

65 The Spires

Diamond Road, Dromore, BT25 1QE



SUMMARY

Benefitting from an extensive refurbishment programme over the past 12 months, this detached property is finished to a high specification and is immaculately presented throughout.

The works carried out include updating of Kitchen, refurbishment of Bathroom and Ensuite, Stove to Lounge, new internal doors, skirting's and architraves, new flooring and extensive brick paving to driveway/rear.

The accommodation comprises of, Entrance Hall, Cloakroom, Utility Area, Spacious Lounge, Modern Kitchen open plan to Dining area, Three bedrooms, Ensuite Shower Room & Bathroom.

This property is located on an excellent site within The Spires development and is within a short distance of the Town Centre.

For Sale Asking Price - £154,950

Property Features

- Spacious Kitchen Open Plan to Dining Area
 - Refurbished Bathroom & Ensuite
 - New flooring fitted
- Oil fired heating & Double Glazed Windows
 - Excellent decorative order
 - Detached garage
- Good sized rear garden in lawn with patio area



Dining area



Living room



Kitchen



Master Bedroom



Bathroom

Rear Garden



Ground Floor Accommodation Comprises

Entrance Hall. 12'5 x 9'9 (3.80m x 2.98m). Hardwood panelled front door with glazed side panels. Walnut wood effect laminate floor. Cloaks cupboard.

Spacious Lounge. 16'7 x 12'7 (5.06m x 3.85m) Bay window. Views to front & rear. Stanley 6KW Stove with reclaimed pitch pine mantle and slate hearth. Walnut wood effect laminate floor Glazed double doors to Kitchen & Dining area.

Modern Kitchen with Dining Area. 22'10 x 11'2 (6.96m x 3.40m) Patio doors to garden. Excellent range of high and low level units. Integrated dishwasher. Electric oven & Gas hob with extractor hood above. LED down lighting, pelmet and under counter lighting. Fridge freezer space. Vertical column radiator. Part tiled walls & tiled floor. Door to rear hall.

Rear Hall. High & Low level units with broom cupboard. Plumbed for washing machine & vented for tumble dryer. Side Door giving access to driveway & garage. Cloakroom. WC & Wash and basin. Extractor fan. Tiled floor.

First Floor Accommodation Comprises

Landing. Side window. Access to roof space.

Bathroom. White suite comprising of panelled bath with Triton 10KW electric shower over and shower screen, WC, pedestal wash hand basin. Part tiled walls & part timber wall panelling. Chrome heated towel radiator. Hotpress cupboard. LED down lighting. Extractor fan. Tiled floor.

Master Bedroom. 14'7 x 10'9 (4.45m x 3.28m) View to rear. Door to ensuite. TV point.

Ensuite Shower Room. 7'9 x 5'11 (2.37m x 1.81m) White suite comprising of WC, pedestal wash hand basin with splashback and corner shower cubicle with Aqualisa power shower. LED down lighting. Illuminated mirror. Shaver point. Chrome heated towel radiator. Extractor fan. Tiled floor.

Bedroom 2. 11 x 10'7 (3.36m x 3.24m). View to front. TV point.

Bedroom 3. 10'7 x 8'1 (3.24m x 2.47m). View to front. TV point. Eaves storage.

Outside

Detached Garage. 18'11 x 9'4 (5.79m x 2.87m). Up and Over door & service door to side. Light & power. Oil fired boiler in boiler house. PVC oil tank with storage area to side. Brick paved driveway, pathways and rear patio area. Gates to rear. Gardens in lawn to front with shrubs. Enclosed garden to rear laid in lawn with shrubs. Outside tap & floodlighting.

Directions

Travelling along Meeting Street, continue up onto Pound Hill which then becomes Diamond Road. Turn right at Church into The Spires. Travel along the development road and turn left at the T junction and follow the signs for The Spires/The Belfry. See For Sale board erected.



Energy Performance Certificate

Northern Ireland

65, The Spires
DROMORE
BT25 1QE

Date of assessment: 08 January 2015
Date of certificate: 08 January 2015
Reference number: 9195-0829-6840-8668-6906
Type of assessment: RdSAP, existing dwelling
Accreditation scheme: Stroma Certification
Assessor's name: John Mullan
Assessor's accreditation number: STRO013539
Employer/Trading name: Vibrant Energy Matters Ltd
Employer/Trading address: Oakdale Business Park, 2 Foxes Lane,
Blackwood, NP12 4AB
Related party disclosure: No related party

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	56	63
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Technical Information

Main heating type and fuel: Boiler and radiators, oil
Total floor area: 101 m²
Primary energy use: 240 kWh/m² per year
Approximate CO₂ emissions: 61 kg/m² per year
Dwelling type: Detached house

The primary energy use and CO₂ emissions are per square metre of floor area based on fuel use for the heating, ventilation, hot water and lighting systems. The rating can be compared to the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

Benchmarks

Average for Northern Ireland **D60**