

**5 CRANEBROOK CRESCENT  
BALLYNAKILLY  
DUNGANNON  
CO. TYRONE  
BT71 6JH**



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

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

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## COMFORTABLE SEMI-DETACHED PROPERTY IN CONVENIENT LOCATION

THIS COMFORTABLE 3 BEDROOM SEMI-DETACHED PROPERTY ENJOYS A CORNER SITE IN THIS POPULAR AND CONVENIENT RESIDENTIAL AREA, ONLY A SHORT DRIVE TO DUNGANNON, COALISLAND AND THE M1 INTERSECTION FOR COMMUTING TO FURTHER AFIELD.

**"SURE TO APPEAL TO FIRST-TIME BUYERS & INVESTORS ALIKE"**



**GUIDE PRICE: £89,950**

ACCOMMODATION IN BRIEF AND FLOOR PLANS OVERLEAF...

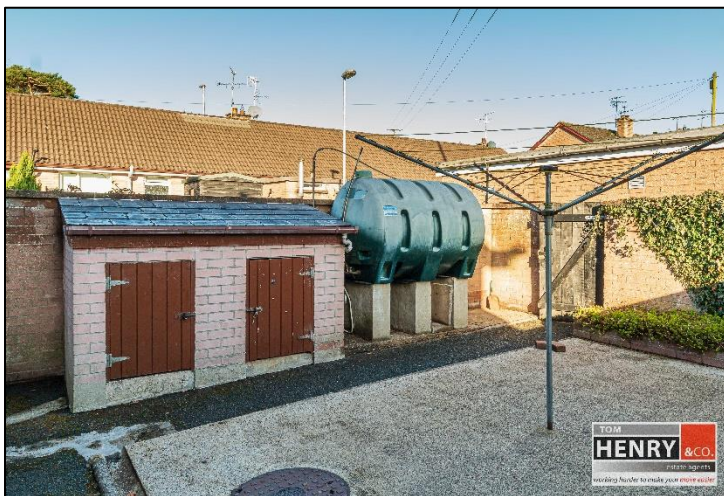
**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| <b>A</b> 92 plus                            |         |           |
| <b>B</b> 81-91                              |         |           |
| <b>C</b> 69-80                              |         | 78        |
| <b>D</b> 55-68                              | 64      |           |
| <b>E</b> 39-54                              |         |           |
| <b>F</b> 21-38                              |         |           |
| <b>G</b> 1-20                               |         |           |
| Not energy efficient - higher running costs |         |           |



## PROPERTY FEATURES...

- CORNER SITE IN POPULAR RESIDENTIAL AREA.
- CONVENIENT BY CAR TO DUNGANNON, COALISLAND & THE M1 INTERSECTION.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- CLADDING TO FASCIA AND SOFFITS.
- SITTING ROOM WITH OPEN FIREPLACE.
- FITTED KITCHEN WITH APPLIANCES INCLUDED.
- 3 BEDROOMS.
- FLOOR AND WINDOWS COVERINGS INCLUDED IN SALE.
- SURE TO APPEAL TO FIRST-TIME BUYERS & INVESTORS ALIKE.

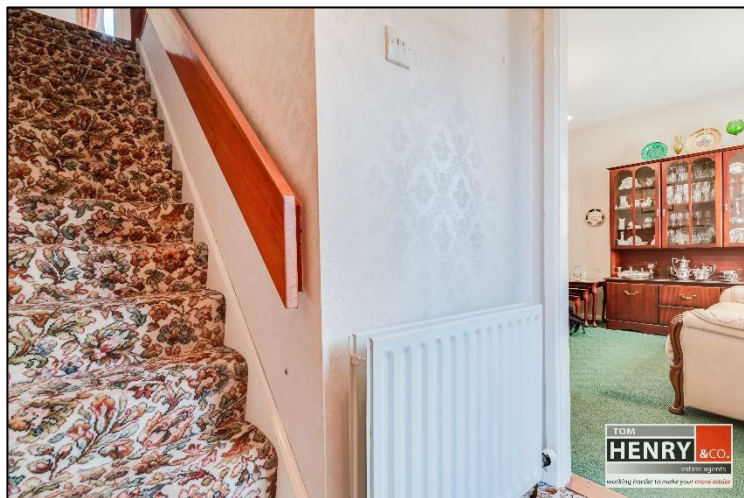




## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
TILED STEP.

ENTRANCE HALL:  
U.P.V.C. OUTER DOOR WITH LEADED GLASS SIDE PANELS. CARPET TO FLOOR AND STAIRS.



SITTING ROOM:  
GEORGIAN GLAZED DOOR FROM HALL. OPEN FIREPLACE. CARPET TO FLOOR. GEORGIAN GLAZED DOOR TO KITCHEN.







**KITCHEN FAMILY DINING:**  
 FITTED HIGH AND LOW LEVEL UNITS. S.S.SINK AND DRAINER WITH MIXER TAP FITTING. SPACE FOR FRIDGE. SPACE FOR COOKER WITH X FAN OVER.  
 PLUMBED FOR AWM. SPACE FOR T/D. TILED BETWEEN UNITS. TILED FLOOR. U.P.V.C. OUTER DOOR WITH GLAZED TOP PANEL. CLOAK CUPBOARD.  
 CROCKERY CUPBOARD. CUPBOARD UNDER STAIRS.





