

**40 RANFURLY ROAD  
DUNGANNON  
CO TYRONE  
BT71 6EF**



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

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

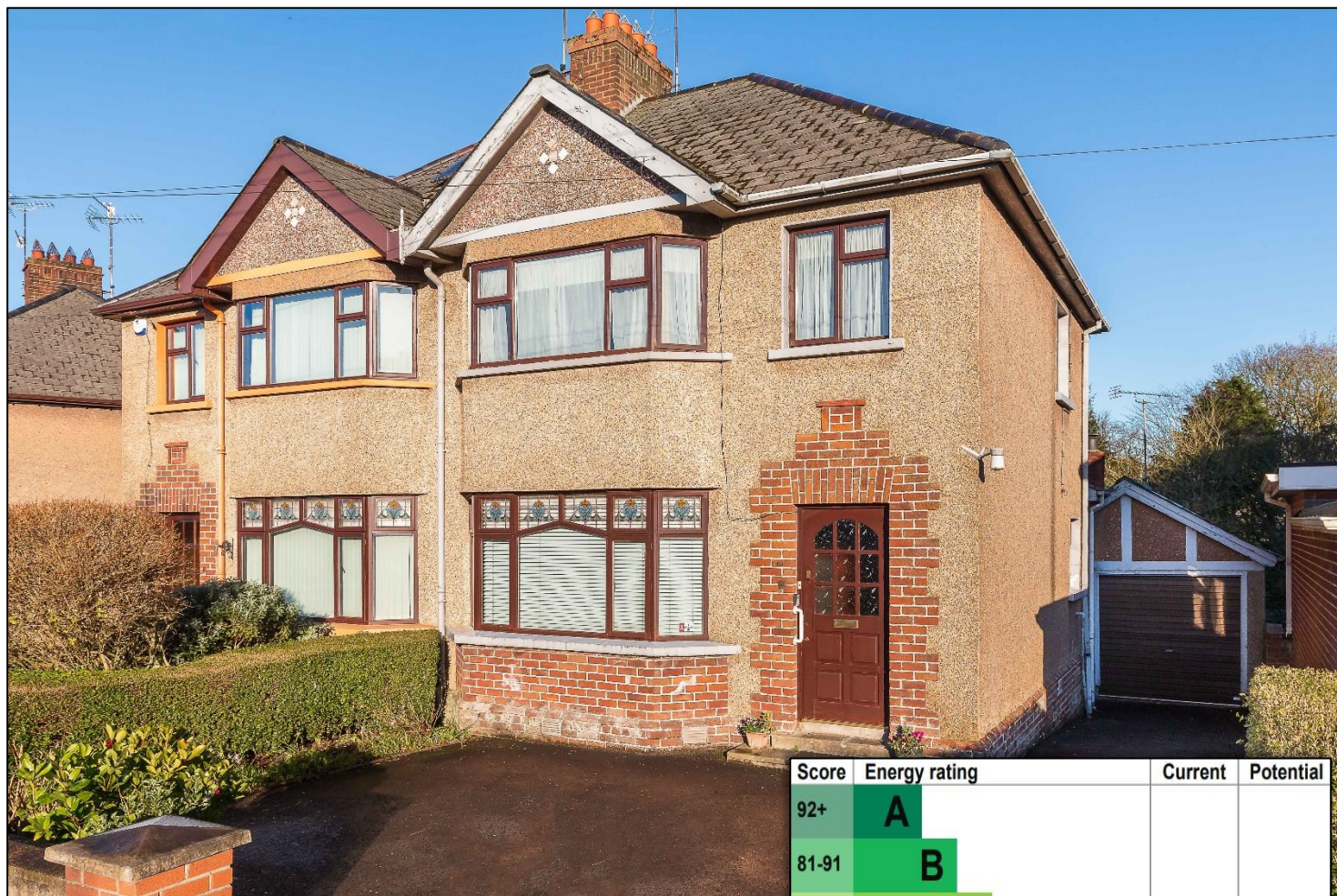
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## TOWN PROPERTY IN A MOST CONVENIENT AND POPULAR LOCATION

FULL OF CHARACTER AND CHARM THIS SUPER 3 BEDROOM SEMI-DETACHED PROPERTY ENJOYS A NUMBER OF ATTRACTIVE FEATURES SUCH AS ITS BEAUTIFUL PERIOD BAY WINDOWS AND A HANDY DETACHED GARAGE WHICH SET IT APART FROM SIMILARLY SIZED PROPERTIES WITHIN THIS PRICE RANGE.

