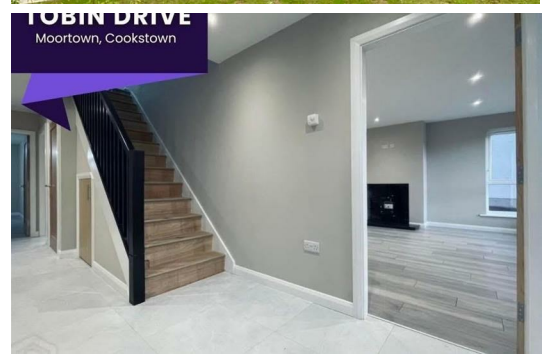




TOBIN DRIVE
Moortown, Cookstown



**5 Bed
Bungalow - Detached
located in Moortown**

**CONNOR
HARTE**

ESTATE AGENT + CHARTERED SURVEYOR

29 Tobin Drive
Moortown
Cookstown
BT80 0JN



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Price £275,000

We are excited to announce a new release within this exciting development located in the heart of Moortown.

Specification

A comprehensive, modern turnkey specification using the very best in terms of quality products and stylish finishes, NHBC Ten year structural guarantee.

Kitchen & Utility

Quality units with a choice of door colour, handle and engineered work tops from standard range
Integrated appliances to include electric hob & oven, extractor hood, dishwasher and fridge/freezer

Bathroom, En-suite and Wc

Contemporary white sanitary ware with chrome fittings
Electric shower bathroom
Thermostatically controlled shower in en-suite

Floor Coverings and Tiling

Ceramic tiled floor to kitchen/ dining areas, entrance hallway, bathrooms, en-suites & Wc's
Full height wall tiling to shower enclosures in en-suite and bathroom
Splash back tiling around bath and above sinks in en-suite, bathroom and Wc
Choice of laminate wood floor or carpets to living room, family room, bedrooms
Carpet to stairs and landing

Internal Features

Internal décor walls and ceilings painted
Wood burning stove to lounge
Mains supply smoke detectors
Bevel skirting and architraves
Timber staircase painted
Painted internal doors with quality ironmongery
Oil fired central heating system
Oak Doors

External Features

Traditionally built homes with high thermal insulation
Rear gardens graded and seeded
Double glazed PVC windows with lockable system
PVC fascia and guttering
Composite front doors
Boundary fencing where applicable
External lighting to front and rear doors

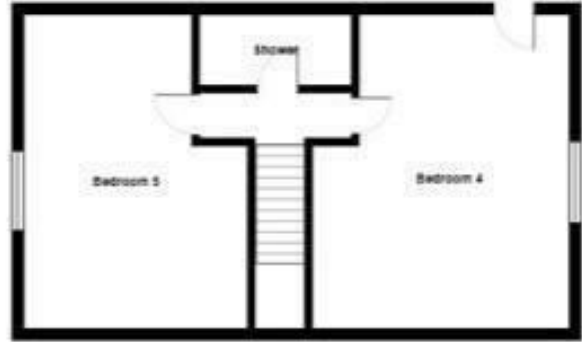
Optional Extras

Tarmacadem driveway
Garage

* Please note specification may be subject to change *


Animations, Images & Photographs are illustration purposes only





House Type A, Moortown

This floor plan is for illustrative purposes only. All dimensions, area and volume figures are approximate.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

DIRECTIONS

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