

**52 LEGILLY ROAD
TYGHAN LANE
GREYSTONE
DUNGANNON
CO. TYRONE
BT70 1PE**



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

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

SPACIOUS, VERSATILE & COMMUTER CONVENIENT - A BEAUTIFUL COUNTRY HOME

THIS BEAUTIFUL SPLIT-LEVEL DETACHED DWELLING WAS BUILT FOR THE CURRENT OWNERS OCCUPATION CIRCA 1990'S.

SITUATED ON A SUBERB SITE SURROUNDED BY BEAUTIFUL COUNTRYSIDE THE PROPERTY ENJOYS MATURE LANDSCAPED GARDENS WITH RAISED PATIOS TO THE FRONT AND REAR ASPECTS MAKING THEM PERFECT FOR ENTERTAINING FRIENDS & FAMILY. AFFORDING COMFORTABLE, WELL-PROPORTIONED & VERSATILE ACCOMMODATION ACROSS SPLIT LEVELS, THE PROPERTY EXTENDS TO 5 BEDROOMS (MASTER ENSUITE), 3 RECEPTION ROOMS, A KITCHEN WITH SEPARATE UTILITY AND A GARAGE. THIS PROPERTY OFFERS THE PERFECT BALANCE OF RURAL LIVING WITH CONVENIENCE TO DUNGANNON TOWN AMENITIES AND THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

"PROPERTY OF THIS CALIBRE DOES NOT COME TO THE MARKET OFTEN – MUST BE VIEWED TO BE FULLY APPRECIATED"



GUIDE PRICE: £329,950

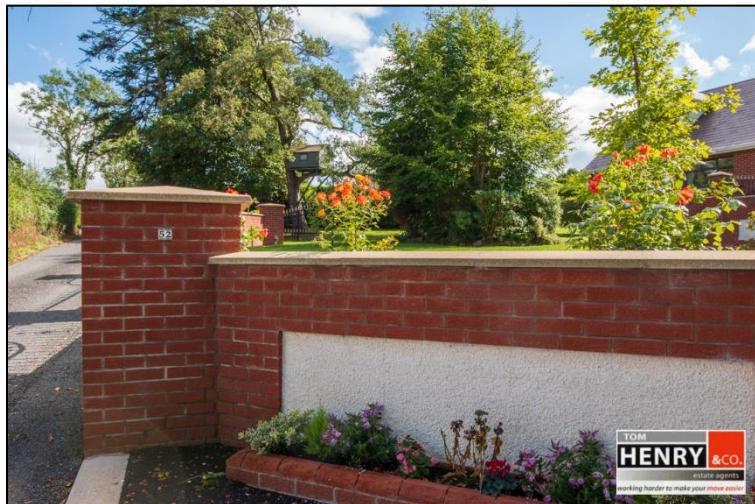
FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 c |
| 55-68 | D | 60 d | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PROPERTY FEATURES:

- A DETACHED 5 BEDROOM COUNTRY RESIDENCE.
- SITUATED ON A SUBERB MATURE SITE.
- QUIET, SEMI-RURAL, YET CONVENIENT LOCATION.
- 3 RECEPTION ROOMS.
- QUALITY FITTED KITCHEN.
- SEPARATE UTILITY ROOM.
- MOULDED SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- CENTRALISED BEAM VACUUM SYSTEM.
- OIL FIRED CENTRAL HEATING.
- DOUBLE GLAZED WINDOWS.
- COMPOSITE EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- BEAUTIFUL MATURE GARDENS.
- RAISED SUN TERRACE AND PATIO AREAS TO FRONT & REAR OF DWELLING.
- GARAGE WITH REMOTE DOOR.
- A FANTASTIC PROPERTY – MUST BE VIEWED TO BE FULLY APPRECIATED.

