

FOR SALE:

Modern, Semi Detached, 4 Bedroom House With Income 62 LAMBFIELD DRIVE, DUNGANNON, TYRONE, BT71 6GG



CONTACT

Lynn Taylor 028 9050 1501 ltaylor@lisney-belfast.com

Lisney 1st Floor Montgomery House 29-33 Montgomery Street Belfast BT1 4NX

01

DETAILS

- Ideal Investment purchase
- Rental income of £460 pcm
- Long term tenant in place
- Convenient location just 0.8 miles from Dungannon Town Centre
- Well kept, quiet residential development

WWW.LISNEY.COM

LOCATION

Lambfield Drive is a residential development situated just 0.7 miles from Dungannon town centre, leading from the Oaks Road and Lurgaboy Lane.

The development is within walking distance of Oaks Shopping Centre and local amenities.

DESCRIPTION

Number 62 comprises of a four bedroom semi-detached house, with driveways to the front and side, with a garden at the rear.

The tenant has been in occupation for approximately 5 years and is on a rolling monthly tenancy.

Rent is currently £460 per calendar month.

ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Entrance Hallway

Wooden laminate flooring, painted walls and ceilings. Offers access to the living room, kitchen, understairs W.C. and staircase.

Kitchen 4.04m x 4.14m

Light oak coloured fitted kitchen with dark grey coloured countertops. Tiled floor with part tiled, part painted walls and ceilings.

Utility room 1.75m x 1.29m

Accessed from the kitchen, the utility room offers access to the rear garden. Fitted cupboards matching the fitted kitchen. Tiled floors with painted walls and ceilings.

Sitting room 4.50m x 3.69m

Light and bright room at the front of the house with feature fireplace. Wooden laminate flooring with painted walls and ceilings.

Understairs W.C. 1.79m x 0.78m

W.C. and wash hand basin. Tiled floor with painted walls and ceiling.

FIRST FLOOR LEVEL

Landing

Large landing at the top of the stairs, leading to the four bedrooms and bathroom.

Bedroom 1 2.86m x 2.97m

Large bedroom at the rear of front of the house with painted walls and ceilings with carpeted floor.

WWW.LISNEY.COM

FIRST FLOOR LEVEL (CONTINUED)

Bedroom 2 4.01m x 2.98m

Large bedroom at the rear of the house with painted walls and ceilings and carpeted floor.

Bedroom 3 3.74m x 2.79m

Large bedroom at the front of the house with painted walls and ceilings and carpeted floor.

Bedroom 4 2.12m x 2.35m

Single bedroom at the front of the house. Carpeted floors with painted walls and ceilings.

Bathroom 1.83m x 2.95m

Bathroom with bath, shower, W.C. and wash hand basin. Part painted, part tiled walls and ceilings with tiled floor.

FEATURES

- Oil fired central heating
- PVC windows and doors
- Two driveways
- Secure rear garden
- Convenient location within walking distance of the town centre, local amenities and schools

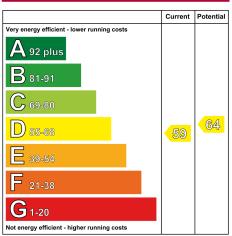
LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of: D59

Energy Efficiency Rating



The full certificate can be made available upon request.

RATES	
NAV	£110,000
Payable P.A. (2016/17)	£791.00

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We are advised that the title is freehold and is registered.

ASKING PRICE

Offers invited in the region of £105,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

CONTACT

Lynn Taylor 028 9050 1501 ltaylor@lisney-belfast.com

. WWW.LISNEY.COM

The Directors of Lisney for themselves and for the vendors or lessors of this thius this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all desicriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.