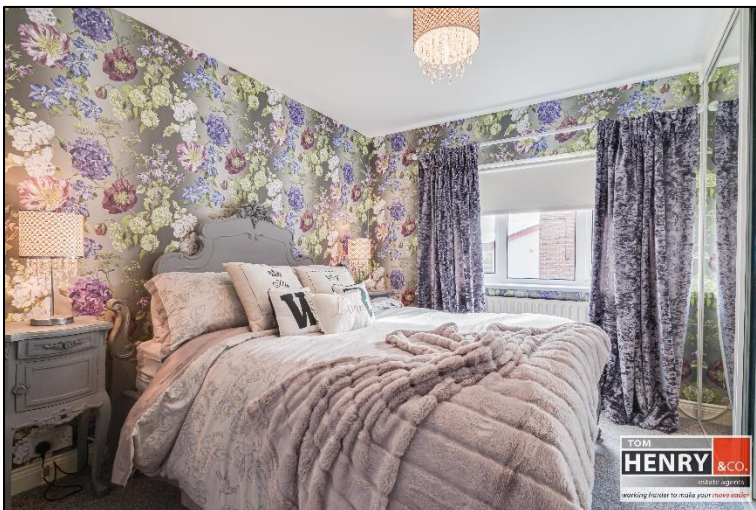


FIRST FLOOR:

STAIRS AND LANDING:  
CARPET.



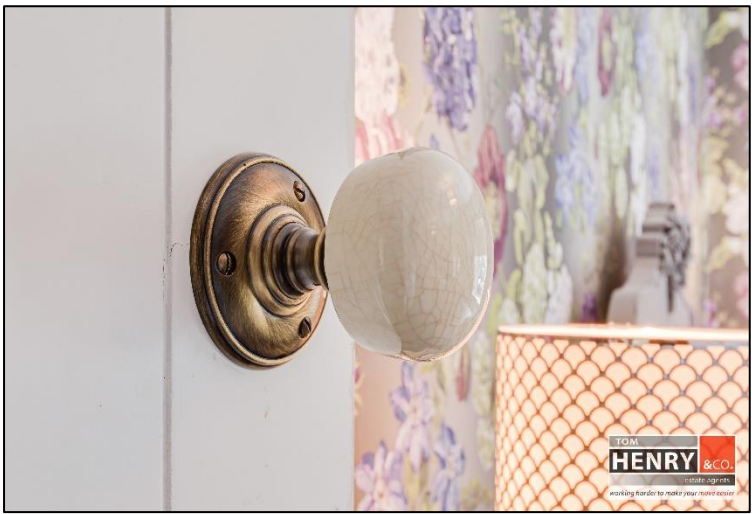
BEDROOM 1:  
TO REAR. CARPET. FITTED SLIDE ROBES (MIRRORED) WITH HANGING &  
STORAGE SPACE.







**BEDROOM 2:**  
TO REAR. CARPET. BUILT-IN WARDROBES & HAT BOXES.



**BEDROOM 3:**  
TO FRONT. CARPET.



**SHOWER ROOM:**  
WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASH BACK. POD  
TYPE POWER SHOWER. LAMINATED FLOOR.





**OUTSIDE:**

PAVIA PARKING TO FRONT. CONCRETE DRIVE TO GARAGE. OUTSIDE WATER TAP.

GARAGE: POWER POINTS & ELECTRIC LIGHT. TOILET.