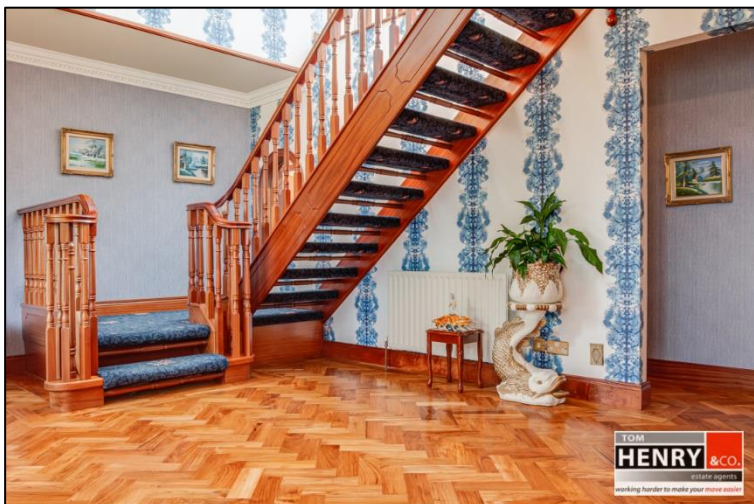




ACCOMMODATION IN BRIEF...

RECEPTION HALL:

COMPOSITE EXTERNAL DOOR WITH GLAZED TOP PANEL & SIDE PANELS. WOOD BLOCK FLOOR. COVING & CENTRE PIECE TO CEILING. OPEN TREAD STAIRCASE TO FIRST FLOOR.





SITTING ROOM:
OPEN FIREPLACE. CENTRE PIECE & COVING TO CEILING. WALL & CENTRE LIGHT POINTS.



LIVING ROOM / FORMAL DINING ROOM:
CARPET TO FLOOR. COVING & CEILING PIECES. FEATURE WINDOWS TO / FROM HALLWAY.



KITCHEN / FAMILY DINING AREA:
FITTED HIGH & LOW LEVEL UNITS. GLASS DISPLAY UNITS. DISPLAY SHELVING. TILED BETWEEN UNITS. PELMET WITH DOWN LIGHTING OVER SINK & DRAINER. INTEGRATED GAS HOB WITH X-FAN OVER. ELECTRIC UNDER OVEN. INTEGRATED FRIDGE FREEZER. VIEWS TO REAR GARDEN. PART DIVIDER TO / FROM FAMILY DINING. TILED FLOOR TO KITCHEN. CARPET TO DINING AREA. VIEWS TO FRONT GARDEN.





REAR HALL:
TILED WALLS & FLOOR. STABLE TYPE COMPOSITE EXTERNAL DOOR.

UTILITY ROOM:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR DISHWASHER. TILED FLOOR. TILED WALLS.

POWDER ROOM:
TOILET. WASH HAND BASIN. TILED FLOOR. SOME WALL TILING. X-FAN.



BEDROOM 1:
TO REAR. CARPET TO FLOOR. DOWN LIGHTING TO CEILING. PART
PANELLING TO WALLS.



BEDROOM 2:
TO FRONT.

BATHROOM:
5 PIECE WHITE SUITE. CORNER JACUZZI BATH. BIDET. TOILET. WASH HAND BASIN. SHOWER. HEATED TOWEL RAIL. ILLUMINATED WALL MIRROR. ELECTRIC SHAVING SOCKET. X-FAN.



FIRST FLOOR:

LANDING:
SLIDING DOORS TO VERANDA.

LINEN CUPBOARD:





BEDROOM 3:

MASTER BEDROOM. DUAL ASPECT. FITTED FURNITURE TO INCLUDE BEDHEAD, HAT BOXES, WARDROBES, DRESSING UNIT & DESK UNIT.

ENSUITE:

WHITE SUITE. BATH WITH HAND-HELD SHOWER FITTING. TOILET. BIDET. WASH HAND BASIN. TILED WALLS. TILED FLOOR. ILLUMINATED WALL MIRROR.



BEDROOM 4:
DUAL ASPECT. FITTED FURNITURE TO INCLUDE WARDROBES, DESK, DISPLAY SHELVING, BEDHEAD & BEDSIDE UNITS. VANITY UNIT.



