

6 BERESFORD SQUARE GORTMERRON LINK ROAD DUNGANNON CO TYRONE BT71 6UQ



working harder to make your *move easier*

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AN ELEGANT APARTMENT WITHIN THIS MOST CONVENIENT GATED COMMUNITY

"BERESFORD SQUARE" IS A HIGHLY SOUGHT AFTER AND MOST EXCLUSIVE GATED DEVELOPMENT IDEALLY SITUATED JUST OFF DUNGANNONS CONVENIENT GORTMERRON LINK ROAD.

BENEFITTING FROM BEAUTIFULLY LANDSCAPED AND MAINTAINED COMMUNAL GARDENS, OFFERING PRIVATE, SECURE SURROUNDINGS TO THE EXTREMELY COMFORTABLE LIVING ACCOMMODATION THIS DECEPTIVELY SPACIOUS 3 BEDROOM DUPLEX APARTMENT IS SURE TO ATTRACT INTEREST FROM EVEN THE MOST DISCERNING OF PROSPECTIVE PURCHASERS.

A MOST ATTRACTIVE PROSPECT FOR PROFESSIONALS OR THOSE SEEKING TO DOWNSIZE, THIS APARTMENT IS SURE TO TICK MANY BOXES IN TERMS OF STYLE, FUNCTIONALITY & CONVENIENCE WITHOUT THE BURDEN OF MAINTENANCE.

"MUST BE VIEWED TO BE FULLY APPRECIATED"



OFFERS AROUND: £149,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

PROPERTY FEATURES:

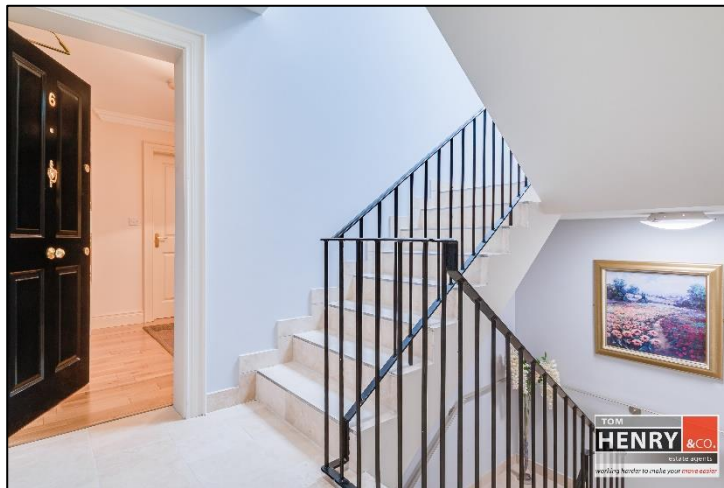
- AN ELEGANT DUPLEX APARTMENT IN THIS EXCLUSIVE SECURE DEVELOPMENT.
- ENCLOSED WITH REMOTE GATES & PEDESTRIAN ENTRANCE.
- DESIGNATED & VISITOR PARKING.
- MAINTAINED LANDSCAPED GARDENS.
- CONVENIENT LOCATION WITHIN WALKING DISTANCE OF ALL TOWN AMENITIES.
- ONLY A STROLL FROM PICTURESQUE DUNGANNON PARK.
- MASTER BEDROOM SUITE WITH ENSUITE.
- 2 FURTHER BEDROOMS.
- MODERN BATHROOM WITH 4 PIECE WHITE SUITE.
- OPEN PLAN KITCHEN / LIVING AREA.
- SEPARATE UTILITY ROOM.
- GAS FIRED CENTRAL HEATING. PART UNDERFLOOR (MASTER SUITE RADIATORS).
- MOULDED SKIRTINGS, ARCHITRAVES AND HOCKEY STICKS.
- 4 PANEL INTERNAL DOORS.
- U.P.V.C DOUBLE GLAZED WINDOWS.
- BLINDS AND FLOOR COVERINGS INCLUDED IN SALE.
- ALARM AND INTERCOM SYSTEM.
- SURE TO APPEAL TO A WIDE RANGE OF PROSPECTIVE PURCHASERS.



ACCOMMODATION IN BRIEF...



ENTRANCE HALL:
4 PANEL OUTER DOOR. COVING TO CEILING. WOODEN FLOOR.



SITTING ROOM:
BAY WINDOW. FALSE FIREPLACE. SEMI- VAULTED CEILING. TILED FLOOR. OPEN TO...





