

**16 RIDGEWOOD AVENUE  
MOY  
DUNGANNON  
CO. TYRONE  
BT71 7TE**



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

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**SUPERB DETACHED FAMILY ACCOMMODATION IN THIS POPULAR VILLAGE DEVELOPMENT**

THIS SUBERB 4 BEDROOM, MASTER ENSUITE, DETACHED FAMILY HOME ENJOYS AN ELEVATED CORNER SITE IN THIS SOUGHT AFTER RESIDENTIAL DEVELOPMENT WITHIN THE PICTURESQUE & EXCEPTIONALLY POPULAR VILLAGE OF MOY. THE PROPERTY IS LOCATED WITHIN WALKING DISTANCE OF ALL VILLAGE AMMENITIES INCLUDING SCHOOLS, BARS, RESTAURANTS AND SHOPS AND IS CONVENIENT TO MAIN ROAD NETWORKS FOR EASY COMMUTING TO DUNGANNON, PORTADOWN, ARMAGH OR FURTHER AFIELD. BENEFITTING FROM WELL PROPORTIONED ACCOMMODATION EXTENDING TO 4 BEDROOMS IN TOTAL AND COMPLIMENTED BY THE GARDENS WHICH WRAP-AROUND THE HOUSE CREATING A FANTASTIC OUTSIDE SPACE, THIS SUPERB HOME IS LIKELY TO ATTRACT INTEREST FROM YOUNG COUPLES AND FAMILIES ALIKE.

**"MUCH TO OFFER THE POTENTIAL PURCHASER - EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT"**



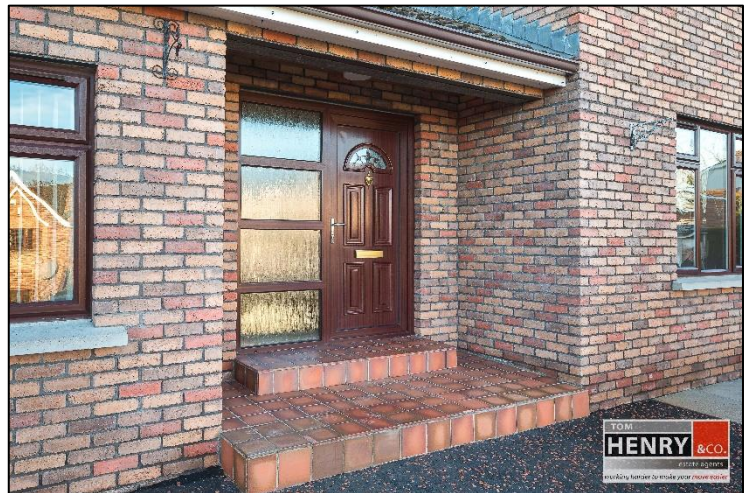
**GUIDE PRICE: £179,950**

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

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## PROPERTY FEATURES:

- 4 BEDROOM DETACHED FAMILY HOME.
- SUPERBLY POPULAR VILLAGE LOCATION.
- CONVENIENT TO ALL PICTURESQUE VILLAGE FACILITIES.
- EASY ACCESS TO DUNGANNON, ARMAGH & MAIN ROADS NETWORK.
- RECEPTION ROOM WITH OPEN FIREPLACE.
- FITTED KITCHEN WITH PATIO DOORS TO GARDEN.
- SEPARATE UTILITY ROOM.
- 4 BEDROOMS; MASTER ENSUITE.
- FAMILY BATHROOM & GROUND FLOOR POWDER ROOM.
- DOUBLE GLAZED WINDOWS.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- OIL FIRED CENTRAL HEATING.
- GENEROUS CORNER SITE.
- A FANTASTIC HOME IN A HIGHLY SOUGHT AFTER SITUATION.





## ACCOMMODATION IN BRIEF...

COVERED PORCH:  
TILED STEP. OUTSIDE LIGHT.

ENTRANCE HALL:  
U.P.V.C. OUTER DOOR WITH GLAZED PANEL. SUNBURST CENTRE  
PIECE. COVING TO CEILING. WOODEN FLOOR. OPEN TREAD  
STAIRCASE.

