

**24 MILLVIEW MEADOWS  
GORTGONIS ROAD  
COALISLAND  
CO. TYRONE  
BT71 4XJ**



*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

## **“MARVELLOUS IN MILLVIEW MEADOWS”**

**A SPACIOUS DETACHED PROPERTY WITH A GARAGE SITUATED ON A PRIME END-OF-CUL-DE-SAC SITE.**

ENJOYING A PRIME, PRIVATE & FULLY ENCLOSED END-OF-CUL-DE-SAC SITE IN THIS POPULAR & HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT, THIS DETACHED PROPERTY WAS CONSTRUCTED CIRCA. 2018 & HAS BEEN OWNER OCCUPIED SINCE NEW. OFFERING SPACIOUS & VERSATILE ACCOMMODATION THAT IS SURE TO APPEAL TO A WIDE RANGE OF PURCHASERS, THIS PROPERTY BOASTS 3 DOUBLE BEDROOMS, MASTER WITH PROVISION FOR AN ENSUITE IF DESIRED, A SPACIOUS SITTING ROOM WITH A COSY GLASS FRONTED STOVE & A FEATURE BAY WINDOW, AN EXCEPTIONALLY GENEROUS KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING / LIVING, A SEPARATE UTILITY ROOM, A HANDY GROUND FLOOR CLOAK W.C. & A FIRST FLOOR BATHROOM WITH A 4 PIECE SUITE. EXTERNALLY, A GATED DRIVEWAY TO AMPLE OFF-STREET PARKING PROVIDES PRIVACY & SECURITY, WITH A MOST USEFUL GARAGE / UTILITY SHED AND A PRIVATE REAR GARDEN LAID TO LAWN WITH A PATIO AREA; SURE TO BE A FAVOURITE FOR BBQS WHEN THE WEATHER PERMITS!

LOCATED ONLY MOMENTS BY CAR TO COALISLAND TOWN CENTRE, MAJOR EMPLOYERS & THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD, THIS PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED...

**“WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME”**



**OFFERS OVER: £209,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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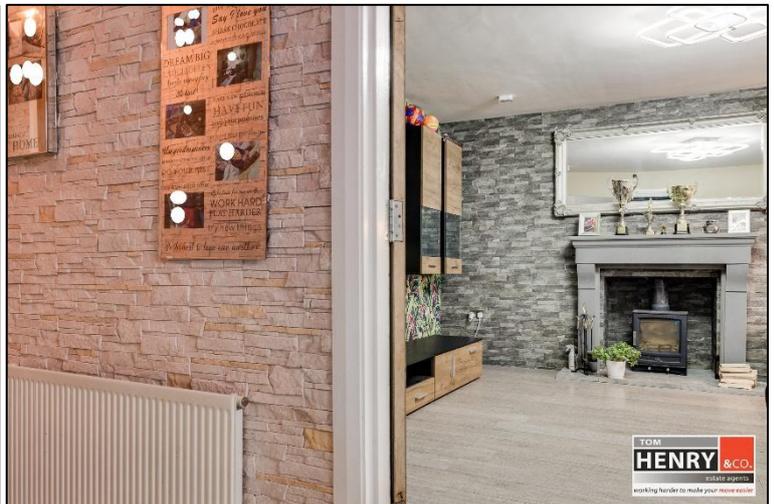
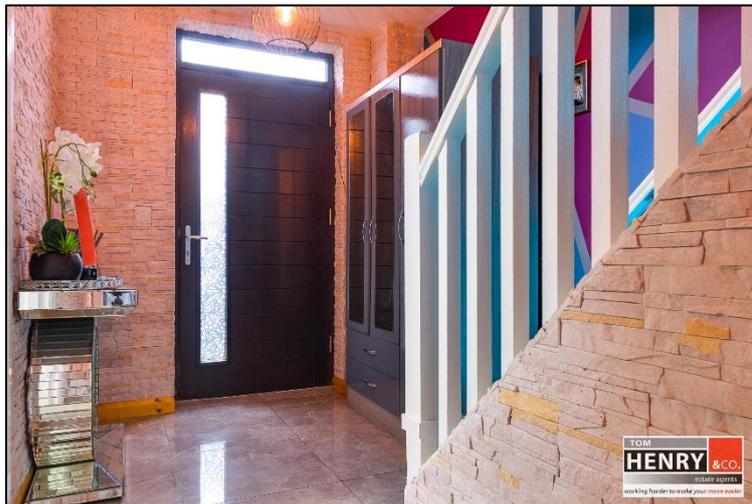
# PROPERTY FEATURES...