KITCHEN/ FAMILY DINING:

FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNIT. MARBLE WORKTOP & SPLASH BACK. S.S. SINK WITH MIXER TAP FITTING. INTEGRATED DISHWASHER. HOB & OVEN. FRIDGE FREEZER.





UTILITY ROOM:
 FITTED UNITS. S.S.SINK & DRAINER. PLUMBED A.W.M. SPACE FOR T.D.
 GAS FIRED BURNER. TILED FLOOR.



BATHROOM:
 WHITE 4 PIECE SUITE. BATH. TOILET. FULLY TILED SHOWER. WASH BASIN WITH MIRROR OVER. X-FAN. SOME WALL TILING. HEATED TOWEL RAIL.



BEDROOM 1:
PRE-FINISHED FLOOR. VELUX WINDOW.



BEDROOM 2:
CARPET TO FLOOR. VELUX WINDOW.



STAIRS TO:

MASTER SUITE:
CARPET TO FLOOR. ACCESS TO FIRE ESCAPE.





ENSUITE:
WHITE SUITE. WASH HAND BASIN. TOILET. TILED FLOOR. SHOWER.
HEATED TOWEL RAIL.



OUTSIDE:

AUTOMATED GATED ENTRANCE.

ALLOCATED CAR PARKING WITHIN COMMUNAL PARKING FACILITY.

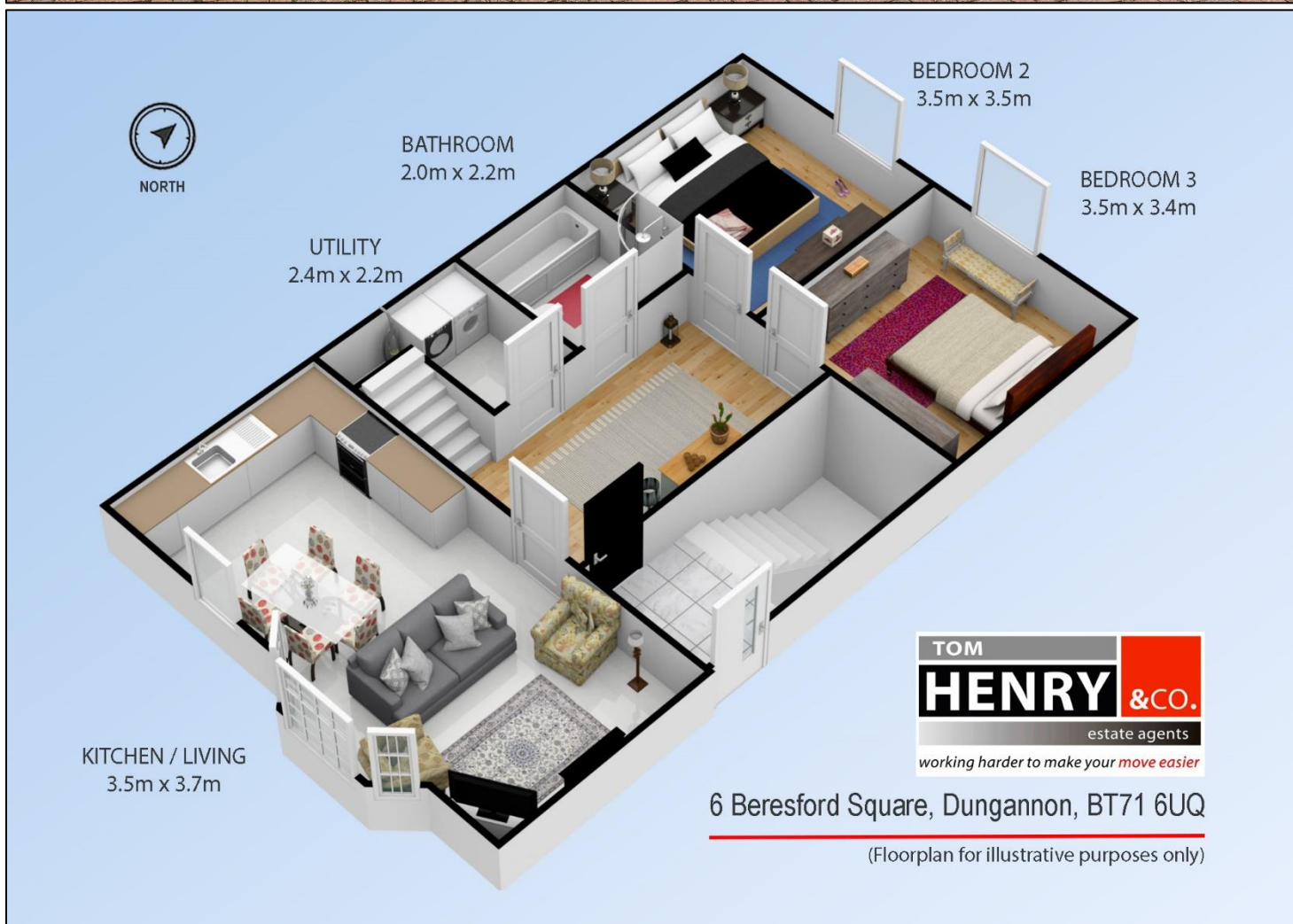
SURROUNDED BY BEAUTIFUL METICULOUSLY MAINTAINED GARDENS &
COMMON GROUNDS.

