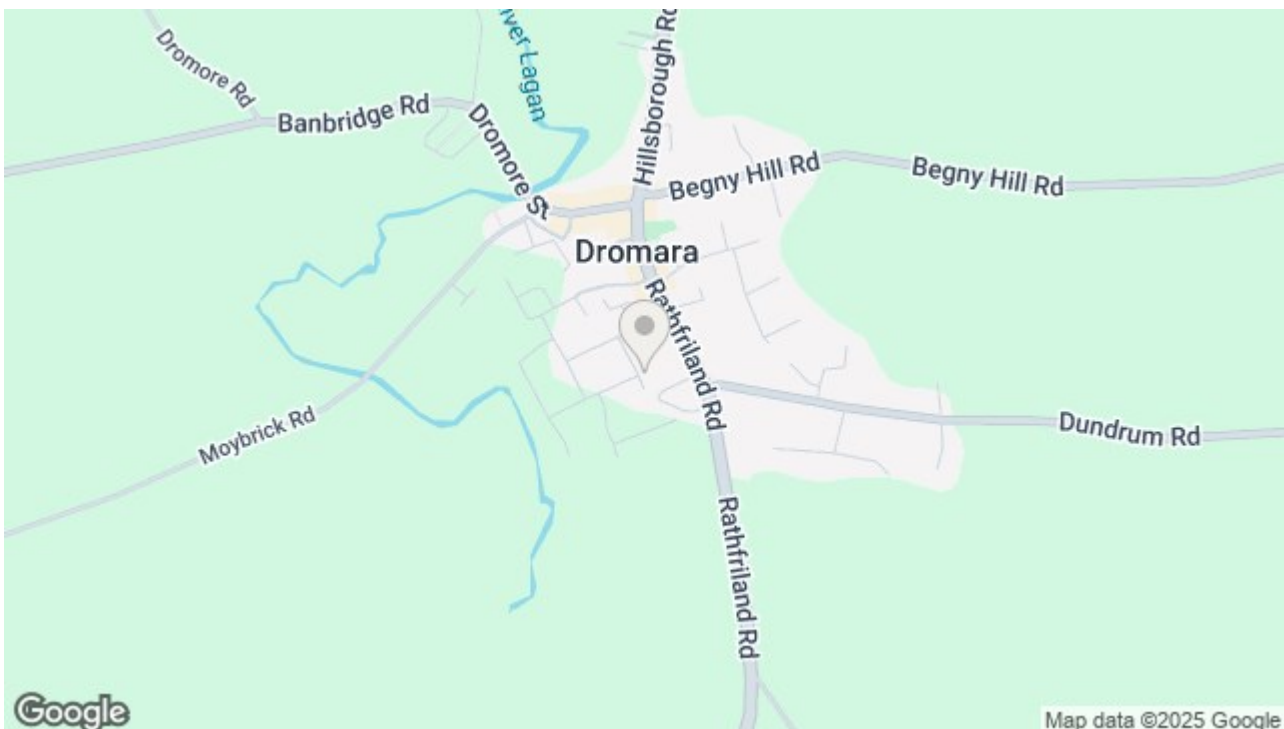


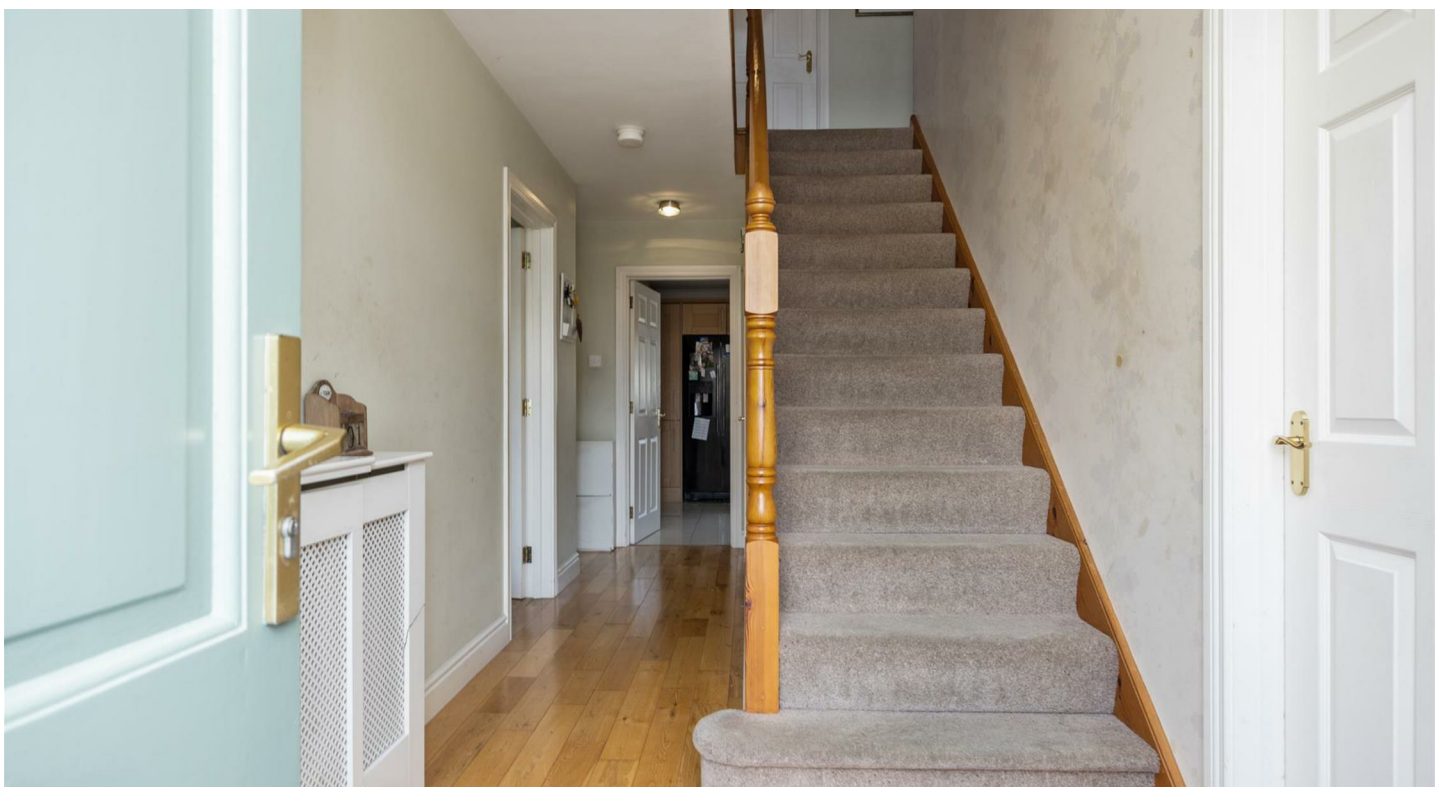


12 WOODVALE, DROMARA, DROMORE, DOWN, BT25 2JA



OFFERS AROUND £259,950

We are delighted to offer for sale this detached family home in the popular village of Dromara. The flexible accommodation is well presented throughout and comprises living room and sitting room, kitchen with dining area through to sunroom, separate utility room and downstairs cloakroom. On the first floor there are four bedrooms including master bedroom with ensuite and a family bathroom. Outside the property further benefits from a detached garage and an enclosed family friendly garden. With so much accommodation on offer and such a reasonable price early viewing is a must!!



At a glance:

- Detached Family Home
- Four Bedrooms (Master with Ensuite)
- Two Reception Rooms
- Kitchen/Dining with Separate Utility Room
- Enclosed Rear Gardens
- Detached Garage
- Family Bathroom
- Sunroom
- Well Presented Throughout
- Popular and Convenient Location

Entrance Hall

19'2" x 7'7"

Wooden front door with side panel windows into bright and spacious entrance hall with wooden flooring. Access to under stair storage cupboard.

Living Room

16'3" x 11'4"

Two windows to front. Feature fireplace.

Sitting Room

12'8" x 11'4"

Two windows to front. Wood burning stove on slate hearth with feature wooden mantle beam. Wooden flooring.

WC

3'2" x 8'0"

White suite encompassing low flush W/C and wash hand basin with tiled splash back. Tiled floor.

Kitchen/Dining

10'8" x 24'10"

Wooden kitchen with range of high and low rise units with integrated Belfast sink and granite worktops. Recess for American style fridge/freezer and duel range master cooker with overhead stainless steel extractor fan. Space for dining. Tiled Floor.

Utility Room

10'8" x 5'9"

Range of high and low rise units with stainless steel sink and drainer and tiled splash backs. Recess for washing machine and tumble dryer. Tiled floor.

Sun Room

13'0" x 11'1"

Tiled floor. Double doors to rear garden.