POWDER ROOM:
WASH HAND BASIN. TOILET. TILED WALLS & FLOOR. X-FAN.



BEDROOM 5:
VANITY UNIT. FITTED STORAGE WARDROBES.

HOTPRESS:



OUTSIDE:

DOUBLE ENTRANCES – PILLARED & GATED WITH CATTLE GRIDS. FRONT BOUNDARY WITH BRICK WALL & FENCED. TARMAC ENTRANCE AND EXIT WITH GENEROUS TARMAC PARKING TO FRONT.

GARDEN TO FRONT LAID TO LAWN WITH SHRUB BEDS.

GARDENS TO SIDES WITH LAWNS & BEDS. OUTSIDE WATER TAP.

TARMAC PARKING TO GARAGE.

STORE:
PEDESTRIAN DOOR. ELECTRIC LIGHT & POWER POINTS.



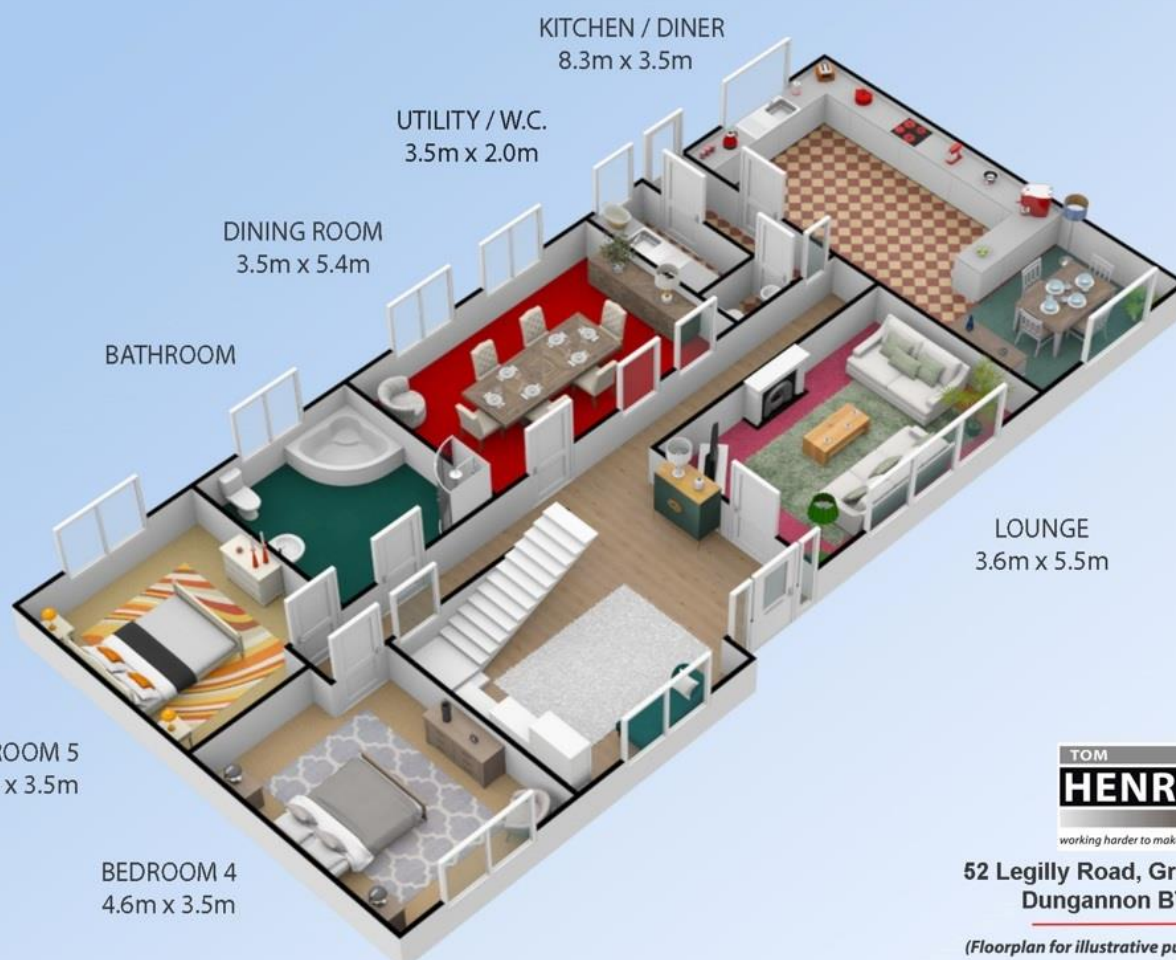
GARAGE:
REMOTE DOOR. ELECTRIC LIGHT & POWER POINTS. BEAM VACUUM UNIT.

