

**18 ESPEY PARK  
KILLYMAN  
DUNGANNON  
CO.TYRONE  
BT71 6RQ**



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

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

T: (028) 8772 6992  
F: (028) 8772 6460  
E: tom@tomhenryandco.com

**A COMFORTABLE 3 BEDROOM VILLAGE PROPERTY**

THIS FANTASTIC 3 BEDROOM, 2 RECEPTION ROOM, SEMI-DETACHED PROPERTY IS SITUATED MOST CONVENIENTLY IN THE BUSTLING VILLAGE OF KILLYMAN, WITHIN WALKING DISTANCE OF MANY VILLAGE AMENITIES INCLUDING SCHOOLS, POST OFFICE AND THE VILLAGE SHOP AND BENEFITTING FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO THE REST OF THE PROVINCE.

OFFERING COMFORTABLE ACCOMMODATION AND A SPACIOUS REAR GARDEN THIS PROPERTY IS SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES, DOWNSIZERS OR DISCERNING INVESTORS.



**GUIDE PRICE: £94,950**

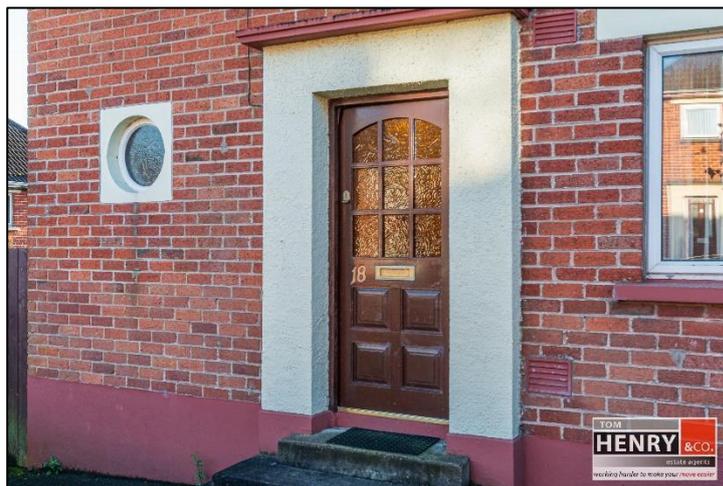
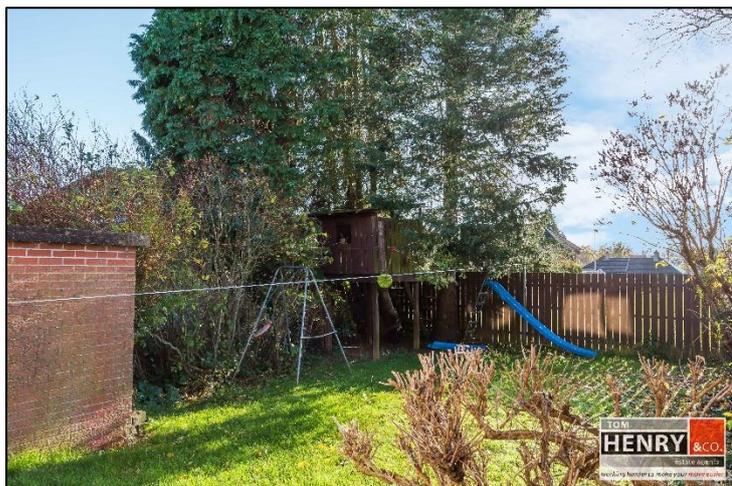
PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**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		
<b>D</b> 55-68	59	66
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## PROPERTY FEATURES:

- A COMFORTABLE & CONVENIENT VILLAGE HOME.
- SITUATED ON A GENEROUS SITE.
- FANTASTIC REAR GARDEN.
- POTENTIAL FOR OFF STREET PARKING (S.T.S.C).
- 3 BEDROOMS, 1 WITH FITTED FURNITURE.
- 2 RECEPTION ROOMS.
- MODERN KITCHEN.
- BATHROOM WITH 4 PIECE WHITE SUITE.
- MAJORITY U.P.V.C DOUBLE GLAZED WINDOWS.
- OIL FIRED CENTRAL HEATING WITH SOLID FUEL LINK UP & ELECTRIC IMMERSION WATER HEATER.
- UNDERFLOOR HEATING TO KITCHEN & BATHROOM.
- MAJORITY 4 PANEL OAK INTERNAL DOORS.
- MAJORITY OAK SKIRTINGS & ARCHITRAVES.
- SURE TO APPEAL TO FIRST-TIME BUYERS, FAMILIES, DOWNSIZERS & INVESTORS ALIKE.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

TIMBER EXTERNAL DOOR WITH GLAZED PANELS. UNDER STAIR STORAGE. PRE-FINISHED FLOOR. CARPET TO STAIRS.



**SITTING ROOM:**

OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND WITH GRANITE INSET. CARPET TO FLOOR. PATIO DOORS TO REAR GARDEN.



**DINING ROOM:**

PRE-FINISHED FLOOR.



**KITCHEN:**

FITTED HIGH & LOW LEVEL UNITS. TILED BETWEEN UNITS. S.S.SINK & DRAINER WITH MIXER TAP FITTING. INTEGRATED HOB & OVEN WITH X-FAN OVER. SPACE FOR FRIDGE FREEZER. SPACE FOR AWM. INTEGRATED DISHWASHER. TILED FLOOR. RECESSED LIGHTING. UNDERFLOOR HEATING. U.P.V.C EXTERNAL DOOR WITH GLASS PANELS TO SIDE.



**FIRST FLOOR:**

**STAIRS & LANDING:**

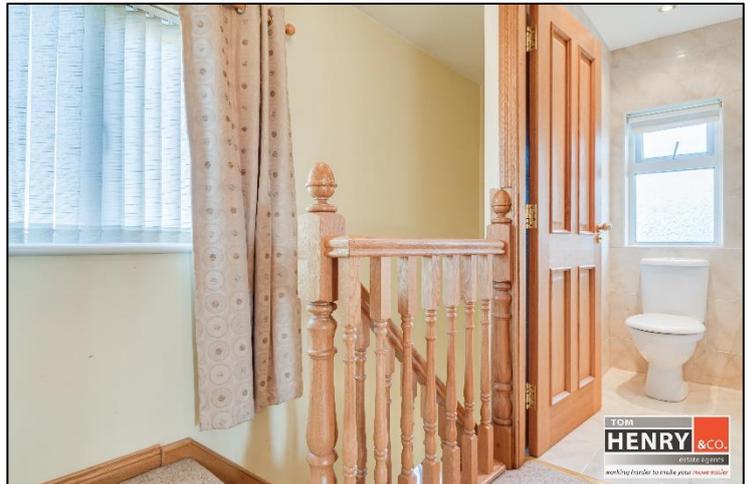
CARPET. FEATURE PORTHOLE WINDOW TO STAIRS.

**HOTPRESS:**

SHELVED WITH IMM. HEATER.

**ATTIC:**

SLINGSBY TYPE LADDER. ELECTRIC LIGHT. FLOORED FOR STORAGE.



**BEDROOM 1:**  
TO REAR. CARPET. BUILT IN FURNITURE INCLUDING WARDROBES,  
HAT BOXES & BEDHEAD.



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



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



**BATHROOM:**  
4 PIECE WHITE SUITE. TOILET. SINK WITH MIXER TAP FITTING. JACUZZI STYLE BATH WITH MIXER TAP FITTING. FULLY TILED SHOWER. HEATED TOWEL RAIL.  
TILED FLOOR. FULLY TILED WALLS. UNDERFLOOR HEATING. RECESSED LIGHTING.