Landing

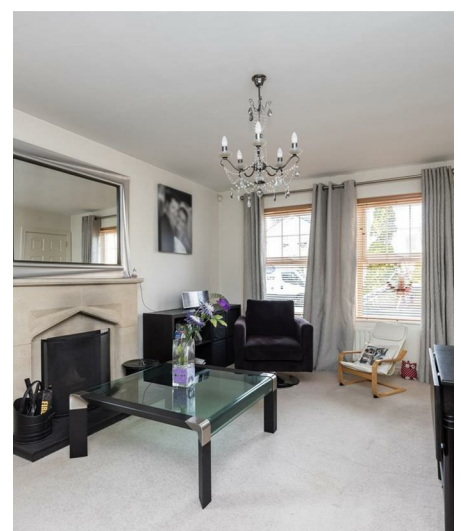
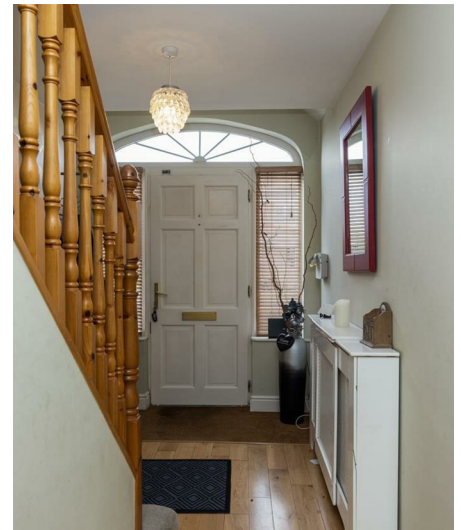
16'4" x 8'8"

Window to front.

Bedroom 1

12'7" x 11'5"

Front facing.



En-suite

3'8" x 7'11"

Window to side. White suite encompassing low flush W/C, wash hand basin and shower. Tiled floor and feature tiled splash backs.

Bedroom 2

6'7" x 11'5"

Side facing.

Bedroom 3

14'4" x 9'6"

Rear facing.

Bathroom

10'8" x 8'8"

White suite encompassing low flush W/C, wash hand basin, free standing bath and corner shower. Access to hot press. Tiled floor and part tiled walls.

Bedroom 4

12'9" x 11'4"

Front facing.

Garage

Window to side, Up and over door, door to side. Power and light.

OUTSIDE

To the front - stoned driveway with access to garage and ample space

for off street parking. Area laid in lawn with mature shrubbery. To the rear - enclosed rear garden with area laid in lawn and feature flowerbeds; paved patio area ideal for outside entertaining.












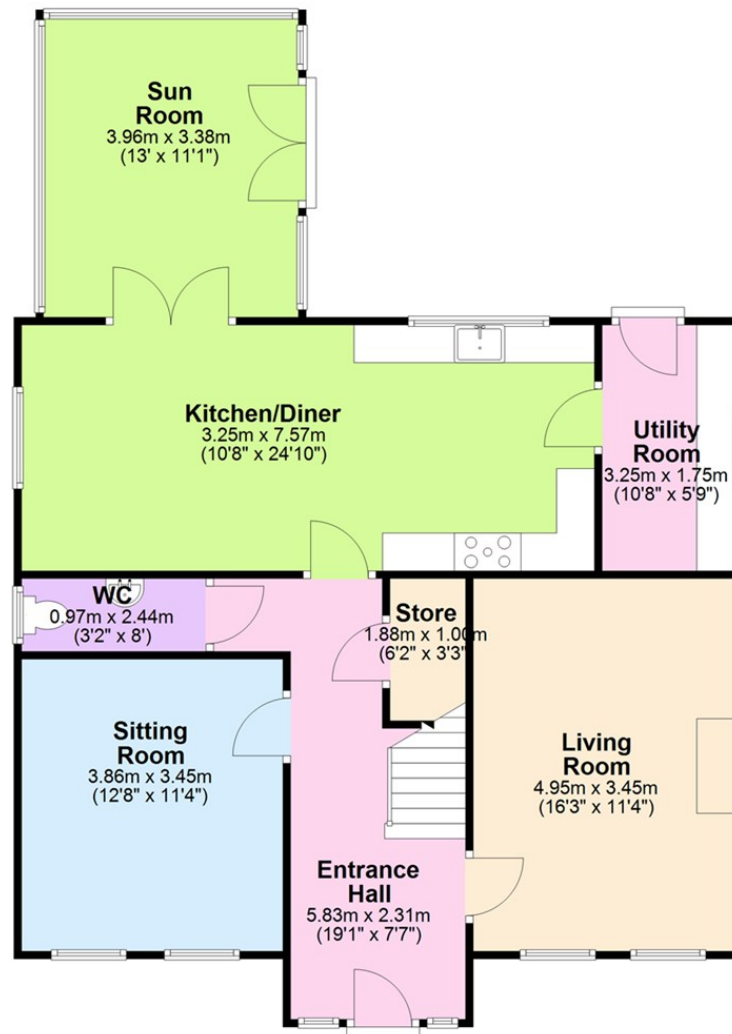






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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