BOILER HOUSE:
CENTRAL HEATING BOILER. ELECTRIC LIGHT. TOILET & WASH HAND BASIN.

GENEROUS GARDEN LAID TO LAWN TO REAR. BOUNDED BY MATURE WELL MAINTAINED TREES. RAISED PATIO AREA ACCESSED FROM REAR HALLWAY AND THE GARDEN – PERFECT FOR ENTERTAINING.

FLOOR PLANS FOR I.D. PURPOSES ONLY.

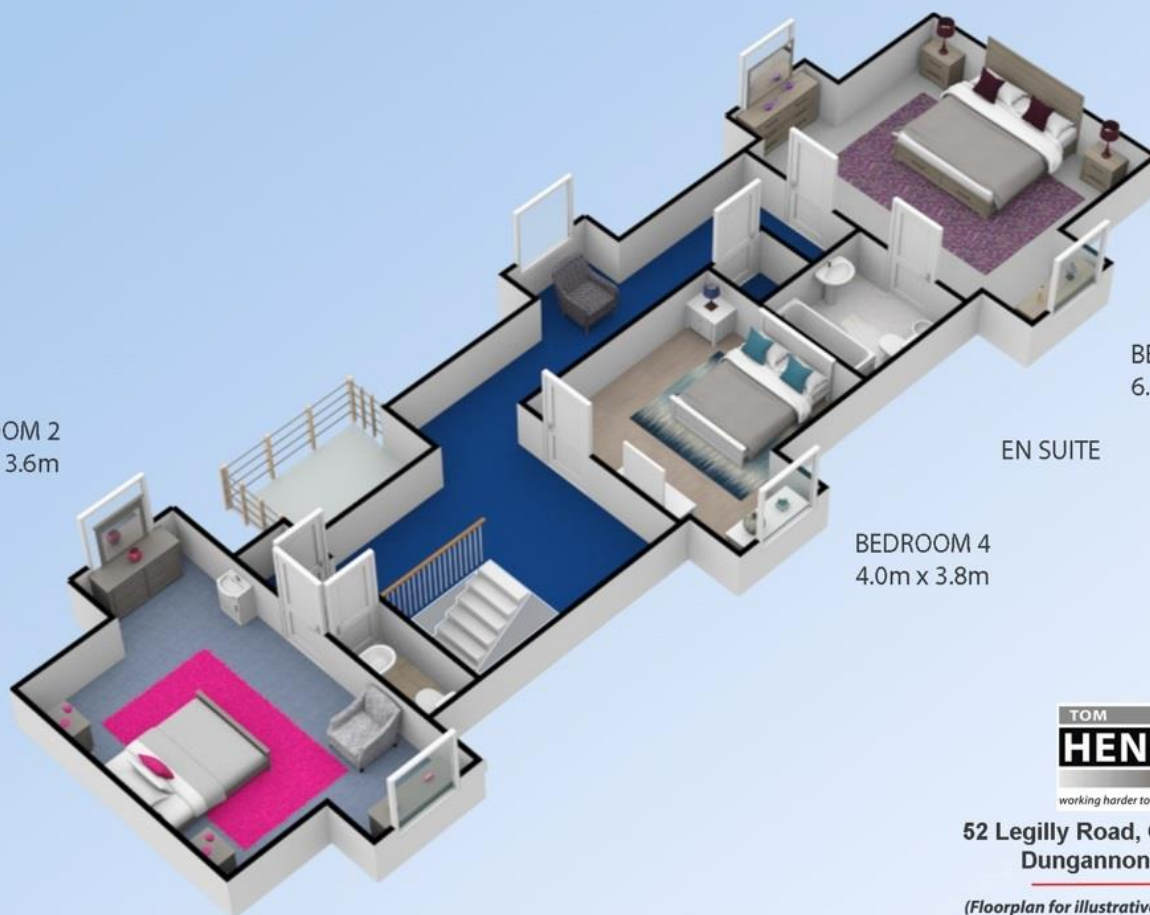




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working harder to make your move easier