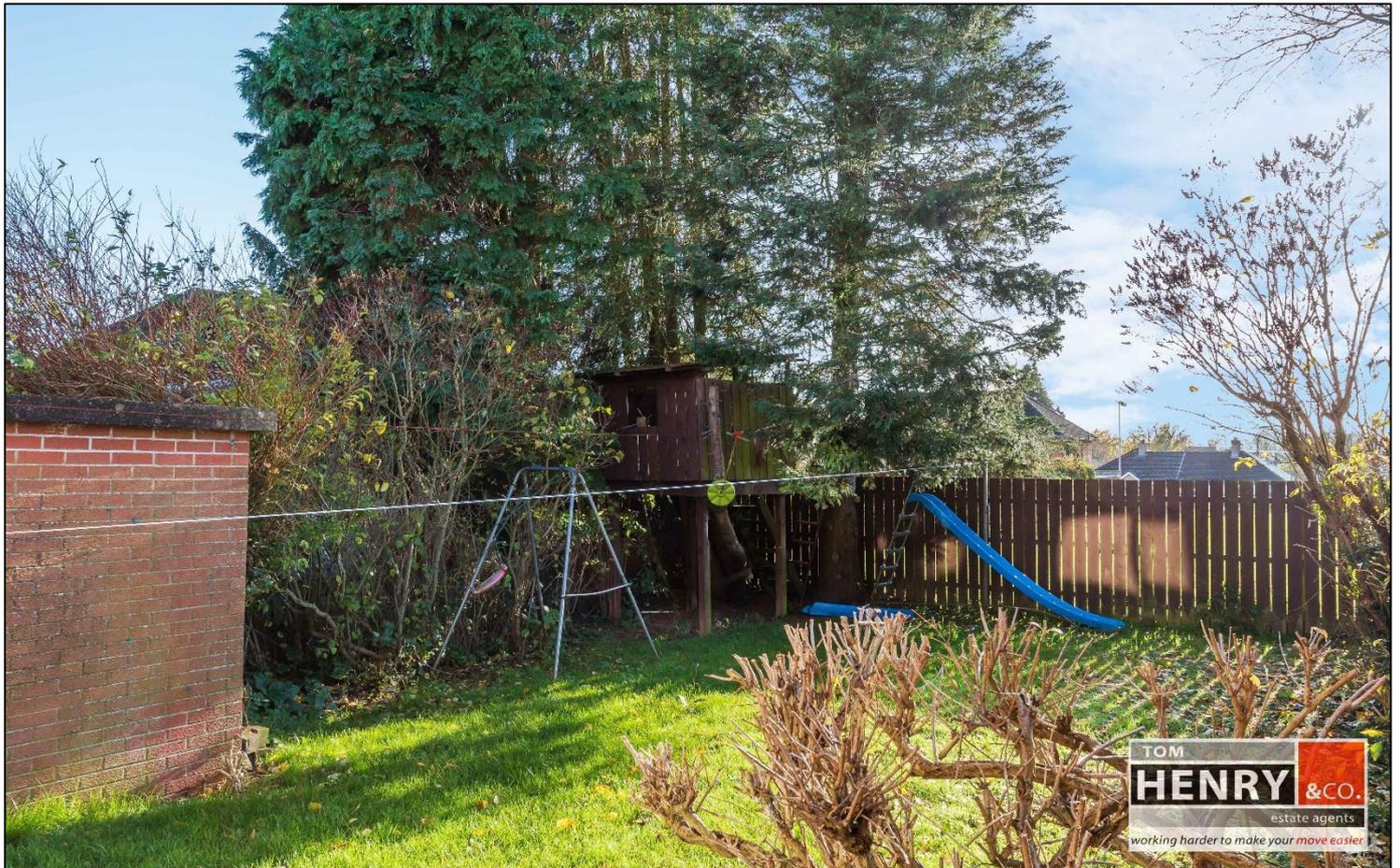


**OUTSIDE:**

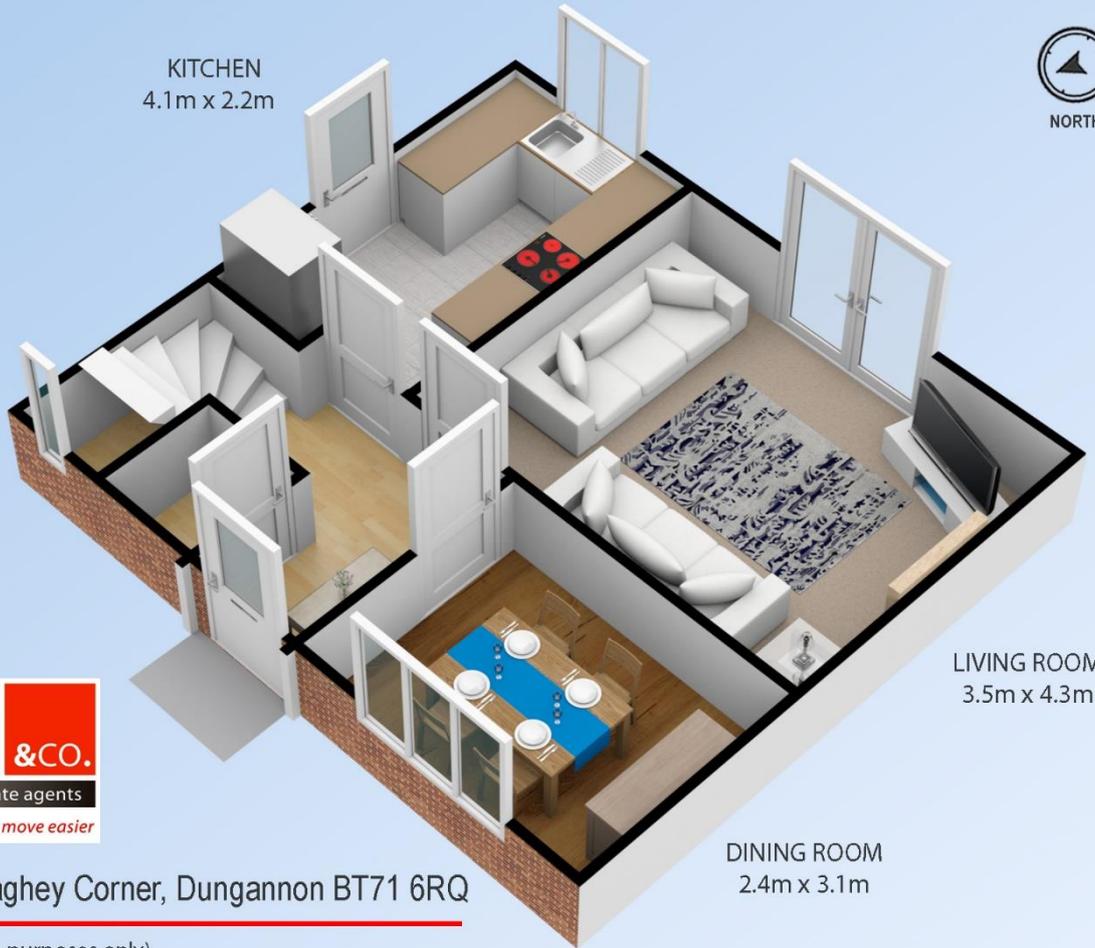
GARDEN TO FRONT LAID TO LAWN.

FULLY ENCLOSED GARDEN TO REAR. SPACIOUS & PRIVATE WITH MATURE SHRUBS & LAID TO LAWN. FUEL STORE WITH CENTRAL HEATING BURNER. PAVED AREA.

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



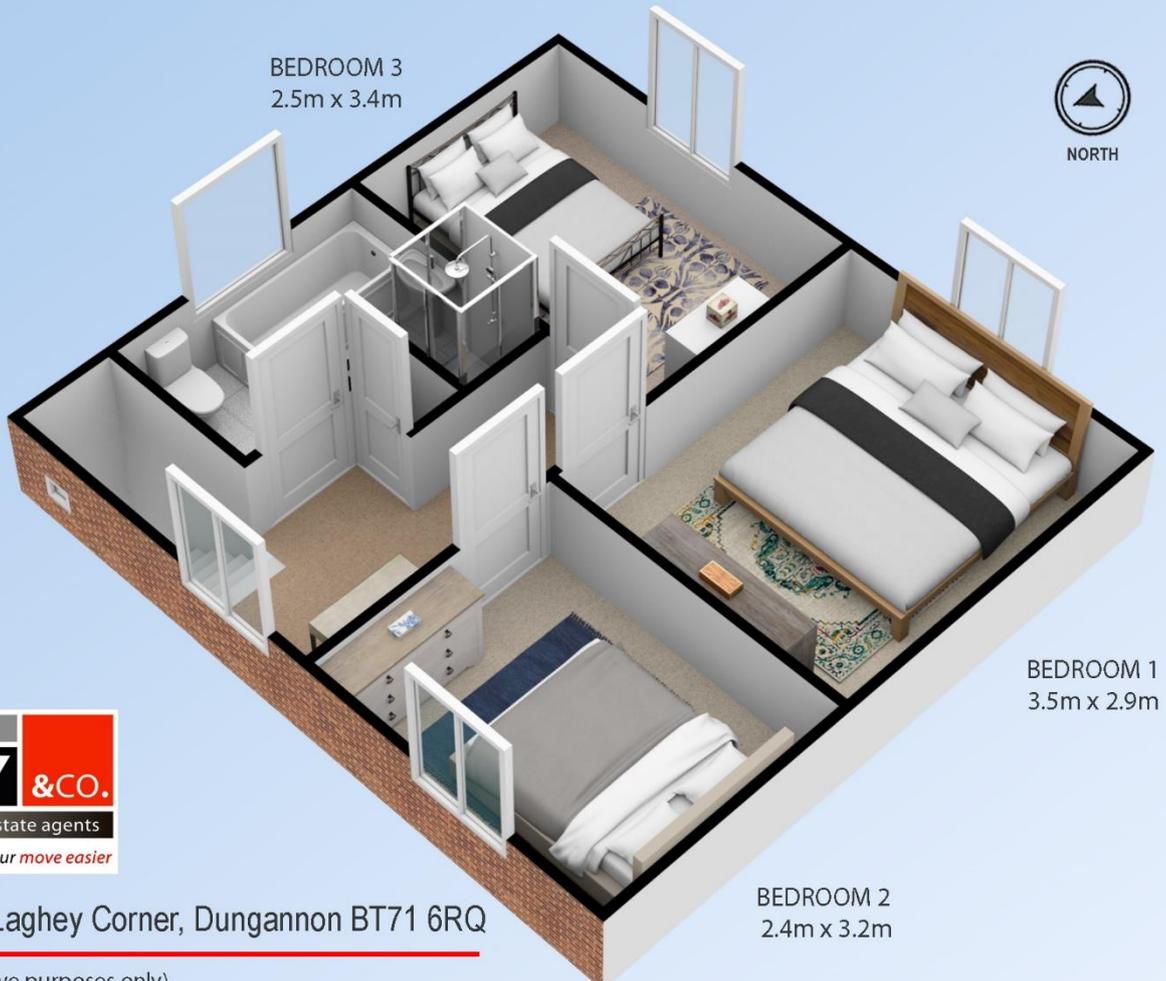
KITCHEN  
4.1m x 2.2m



18 Espey Park, Laghey Corner, Dungannon BT71 6RQ

(Floorplan for illustrative purposes only)

BEDROOM 3  
2.5m x 3.4m



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(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.**

**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.**