

49c Barban Hill Dromore, Co.Down, BT25 1PR



SUMMARY

Situated in an established residential location, this sale represents a unique opportunity to acquire a four bedroom semi-detached home enjoying an open aspect over Dromore Rugby Club playing fields.

The spacious accommodation comprises of large Lounge, good sized Kitchen with dining area, Utility room, Four bedrooms and main Bathroom. The bedrooms to the front have an open aspect and the rear aspect has countryside views. The rear garden has recently been extensively landscaped and designed to be low maintenance with artificial grass and paved patio areas.

The property is ideally located with being only a short drive to the A1 Newry To Belfast onslip.

For Sale Asking Price - £164,950



Telephone. 028 4062 4400 info@wilson-residential.com www.wilson-residential.com



FEATURES

- High Energy Performance Rating B82
 - Ground floor Cloakroom
- Spacious Lounge with multi fuel stove
- Large Kitchen with Dining Area & Separate Utility Room
 - Four Bedrooms
 - Master Bedroom with Ensuite
 - Wired for alarm system
 - Double glazed windows in PVC frames
 - Tarmac driveway
 - Oil fired central heating









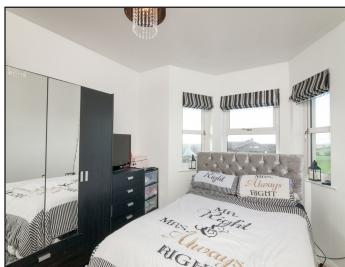


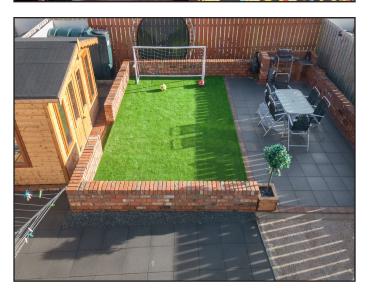


















GROUND FLOOR ACCOMODATION COMPRISES

Entrance Hall.

Panelled front door with double glazed side lights and fanlight above. Wood effect laminate floor. Stairs to first floor with newel posts and spindles. Under stairs storage.

Lounge: 20'1 into bay x 12'9 (6.12m x 3.89m)

Feature bay window. View to front & side. Multi fuel stove with pitch pine mantel. Wood effect laminate floor.

Modern Kitchen with Dining Area. 19'1 x 10'4 (5.82m x 3.15m)

View to rear over garden. Excellent range of cream high and low level units with formica work surfaces and upstand. Single drainer stainless steel sink unit. Electric oven & hob with tiled splashback behind and extractor above. Built-in dishwasher & fridge/freezer. Recessed downlighting. Tiled floor. Space for 6 seater dining table and also sofa. High level TV point. Door to Utility Room:

Utility Room.

Good range of fitted units. Single drainer stainless steel unit with mixer tap. Space for washing machine & vented for tumble dryer. Extractor fan. Tiled floor. Part glazed back door. Door to Cloakroom:

Cloakroom.

WC & pedestal wash hand basin. Recessed downlighters. Tiled floor. Extractor fan. Window to side.

FIRST FLOOR ACCOMODATION COMPRISES

Landing.

Access to loft via slingsby type ladder. Roofspace insulated and partly floored. Hot-press with shelving and light.

Bathroom.

White suite comprising panelled bath with splashback, WC, pedestal wash hand basin & tiled shower cubicle with thermostatically controlled shower fitment. Recessed downlighting. Tiled floor. Extractor fan.

Master Bedroom. 13'2 x 10'2.

Laminate floor. Bay window. Door to Ensuite:

Ensuite.

Tiled shower cubicle with thermostatically controlled shower fitment, WC and pedestal wash hand basin. Recessed spotlights. Tiled floor. Extractor fan.





Bedroom 2. 13'5 x 8'9.

View to rear.

Bedroom 3. 9 x 10'4.

View to rear. Laminate floor.

Bedroom 4. 11'5 at widest point x 8'10 at widest point.

View to front. Built in wardrobe.

OUTSIDE

Front.

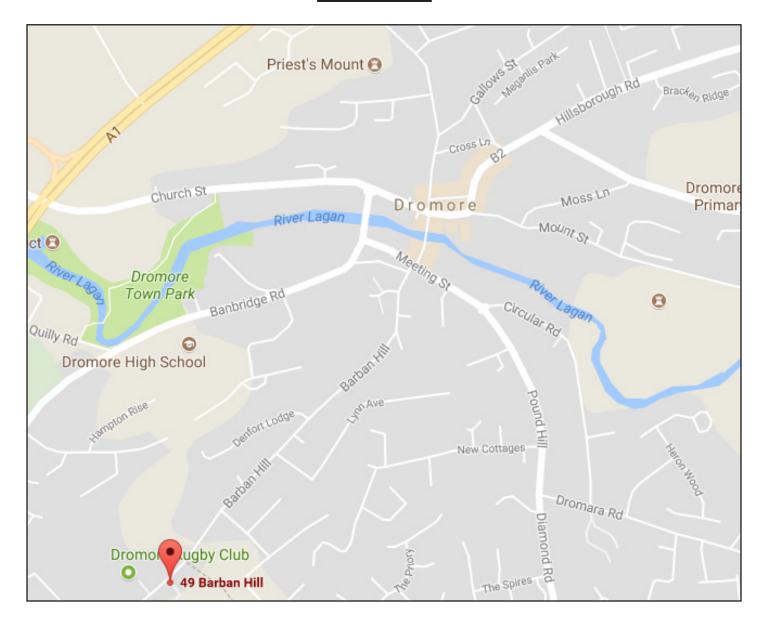
Garden in lawn to front with tarmac driveway. Brick paviour entrance path to front door. Parking to front and side. Matching boundary wall with gates.

Rear.

Recently landscaped patio garden with artificial grass and paved patio with feature reclaimed brick built wall and fully enclosed with fencing. Space for garden shed/summerhouse & garage. Oil fired boiler in boiler house. PVC oil tank. Outside tap and lighting. Timber gate to driveway at side.



Location





23 Rathfriland Street, Banbridge, Co. Down, BT32 3LA

T. 028 4062 4400

E. info@wilson-residential.com

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Energy Performance Certificate

Northern Ireland

49c Barban Hill DROMORE BT25 1PR Date of assessment: 05 June 2013 Date of certificate: 05 June 2013

Reference number: 0664-3985-0562-9407-5465

Type of assessment: SAP, new dwelling

Accreditation scheme: Elmhurst Energy Systems Ltd

Assessor's name: Mr. Micheal Bradley

Assessor's accreditation number: EES/005711

Employer/Trading name: Red Square Design

Employer/Trading address: 15 Mourne View Park, Clady, County

Armagh, Mowhan, BT60 2HL

Related party disclosure: No related party

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	82	83
C 69-80		
D 55-68		
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: 117 m²

Primary energy use: 100 kWh/m² per year Approximate CO₂ emissions: 23 kg/m² per year Dwelling type: Semi-detached house

Benchmarks

Typical new build

B82

Average for Northern Ireland

D57

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 two benchmarks: one that would be attained by a typical new dwelling with oil heating constructed to the minimum standards of the building regulations current at the date of the assessment and the second is the average for the housing stock in Northern Ireland.