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(Floorplan for illustrative purposes only)



BEDROOM 2
6.2m x 3.6m

BEDROOM 1
6.2m x 4.3m

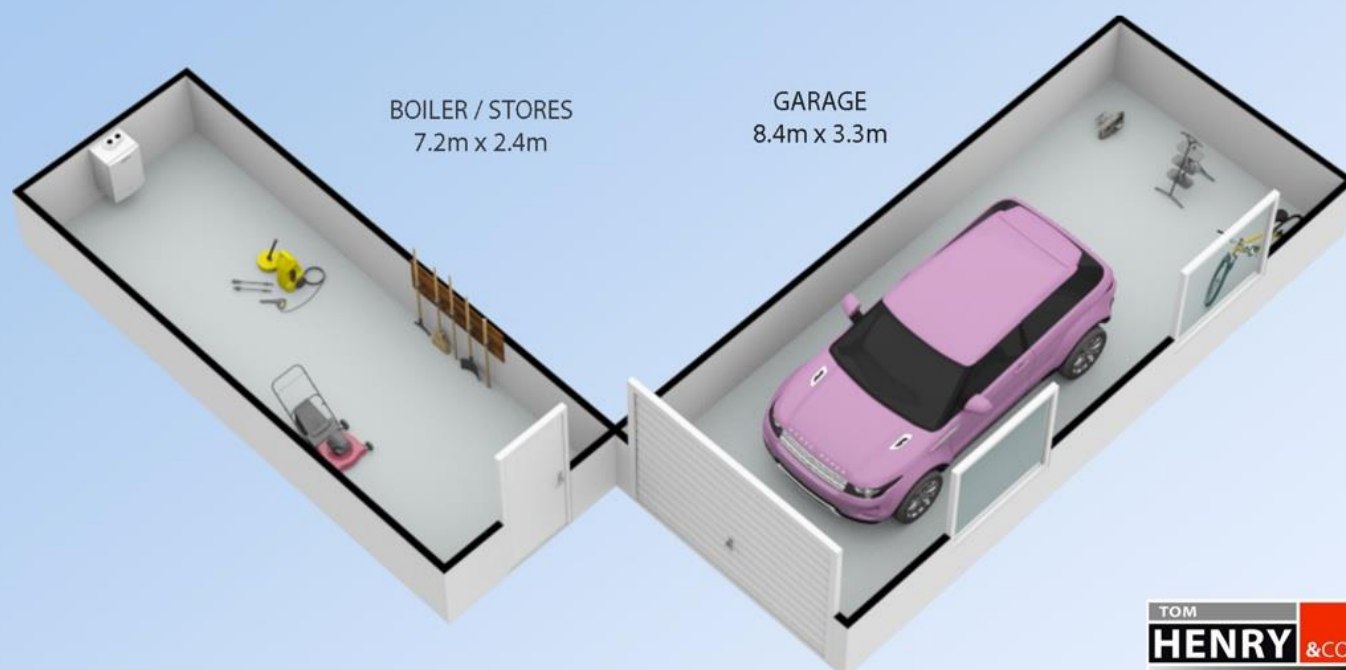
EN SUITE

BEDROOM 4
4.0m x 3.8m



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BOILER / STORES
7.2m x 2.4m

GARAGE
8.4m 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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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.