

# 49c Barban Hill

Dromore, Co.Down, BT25 1PR

**Wilson**  
Residential



## 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

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## 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



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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		
<b>A</b> 92 plus		
<b>B</b> 81-91	82	83
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## Technical Information

Main heating type and fuel: Boiler and radiators, oil  
Total floor area: 117 m<sup>2</sup>  
Primary energy use: 100 kWh/m<sup>2</sup> per year  
Approximate CO<sub>2</sub> emissions: 23 kg/m<sup>2</sup> per year  
Dwelling type: Semi-detached house

## Benchmarks

Typical new build **B82**  
Average for Northern Ireland **D57**

The primary energy use and CO<sub>2</sub> 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.