**FIRST FLOOR:**

STAIRS AND LANDING:  
CARPET TO FLOOR.



BATHROOM:  
WHITE SUITE. BATH WITH ELECTRIC SHOWER OVER. TOILET. WASH BASIN. WOODEN CEILING. TILED WALLS. X FAN.



BEDROOM 1:  
TO REAR. CARPET TO FLOOR. BUILT-IN WARDROBE.





**BEDROOM 2:**  
TO FRONT. CARPET TO FLOOR. BUILT-IN WARDROBE.



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



**OUTSIDE:**

CORNER SITE. GARDENS TO FRONT AND SIDE LAID TO GRAVELLED SHRUB BEDS.

ENCLOSED YARD/PATIO TO REAR. RAISED BED. STORAGE. OIL TANK. CENTRAL HEATING BOILER.

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

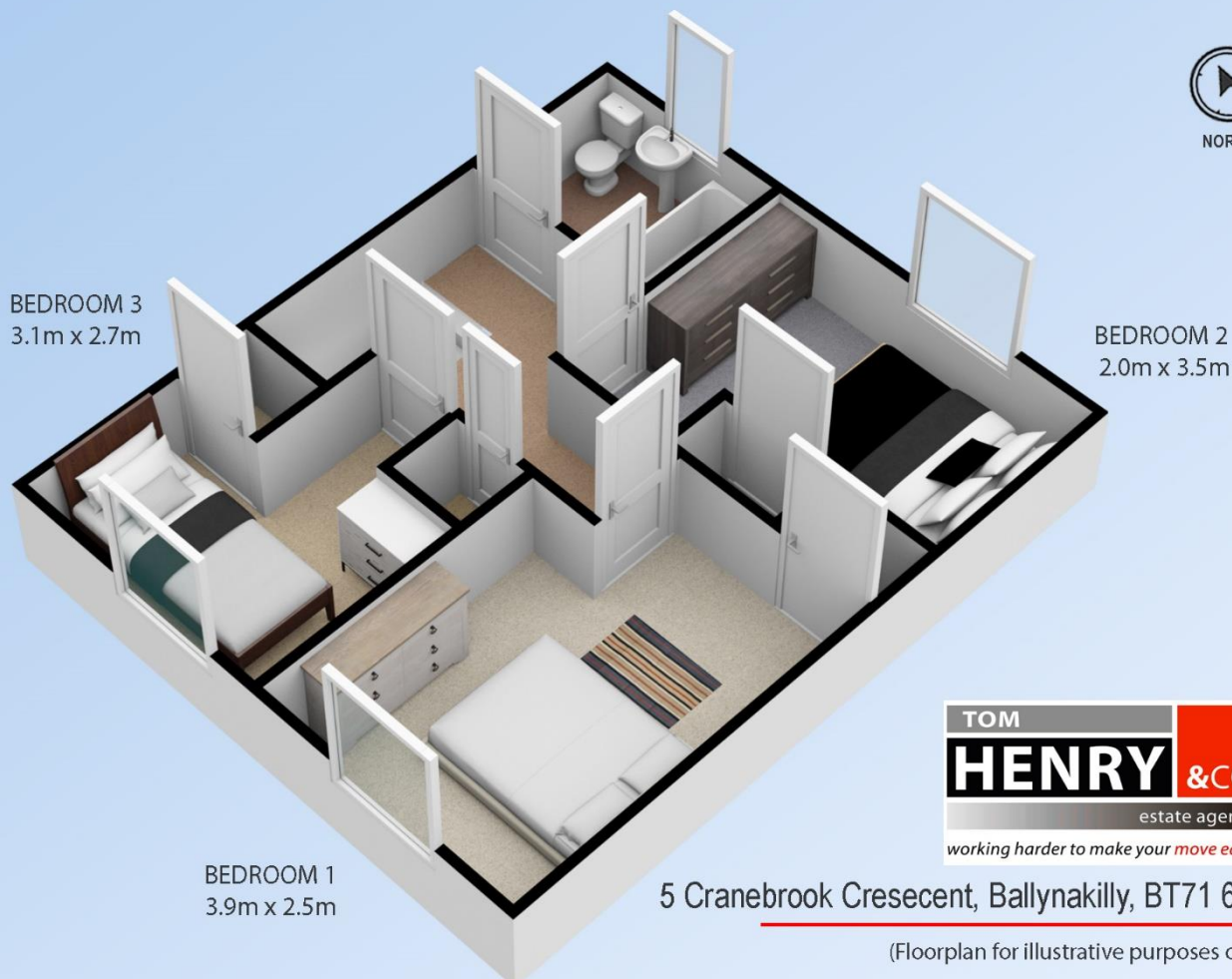






5 Cranebrook Crescent, Ballynakilly, BT71 6JQ

(Floorplan for illustrative purposes only)



5 Cranebrook Crescent, Ballynakilly, BT71 6JQ

(Floorplan for illustrative 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.***

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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.**