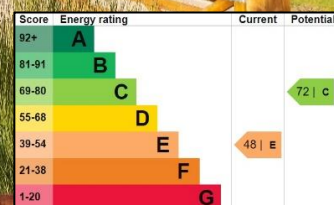


**30B LURGABOY LANE
DUNGANNON
CO TYRONE
BT71 6JX**

OFFERS OVER: £239,950



THE AGENT'S PERSPECTIVE...

THIS SUPERB DETACHED BUNGALOW IS NEW TO THE MARKET AND LIKELY TO DRAW THE ATTENTION OF EVEN THE MOST DISCERNING OF PURCHASERS.

A STRONG LOCATION IS UNDOUBTABLY A POSITIVE FOR THIS PROPERTY - SITUATED ON A PRIVATE ELEVATED SITE JUST OFF THE SOUGHT AFTER 'LURGABOY LANE' IT DELIVERS ON CONVENIENCE TO ALL TOWN AMENITIES YET IS MINUTES FROM BEAUTIFUL COUNTRYSIDE, WITH THE ADVANTAGE OF LARGE GARDENS, PERFECT FOR YOUNG FAMILIES.

THE LIVING ACCOMMODATION HAS BENEFITED FROM EXTENSIVE REFURBISHMENT IN RECENT TIMES TO FURTHER ENHANCE THIS SUBERB FAMILY HOME.

A FANTASTIC OPPORTUNITY TO ACQUIRE A MOVE-IN READY HOME SURE TO APPEAL TO A BROAD RANGE OF PROSPECTIVE PURCHASERS. PRIVATE VIEWING BY APPOINTMENT IS RECOMMENDED TO FULLY APPRECIATE THIS IMPRESSIVE PROPERTY.

PROPERTY DESCRIPTION:

THE PROPERTY IS POSITIONED AT THE END OF A GENTLY SLOPING DRIVEWAY, BOUNDED BY MATURE GARDENS AND PLENTIFUL PROVISION OF OFF-STREET PARKING.

AN ENTRANCE PORCH OFFERS SHELTER AND A PLACE TO SIT AND ENJOY THE VIEWS OVER THE GARDENS BEFORE CONTINUING INTO THE LIVING ACCOMMODATION. THE ENTRANCE HALL OPENS ONTO A CLOAK CUPBOARD AND POWDER ROOM. THE SITTING ROOM ENJOYS A LARGE BAY WINDOW AND HAS AN OPEN FIREPLACE WITH BACK BOILER. NEXT UP IS THE FAMILY DINING ROOM ADJOINING THE KITCHEN VIA AN ARCHWAY. THE KITCHEN IS WELL-PROPORTIONED AND WELL-APPOINTED WITH IVORY HIGH & LOW LEVEL UNITS AND A RANGE OF INTEGRATED MODERN APPLIANCES. THE REAR LOBBY HOUSES A USEFUL UTILITY ROOM AND A BACK DOOR PROVIDING ACCESS TO THE REAR GARDENS, COMPLETE WITH DECKING AND PATIO AREAS – PERFECT TO ENJOY A GLASS OF WINE ON A SUMMERS EVENING

THE REMAINDER OF THE LIVING ACCOMMODATION EXTENDS TO THREE / FOUR BEDROOMS DEPENDING ON PERSONAL PREFERENCE, MASTER ENSUITE AND A SPACIOUS FAMILY BATHROOM. THE OUTDOOR SPACE OFFERS THE KEEN GARDENER AN OUTLET WITH RAISED VEGETABLE GARDENS TO THE SIDE, WHILST ALSO PROVIDING ENTERTAINMENT SPACE OR SIMPLY A PLEASANT AREA TO SIT AND SOAK UP THE SUN.

PROPERTY FEATURES:

- SUBERB RESIDENTIAL LOCATION.
- GENEROUS ELEVATED SITE.
- GENEROUS, MATURE GARDENS LAID TO LAWNS AND SHRUBS WITH VEGETABLE PLOT, DECKED AREA AND PATIO AREA.
- CONVENIENT TO ALL TOWN AMENITIES AND MAIN ROAD NETWORKS.
- INTEGRAL GARAGE AND FORECOURT PARKING.
- UPVC DOUBLE GLAZED WINDOWS WITH COMPOSITE EXTERNAL DOORS.
- CLADDING TO FACIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- MOULDED SKIRTINGS & ARCHITRAVES.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- KITCHEN WITH FITTED HIGH & LOW LEVEL UNITS.
- SEPARATE UTILITY ROOM.
- BATHROOM, POWDER ROOM AND ENSUITE WITH NEW WHITE SUITES.
- 3 OR 4 BEDROOMS.
- OPEN FIREPLACE WITH BACK BOILER.
- SURE TO APPEAL TO A WIDE RANGE OF DISCERNING PURCHASERS.



ACCOMMODATION IN BRIEF...

ENTRANCE PORCH:

COMPOSITE OUTER DOOR GLAZED FAN LIGHT & SIDE PANEL. FEATURE GLAZED WINDOW. TILED FLOOR.



ENTRANCE HALL:

PANELLED INNER DOOR WITH GLAZED SIDE PANELS. COVING TO CEILING.

CLOAK CUPBOARD:



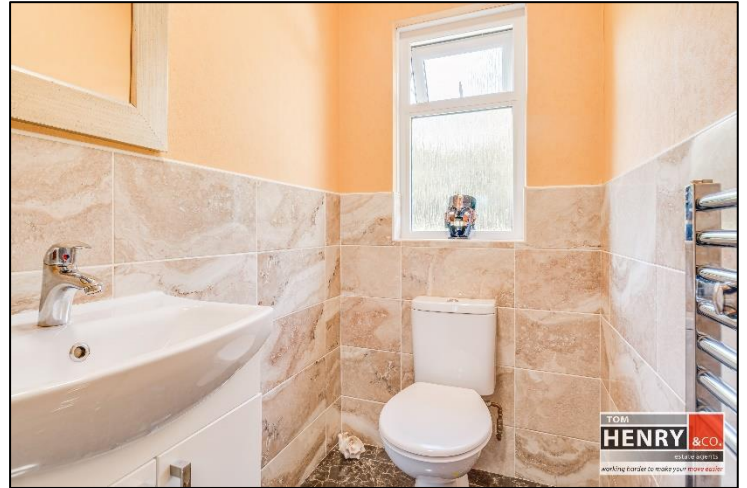
SITTING ROOM:

COVING & CENTREPIECE TO CEILING. BAY WINDOW. PRE-FINISHED FLOOR. OPEN FIREPLACE WITH BACK BOILER.





POWDER ROOM:
TOILET. WASH BASIN IN VANITY UNIT. HEATED TOWEL RAIL. PART TILED WALLS. TILED FLOOR.



DINING ROOM:
WOODEN CEILING. ARCHWAY TO/FROM KITCHEN.



KITCHEN:
FITTED HIGH & LOW LEVEL UNITS (IVORY). UNDER UNIT LIGHTING.
SINK & DRAINER WITH MIXER TAP FITTING. GLASS DISPLAY UNIT. INTEGRATED DISHWASHER. DOUBLE OVEN. HOB WITH X-FAN OVER. FRIDGE FREEZER. SPACE FOR MICROWAVE. TILED SPLASHBACK.





REAR LOBBY:
UPVC OUTER DOOR.



UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. PLUMBED FOR AWM. SPACE FOR T.D. S.S CIRCULAR SINK WITH MIXER TAP.



STUDY / BEDROOM 4:
TO FRONT. PRE-FINISHED FLOOR. BUILT-IN STORAGE.

AIRING CUPBOARD:
DOUBLE DOORS. SHELVED. ELECTRIC LIGHT.



BATHROOM:
WHITE SUITE. BATH WITH SHOWER OVER. VANITY UNIT. TOILET. HEATED TOWEL RAIL. 2 X TILED WALLS. TILED FLOOR.



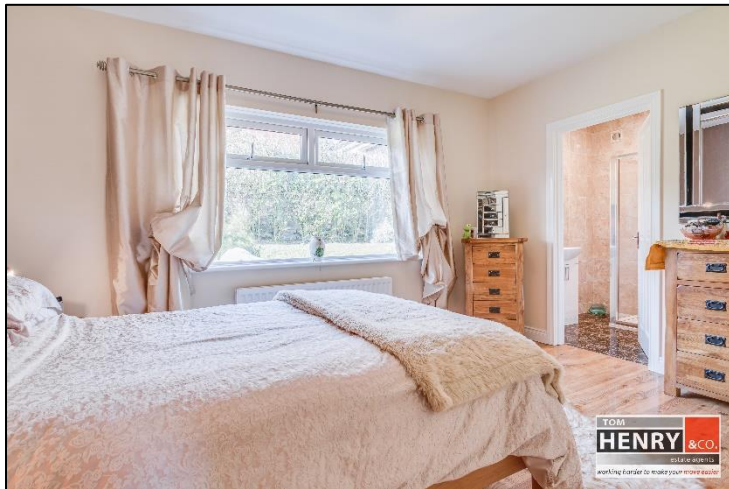
BEDROOM 1:
TO FRONT. PRE-FINISHED FLOOR. WARDROBES INCLUDED.



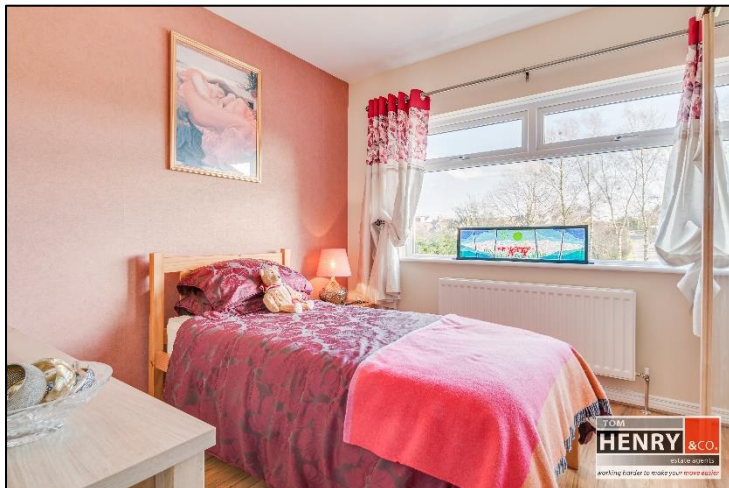
BEDROOM 2 (MASTER):
TO REAR. PRE-FINISHED FLOOR.

ENSUITE:

WHITE SUITE. SHOWER. WASH BASIN IN VANITY UNIT. HEATED TOWEL RAIL. TILED WALLS. TILED FLOOR.



BEDROOM 3:
TO FRONT. SUPERB VIEWS OVER GARDENS. PRE-FINISHED FLOOR. WARDROBES INCLUDED.



OUTSIDE:

APPROACHED OFF RESIDENTIAL LURGABOY LANE THROUGH A PILLARED AND GATED ENTRANCE.

GRAVELLED DRIVE AND FORECOURT PARKING TO FRONT OF INTEGRAL GARAGE.

GARDENS LAID TO LAWNS AND BEDS. ENCLOSED PATIO AREA (SUNTRAP). DECKED AREA TO FRONT.

SIDE GARDEN LAID TO LAWNS WITH RAISED VEGETABLE BEDS.

SLABBED PATIO TO REAR. DECKED AREA. HERB BED. WATER TAP. BOILER ROOM.

FLOOR PLANS FOR I.D. PURPOSES ONLY.





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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.