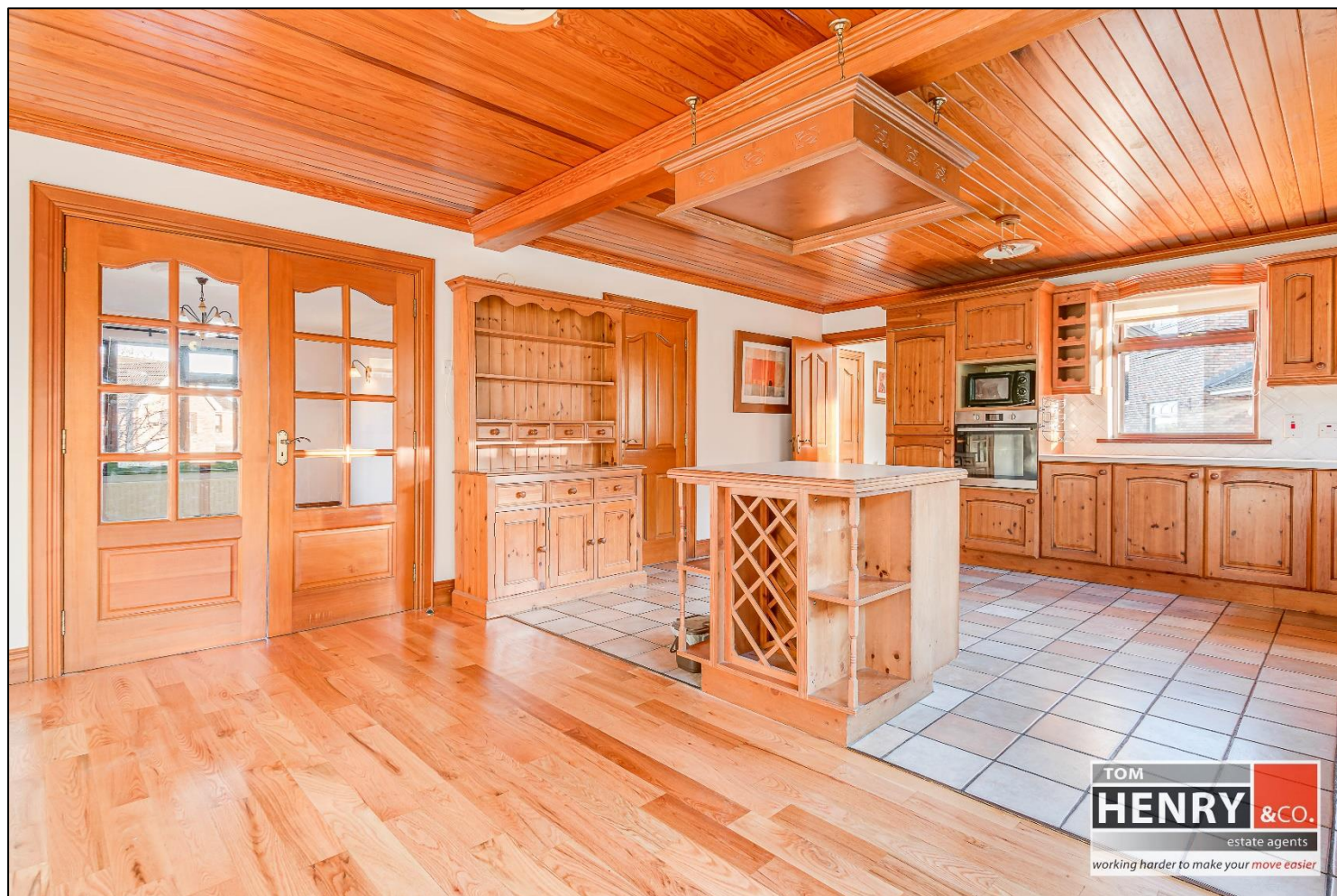
SITTING ROOM:  
WALL & CENTRE LIGHT POINTS. OPEN FIREPLACE. COVING & CENTRE PIECE TO CEILING. WOODEN FLOOR. PART GLAZED DOUBLE  
DOORS TO DINING.





KITCHEN / FAMILY DINING:

DINING WITH WOODEN FLOOR AND CEILING. PATIO DOORS TO REAR GARDEN. OPEN TO KITCHEN. KITCHEN WITH FITTED HIGH AND LOW LEVEL UNITS. ISLAND UNIT. GLASS DISPLAY UNIT. PELMET OVER S.S. & DRAINER WITH MIXER TAP FITTING. FRIDGE FREEZER. PLUMBED FOR DISHWASHER. OVEN. SPACE FOR MICROWAVE. HOB WITH X-FAN OVER. TILED BETWEEN UNITS. TILED FLOOR.







**UTILITY ROOM:**  
 FITTED UNITS. S.S.SINK AND DRAINER. PLUMBED FOR AWM. SPACE  
 FOR TUMBLE DRYER. TILED SPLASH BACK. TILED FLOOR. U.P.V.C.  
 EXTERNAL DOOR.



**POWDER ROOM:**  
 TOILET.WASH BASIN. TILED FLOOR. X-FAN.



**STUDY:**  
 CARPET TO FLOOR.





**FIRST FLOOR:**

STAIRS & LANDING.  
CARPET TO FLOOR.

HOTPRESS:

BEDROOM 1:  
TO FRONT. CARPET TO FLOOR.

ENSUITE:

WHITE SUITE. SHOWER. TILED. TOILET. WASHBASIN. TILED FLOOR. HEATED TOWEL RAIL. PART TILED WALLS.



BEDROOM 2:  
TO REAR. CARPET TO FLOOR.





BEDROOM 3:  
TO REAR. CARPET TO FLOOR.



BEDROOM 4:  
TO REAR. CARPET TO FLOOR.



BATHROOM:  
3 PIECE WHITE SUITE. CORNER BATH WITH HAND-HELD SHOWER FITTING. WASH HAND BASIN. TOILET. TILED FLOOR. PART TIMBER  
PANELLING TO WALLS. XFAN.





**OUTSIDE:**

PILLARED ENTRANCE.

GENEROUS ELEVATED SITE WITH TARMAC DRIVE & PARKING. GARDENS TO FRONT, SIDE & REAR ALL LAID TO LAWNS. WELL FENCED.

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







UTILITY  
3.0m x 2.0m

W.C

KITCHEN / DINING  
6.7m x 4.6m

FAMILY ROOM  
3.0m x 3.5m

LOUNGE  
3.8m x 5.4m



**16 Ridgewood Ave, Moy, Dungannon BT71 7TE**

(Floorplan for illustrative purposes only)



BEDROOM 2  
3.0m x 3.6m

BEDROOM 3  
3.7m x 3.0m

BEDROOM 4  
2.7m x 2.5m

BEDROOM 1  
3.7m x 3.3m



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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.***

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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.**