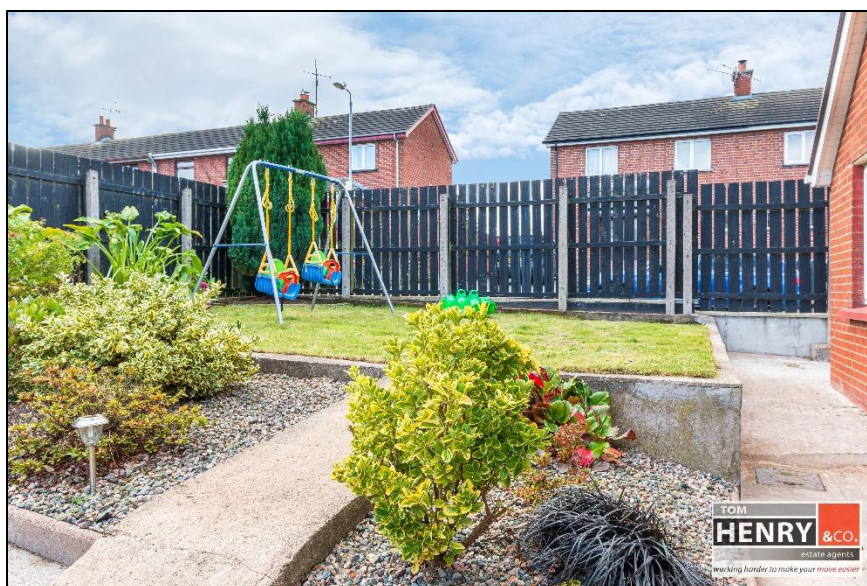
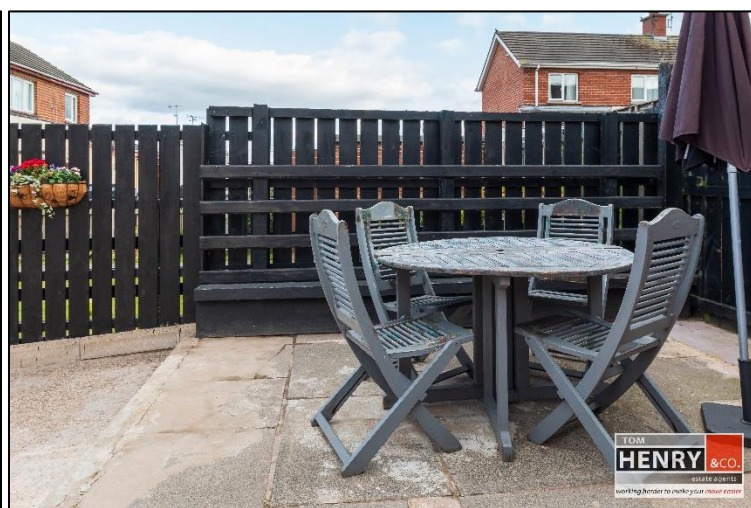
UTILITY ROOM: S.S.S & DRAINER WITH MIXER TAP FITTING. SPACE FOR A.W.M. SPACE FOR T.D.

REAR GARDEN: FULLY ENCLOSED. CONCRETE AREA. PAVED PATIO AREA. GARDEN LAID TO LAWN. GRAVELLED SHRUB BED. FUEL STORE WITH POWER POINT. OUTSIDE WATER TAP.