COMPETITIVELY PRICED THIS PROPERTY IS A VERY ATTRACTIVE PROSPECT THAT WOULD BENEFIT FROM SOME UPDATING BY THE FORTUNATE PURCHASER TO CREATE AN ABSOLUTELY SUBERB HOME OR EQUALLY HAS POTENTIAL AS AN INVESTMENT.

**"A MUST VIEW PROPERTY FOR FIRST TIME BUYERS, DOWNSIZERS, SPECULATORS AND INVESTORS."**



**OFFERS OVER: £89,950**

FEATURES, ACCOMMODATION IN BRIEF & FLOOR PLANS OVERLEAF...

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E		
21-38	F	33   F	
1-20	G		



## PROPERTY FEATURES:

- 3 BEDROOM SEMI- DETACHED DWELLING.
- 2 RECEPTION ROOMS.
- SUBERB LOCATION WITHIN WALKING DISTANCE OF DUNGANNON.
- GREAT ACCESS TO THE MAIN ROADS NETWORK FOR EASY COMMUTING.
- OFF STREET PARKING & GARAGE.
- SPACIOUS REAR GARDEN.
- 3 BEDROOMS, 1 WITH FITTED STORAGE.
- FITTED KITCHEN WITH SEPARATE DINING ROOM.
- OIL FIRED CENTRAL HEATING.
- LIVING ROOM WITH OPEN FIREPLACE.
- WOULD BENEFIT FROM SOME UPDATING.
- A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS.





## ACCOMMODATION IN BRIEF...

### OUTER ENTRANCE HALL:

MAHOGONY OUTER DOOR - PART GLAZED, PART PANELLED. COVING TO CEILING. TILED FLOOR.

### INNER ENTRANCE HALL:

GLAZED INNER DOOR & SIDE PANELS. PART TIMBER PANELS TO WALLS. PLATE PELMET. CARPET TO FLOOR. COVING TO CEILING. CLOAK CUPBOARD UNDER STAIRS.



### SITTING ROOM:

OPEN FIREPLACE. BAY WINDOW. COVING TO CEILING.



### DINING ROOM:

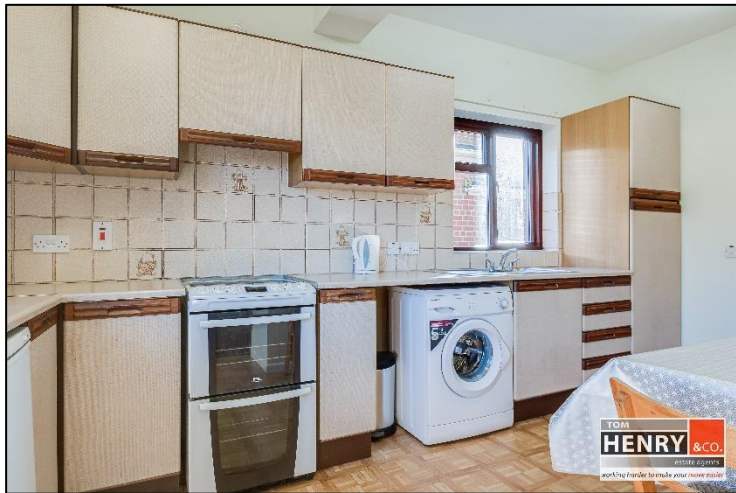
T.V. REST & SHELVING. CARPET TO FLOOR. FITTED STORAGE.





**KITCHEN:**

FITTED HIGH & LOW LEVEL UNITS. S.S.SINK & DRAINER WITH MIXER TAP FITTING. TILED SPLASHBACK. PLUMBED FOR AWM. SPACE FOR COOKER. SPACE FOR FRIDGE. SPACE FOR FREEZER. X-FAN. OUTER DOOR.



