



53 CAMBRIC COURT, DROMORE, BT25 1TH



- A Most Outstanding And Exceptionally Well Presented Semi Detached TownHouse Property Situated Within This Highly Desirable Residential Location Extending To Approximately 1500 Square Feet
- Well Accommodated Family Home With Optional Three Or Four Bedroom Layout
- Entrance Hall With PVC Composite Double Glazed Entrance Door
- Cloakroom With Low Flush Suite
- