

26 CALENDINE WILDS DUNGANNON CO TYRONE BT71 6FQ



working harder to make your *move easier*

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SPACIOUS & BEAUTIFULLY PRESENTED ACCOMMODATION IN A MOST CONVENIENT LOCATION

CENTRALLY LOCATED CLOSE TO DUNGANNON, COALISLAND & KILLYMAN AND TO THE M1 INTERSECTION FOR EXCEPTIONALLY CONVENIENT COMMUTING, THIS 3 BEDROOM PROPERTY ENJOYS PROXIMITY TO A WIDE RANGE OF AMENITIES & FACILITIES. THE DECEPTIVELY SPACIOUS ACCOMMODATION HAS BEEN PRESENTED TO A HIGH STANDARD THROUGHOUT CREATING A HOME WHICH IS 'MOVE IN READY' AND IS LIKELY TO APPEAL TO A WIDE RANGE OF POTENTIAL PURCHASERS... FIRST TIME BUYERS, DOWNSIZERS, YOUNG PROFESSIONALS AND INVESTORS ARE ALL SURE TO FIND MERIT IN THIS ATTRACTIVE VILLAGE HOME.

"TAKE A LOOK INSIDE... YOU WON'T BE DISAPPOINTED!"



GUIDE PRICE: £117,450

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	60
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PROPERTY FEATURES:

- PRIME END SITE.
- SUPERBLY CONVENIENT LOCATION.
- PRESENTED FOR SALE IN BEAUTIFUL CONDITION THROUGHOUT.
- OFF STREET PARKING TO THE REAR.
- GENEROUS REAR GARDEN.
- 3 BEDROOMS, MASTER ENSUITE.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- OAK INTERNAL DOORS.
- OIL FIRED CENTRAL HEATING.
- FITTED KITCHEN WITH HIGH & LOW LEVEL UNITS.
- SEPARATE UTILITY ROOM.
- BATHROOM, ENSUITE & POWDER ROOM ALL WITH WHITE SUITES.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- SURE TO APPEAL TO A WIDE RANGE OF PERSPECTIVE PURCHASERS.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

4 PANEL OUTER DOOR WITH GLAZED FAN LIGHT. PRE-FINISHED FLOOR. STAIRS WITH CAREPET.



SITTING ROOM:

OPEN FIREPLACE. LAMINATED FLOOR. PART OPEN TO / FROM KITCHEN / DINING. STORAGE UNDER STAIRS.



KITCHEN / FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. UNDER UNIT LIGHTING. TILED SPLASH BACK. S.S.SINK & DRAINER WITH MIXER TAP FITTING. HOB WITH X-FAN OVER IN S.S.CANOPY. UNDER OVEN. DISHWASHER. FRIDGE FREEZER. DOWN LIGHTING TO CEILING.





UTILITY ROOM:

FITTED UNITS. S.S.SINK & DRAINER. MIXER TAP FITTING. PLUMBED FOR AWM. SPACE FOR TUMBLE DRYER. TILED SPLASHBACK. X-FAN. PART GLAZED EXTERNAL REAR DOOR.



POWDER ROOM:

WHITE SUITE. TOILET. WASH BASIN. X-FAN.

FIRST FLOOR:

STAIRS AND LANDING:

CARPET TO FLOOR. ACCESS TO ATTIC WITH LOFT LADDER.

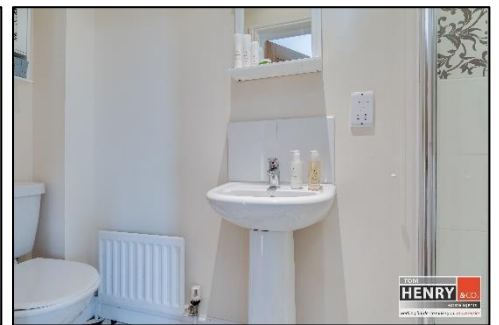
HOTPRESS:

SHELVED & WALK-IN.



BEDROOM 1:
TO FRONT. CARPET TO FLOOR.

ENSUITE:
WHITE SUITE. TILED SHOWER. TOILET. WASH BASIN. DOWN LIGHTING. X-FAN.