**FIRST FLOOR:**

**STAIRS & LANDING:**  
CARPET.





**BEDROOM 1:**  
TO FRONT. BAY WINDOW. CARPET TO FLOOR. PICTURE RAIL.



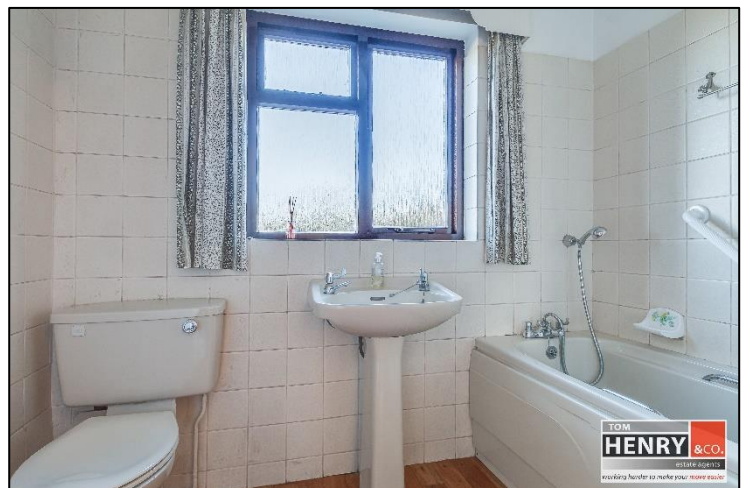
**BEDROOM 2:**  
TO FRONT. CARPET. PICTURE RAIL.



**BEDROOM 3:**  
TO REAR. FITTED STORAGE. BUILT IN WARDROBE. CARPET.



**BATHROOM:**  
BATH. TOILET. WASH BASIN. PART TILED WALLS. HEATED TOWEL RAIL. HOTPRESS.





**OUTSIDE:**

OFF STREET PARKING TO FRONT.

GARAGE WITH ROLL UP DOOR. ELECTRIC LIGHT. PEDESTRIAN DOOR TO SIDE.

TO REAR. CONCRETE PATIO AREA. WATER TAP. OUTSIDE TOILET. CENTRAL HEATING BOILER. GARDEN LAID TO LAWNS AND BEDS.