FLOOR PLANS FOR I.D. PURPOSES ONLY.





TOM
HENRY & CO.
estate agents
working harder to make your move easier



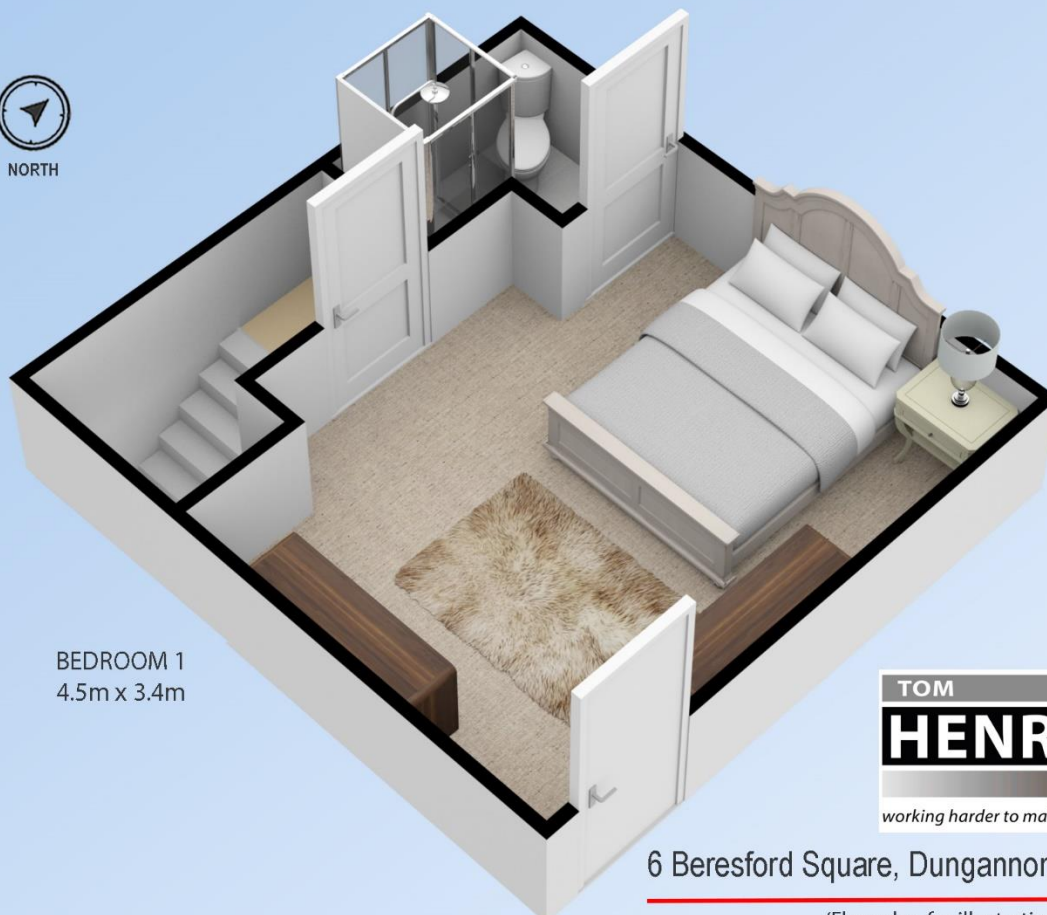
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6 Beresford Square, Dungannon, BT71 6UQ

(Floorplan for illustrative purposes only)



NORTH



BEDROOM 1
4.5m x 3.4m

STAIRWELL



6 Beresford Square, Dungannon, BT71 6UQ

(Floorplan for illustrative purposes only)

Thinking of selling or renting your home?



est. 1979

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.