BATHROOM:
4 PIECE WHITE SUITE. BATH WITH HANDHELD SHOWER FITTING. TOILET. WASH BASIN. SOME WALL TILING. TILED SHOWER. DOWN LIGHTING. X-FAN.



BEDROOM 2:
TO REAR. CARPET.



BEDROOM 3:
CARPET TO FLOOR. PRESENTLY USED AS A DRESSING ROOM.



OUTSIDE:

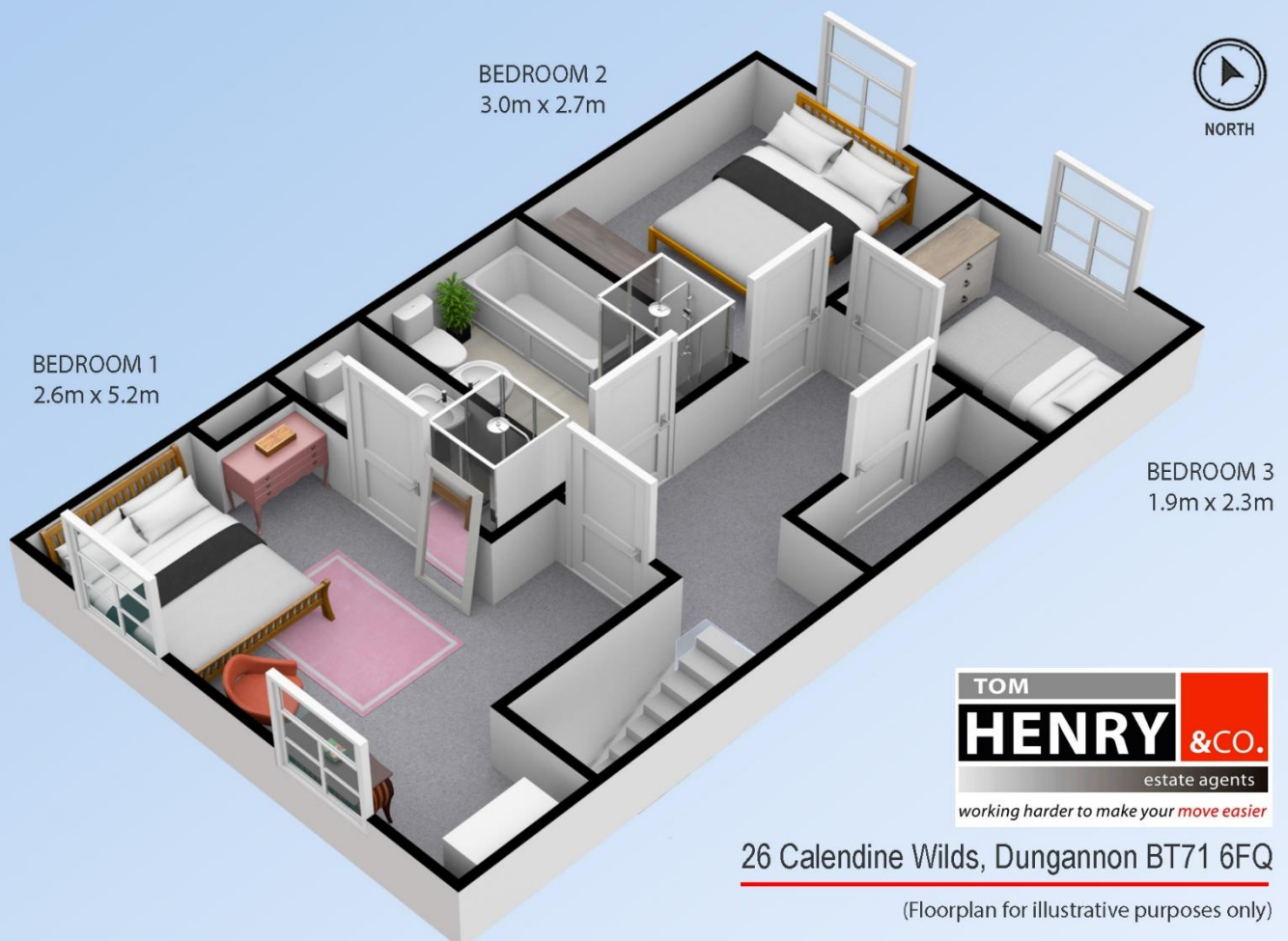
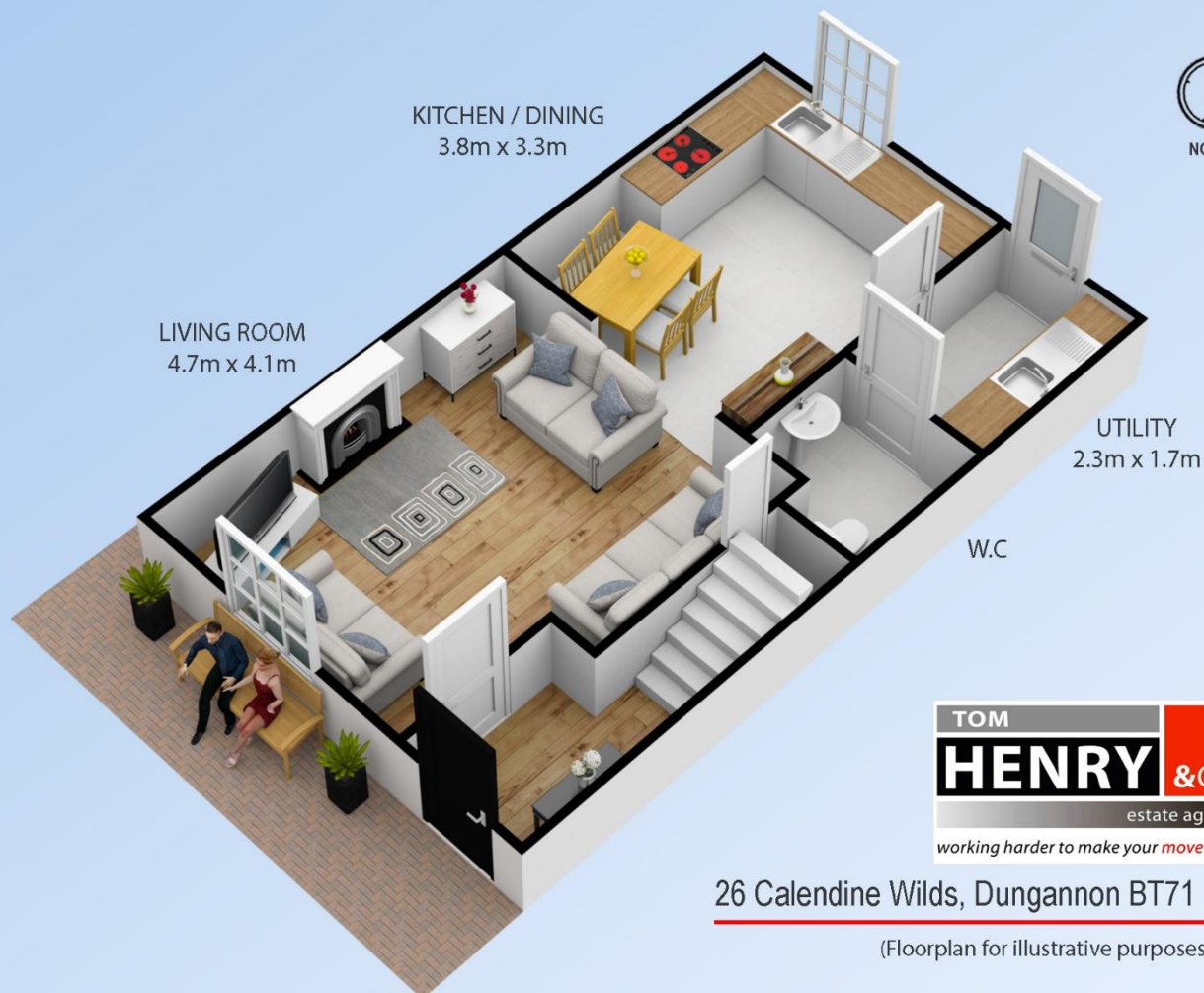
GARDEN TO FRONT. OUTSIDE LIGHT.

OFF STREET PARKING TO REAR.

ENCLOSED GARDEN TO REAR LAID TO LAWN. 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.