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



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



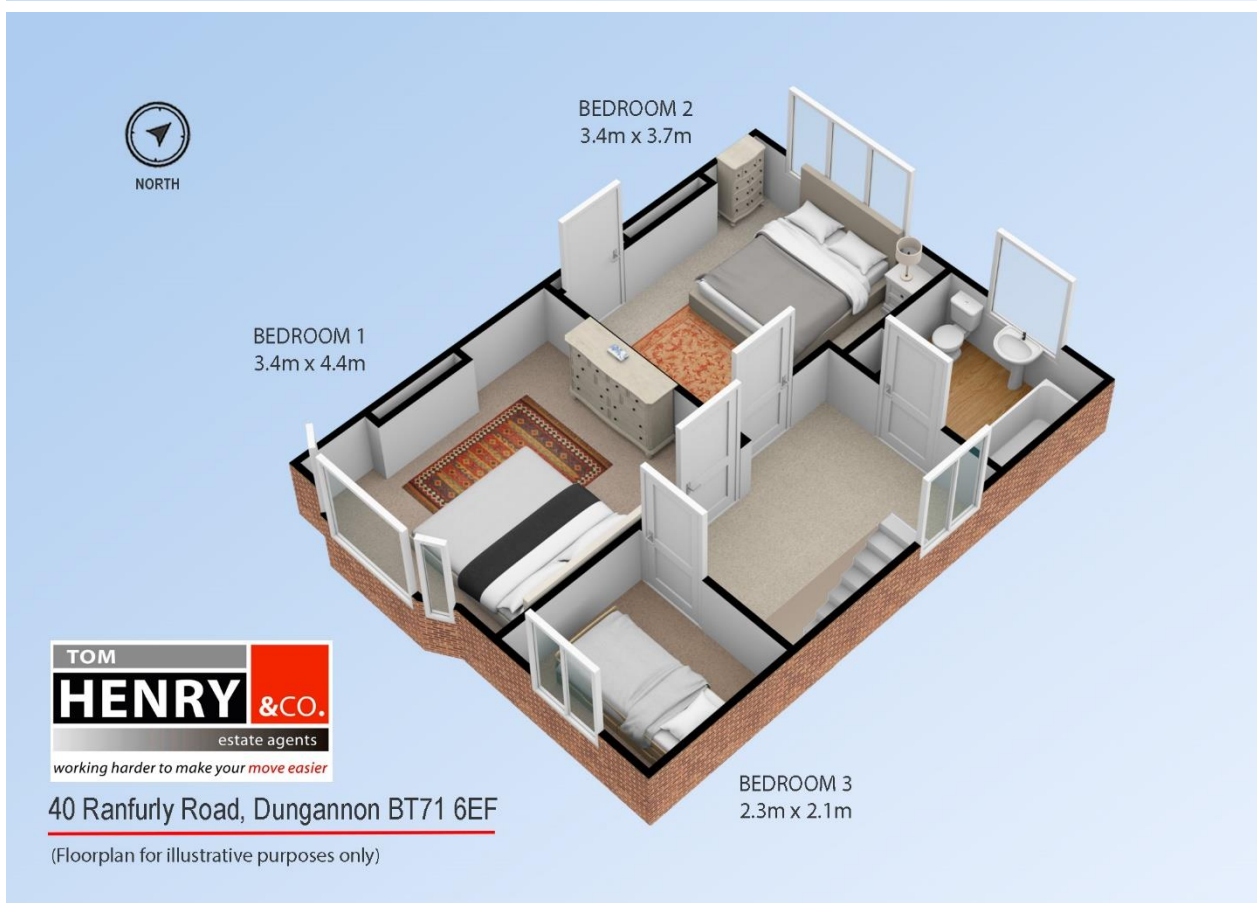
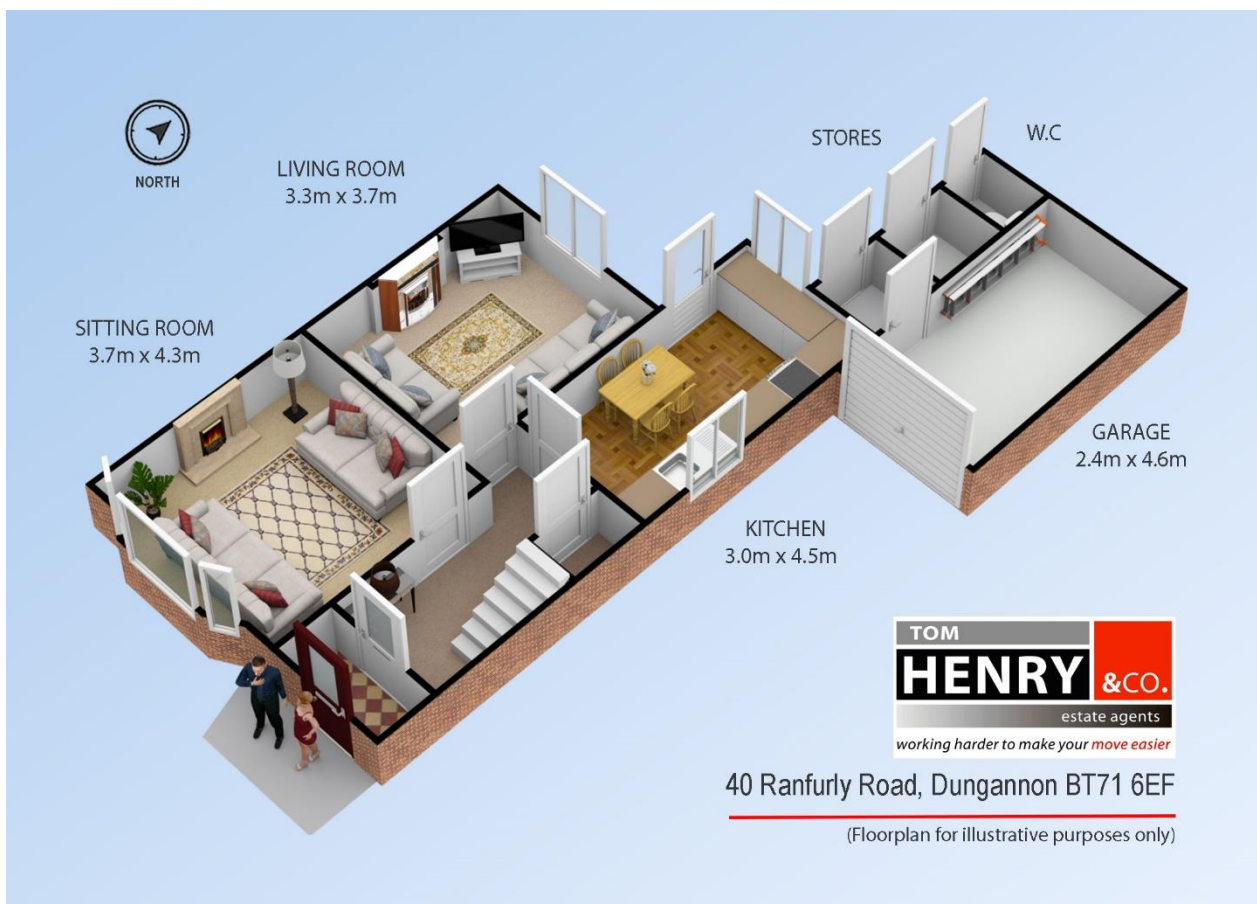
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- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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**RICS** [www.tomhenryandco.com](http://www.tomhenryandco.com) / [www.tomhenryrentals.com](http://www.tomhenryrentals.com) / 028 87726992





#### **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.**