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







**Thinking of selling or renting your home?**



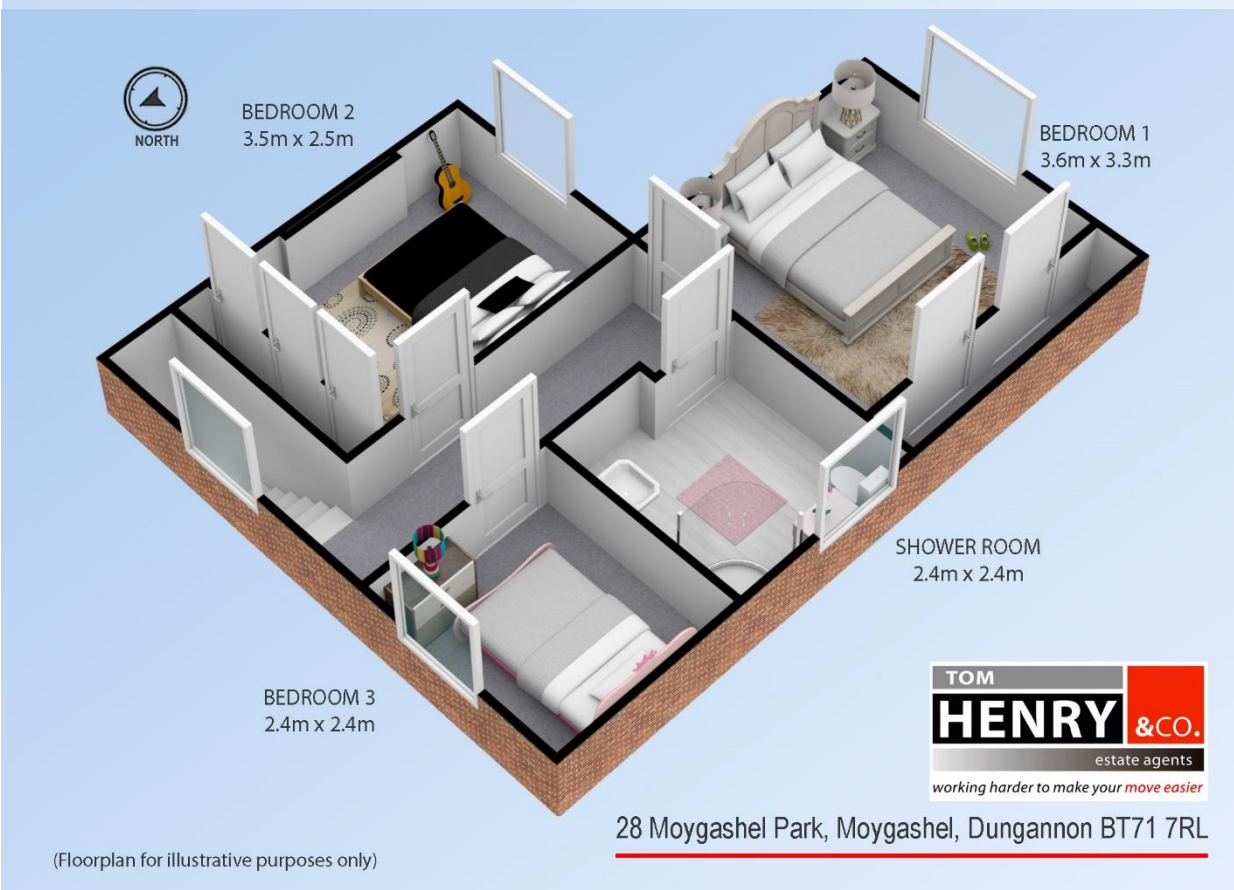
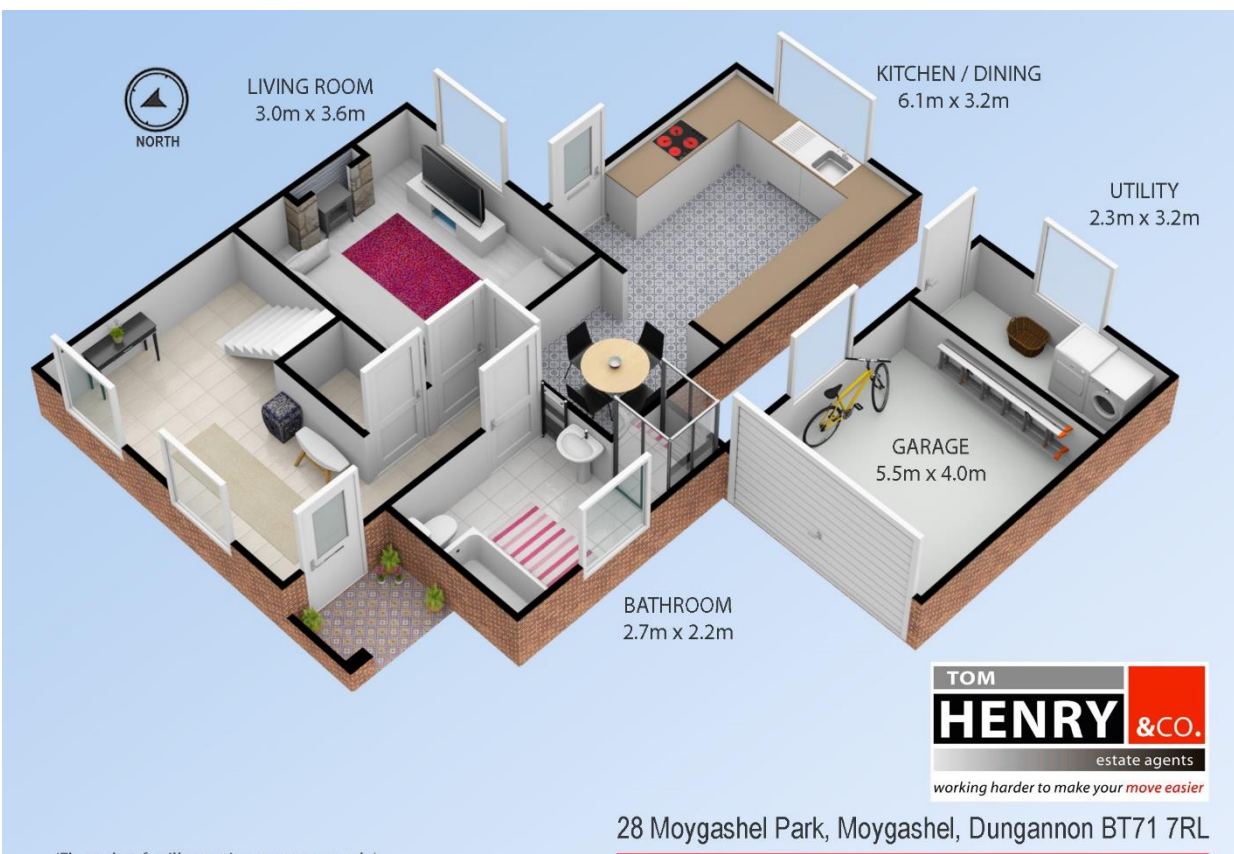
**Want to know what your property is worth?**

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- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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**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.**