- A SPACIOUS & VERSATILE DETACHED PROPERTY.
- CONSTRUCTED CIRCA. 2018 & OWNER OCCUPIED SINCE NEW.
- SITUATED ON A PRIME, END-OF-CUL-DE-SAC SITE.
- GATED OFF-STREET PARKING & USEFUL GARAGE / UTILITY STORE.
- ONLY MOMENTS BY CAR TO COALISLAND TOWN & MAJOR EMPLOYERS.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO DUNGANNON, COOKSTOWN OR FURTHER AFIELD.
- PRESENTED FOR SALE IN GOOD ORDER THROUGHOUT.
- 3 DOUBLE BEDROOMS; MASTER WITH PROVISION FOR ENSUITE.
- SPACIOUS SITTING ROOM WITH GLASS FRONTED STOVE & BAY WINDOW.
- SUPERB KITCHEN WITH AMPLE SPACE FOR DINING / ENTERTAINING / LIVING.
- INTEGRATED KITCHEN APPLIANCES INCLUDED IN SALE.
- SEPARATE UTILITY ROOM WITH CLOAK STORE.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE.
- MOULDED SKIRTINGS & ARCHITRAVES.
- WINDOW BLINDS INCLUDED IN SALE.
- GAS FIRED CENTRAL HEATING.
- P.V.C. DOUBLE GLAZED WINDOWS & EXTERNAL DOORS.
- P.V.C. FASCIA & SOFFITS.
- PRIVATE REAR GARDEN LAID TO LAWN WITH PATIO AREA.
- MAY BE SUITABLE FOR CO-OWNERSHIP.
- WOULD MAKE A FANTASTIC FIRST OR FAMILY HOME.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**  
OUTSIDE LIGHT. COMPOSITE EXTERNAL DOOR WITH GLAZED PANEL.  
TILED FLOOR. FEATURE STONE EFFECT CLADDING TO WALLS. CARPET  
TO STAIRS TO FIRST FLOOR.



**SITTING ROOM:**  
GLASS FRONTED STOVE IN STONE CLAD INGLENOOK WITH TILED HEARTH & TIMBER MANTLE. PRE-FINISHED FLOOR. BAY WINDOW. FEATURE  
STONE CLAD WALL.



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**KITCHEN / DINING AREA:**

PART GLAZED DOOR FROM ENTRANCE HALL. FITTED HIGH & LOW LEVEL UNITS WITH UNDER UNIT LIGHTING. S.S. 1 ½ SINK & DRAINER WITH MIXER TAP FITTING. GAS HOB WITH X-FAN OVER IN S.S. CANOPY. ELECTRIC UNDER OVEN. SPACE FOR FRIDGE FREEZER (INCLUDED IN SALE). TILED BETWEEN UNITS. TILED FLOOR. RECESSED LIGHTING. GLAZED FRENCH DOORS TO REAR PATIO AREA.



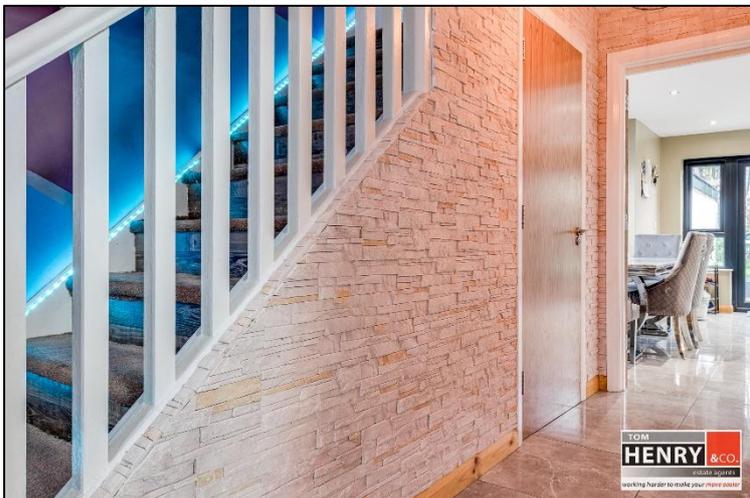
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**UTILITY ROOM:**  
 FITTED LOW LEVEL UNIT. S.S. SINK & DRAINER WITH MIXER TAP FITTING.  
 PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED FLOOR.  
 X-FAN. P.V.C. EXTERNAL DOOR WITH GLAZED TOP PANEL.

**CLOAK ROOM:**  
 CENTRAL HEATING BURNER. TILED FLOOR.

**CLOAK W.C. / POWDER ROOM:**  
 WASH HAND BASIN WITH MIXER TAP FITTING WITH TILED SPLASH BACK. TOILET. TILED FLOOR. RECESSED LIGHT. X-FAN.



**FIRST FLOOR:**

**STAIRS & LANDING:**  
 CARPET TO STAIRS. PRE-FINISHED FLOOR TO LANDING.



**BEDROOM 1:**

TO FRONT. PRE-FINISHED FLOOR. BAY WINDOW. BUILT-IN CUPBOARD: SHELVED WITH ELECTRIC LIGHT.

**DRESSING ROOM / ENSUITE:**

PROVISION FOR ENSUITE; NOT FITTED. CURRENTLY UTILIZED AS A WALK-IN WARDROBE. TILED FLOOR. X-FAN.



**BEDROOM 2:**

TO REAR. PRE-FINISHED FLOOR.



BEDROOM 3:  
TO REAR. PRE-FINISHED FLOOR.





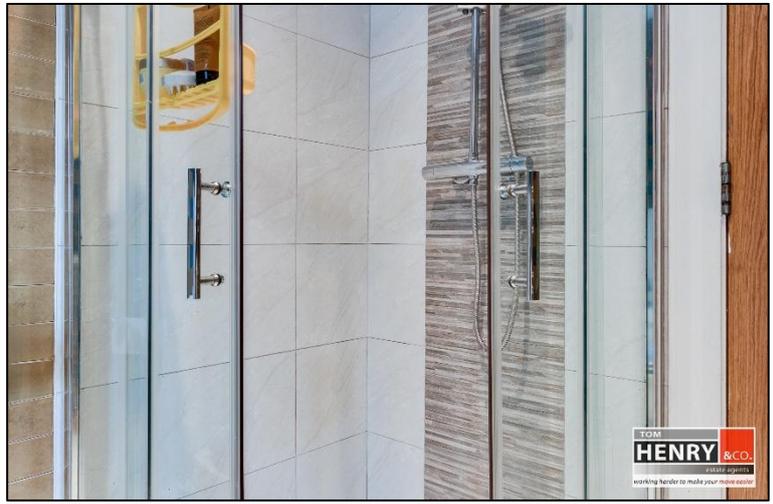
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**BATHROOM:**

“FLOATING” WASH HAND BASIN WITH MIXER TAP FITTING. BATH WITH MIXER TAP FITTING. THERMOSTATIC SHOWER WITH DUAL HEAD SHOWER FITTING. TOILET. HEATED TOWEL RAIL. FULLY TILED WALLS. TILED FLOOR. X-FAN.



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**OUTSIDE:**

GATED ENTRANCE TO OFF-STREET PARKING TO SIDE OF DWELLING TO GARAGE / UTILITY STORE. GARDEN TO FRONT LAID TO LAWN.

GARAGE / UTILITY STORE:  
ROLL-UP DOOR. ELECTRIC LIGHT & POWER POINTS.

GARDEN TO REAR WITH PAVED PATIO AREA & RAISED AREA LAID TO LAWN. OUTSIDE WATER TAP.



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

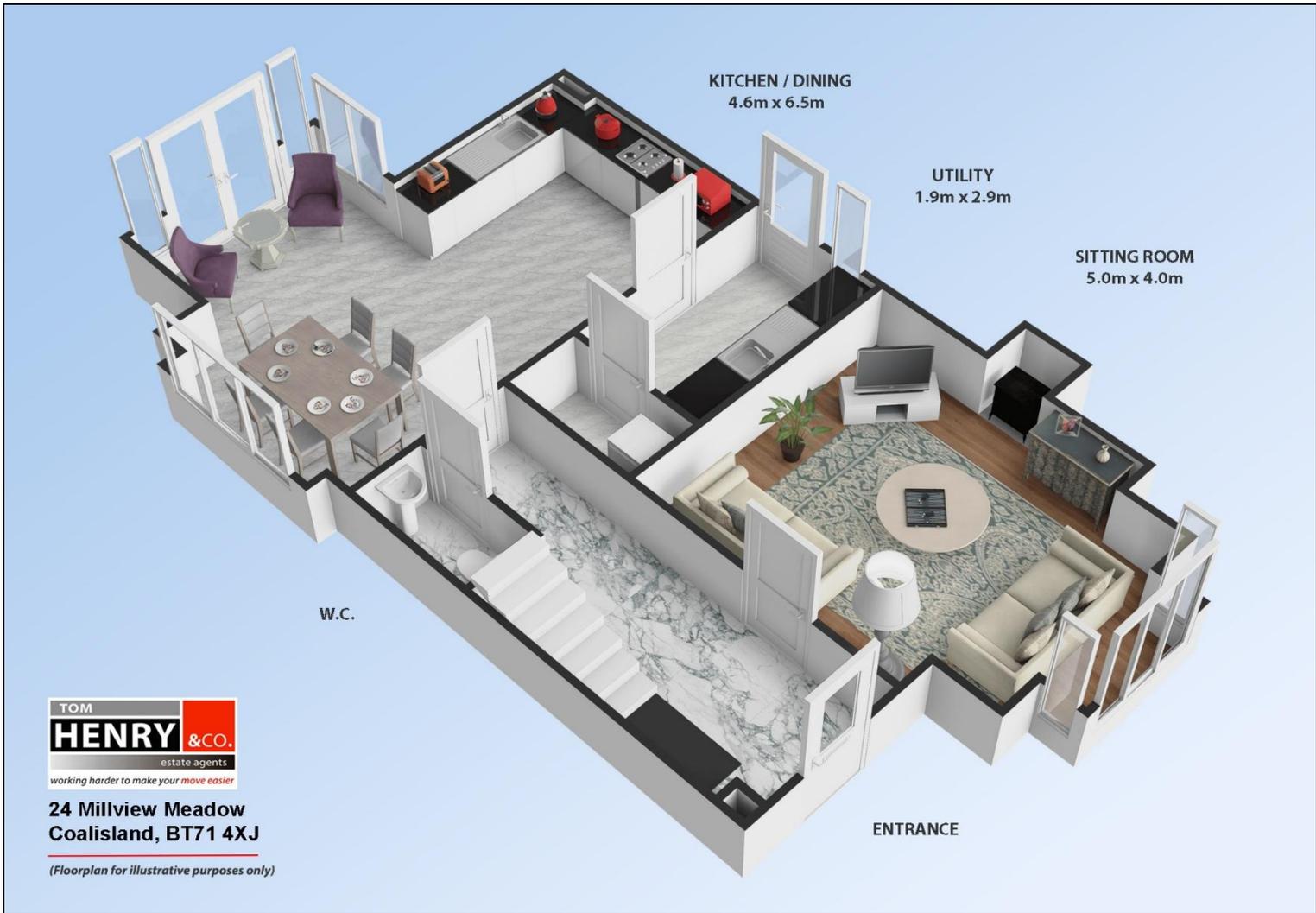


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- > **Free** no obligation pre sale/ pre let valuation.
- > **Market leading** sales record.
- > **Competitive** sales & rental rates.
- > **RICS** member firm.
- > **Professional & efficient** service.
- > **Over 100 years** local combined experience.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**