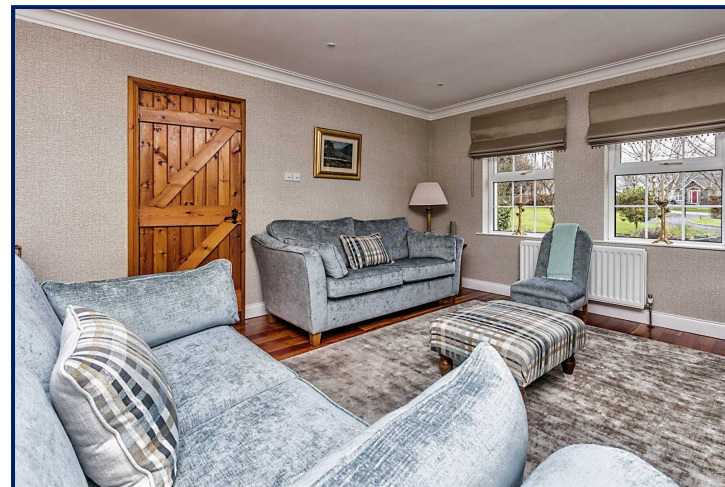
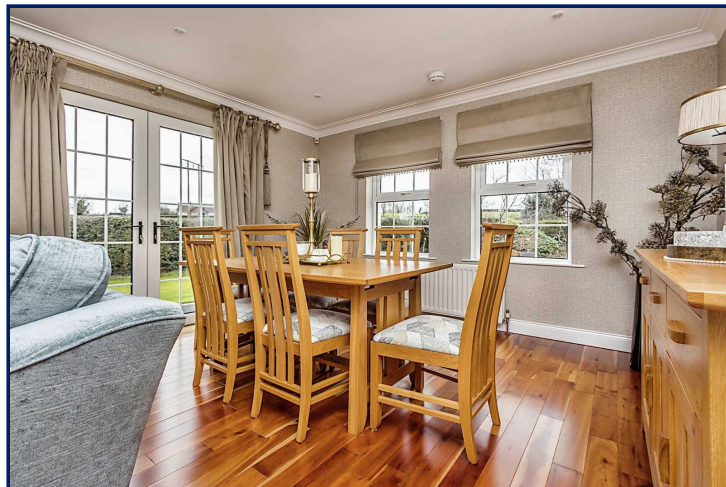
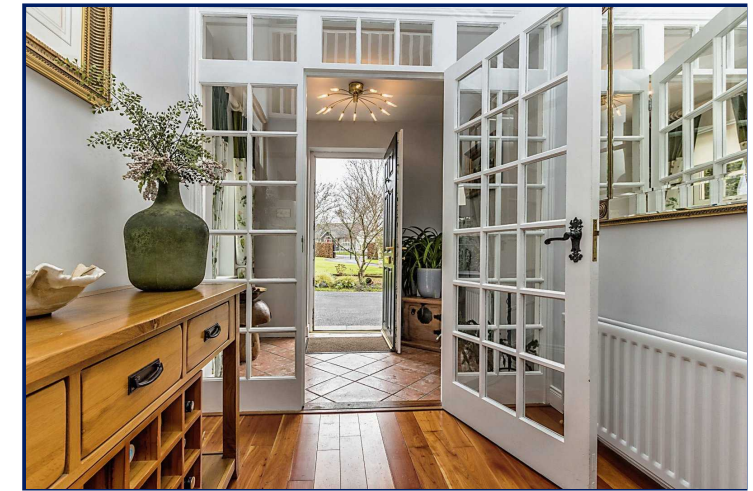


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Killysorrell Road, Dromore, County Down, BT25

Offers in the region of: £450,000 Freehold

Reeds Rains

reedsrains.co.uk

Killysorrell Road, Dromore, County Down, BT25

Offers in the region of: £450,000 Freehold

Council Tax Band:

EPC Rating: D

We have great pleasure in marketing for sale, this exceptional detached family residence, occupying a delightful position within this ever appealing and much admired/ level site of approximately an acre. Beautifully presented by the current owners offering accommodation that is well laid out and spacious with an overall feeling of a bright and warm/ welcoming family home.

Entrance Porch

Tiled flooring

Reception Hall

Feature solid wooden Cherrywood flooring.

Living Room

24'7" x 13'1" (7.5m x 4m)

Feature fireplace with wooden surround and cast iron inset. Solid wooden flooring, French doors to side

Kitchen/ Dining/ Family Room

24'7" x 14'1" (7.5m x 4.3m)

Stunning fitted range of high and low level cabinets, granite work tops, feature Aga range oil fired cooker in red, double French inlaid ceramic sink unit, larder cupboards and dresser unit, space for American Fridge Freezer, integrated Neff dishwasher, tiled flooring

Study

11'6" x 8'10" (3.5m x 2.7m)

Solid wooden flooring.

Cloakroom/ WC

Low level WC. wash hand basin, tiled flooring.

Utility Room

11'6" x 8'10" (3.5m x 2.7m)

Range of units, built-in store with plumbing for washing machine and space to tumble dryer.

Large Double Glazed Conservatory

28'1" x 21' (8.56m x 6.4m)

Feature stove and tiled flooring, a range of

electrically fitted blinds. doors to rear patios.

Gallery Landing/ Balcony

Solid wooden flooring

Master Bedroom

14'4" x 13'1" (4.37m x 4m)

Solid wooden flooring, built-in robes.

En-suite shower

Deluxe shower cubicle with controlled shower with rain shower and hand held, wash hand basin, low level WC, wall and floor tiling.

Bedroom 2

14'2" x 12'4" (4.32m x 3.76m)

Solid wooden flooring, built-in slide robes.

Bedroom 3

14'2" x 12'2" (4.32m x 3.7m)

Solid wooden flooring, built-in range of slide robes.

Bedroom 4

9'10" x 8'10" (3m x 2.7m)

Velux window, solid wooden flooring.

Bathroom

Contemporary white suite comprising panelled bath, wash hand basin, low level WC, separate shower with jet spa, controlled shower unit, wall and floor tiling, built-in hot press.

Outside

Sweeping Driveway/ car parking

Electrically operated entrance gates to tarmac driveway which sweeps over a stream via stone bridge to car parking areas.

Detached Double Garage/ Boiler Room

19'8" x 18'3" (6m x 5.56m)

Electric remote doors, loft space.

Impressive Manicured Lawns

Neat landscaped lawns, double patios, a

variety of mature trees, shrubs and flower beds including "Glinda" (willow woods witch), Beech hedging to front boundary. Freehold site with septic tank.

Pond

Stream and Stone Bridge

Epc

Floor Plans

Double Glazing

Uv film coated to Southerly facing windows.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are

For full EPC please contact the branch.



Total floor area 282.1 sq.m. (3,037 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Other important information which you will need to know about this property can be found at reedsrains.co.uk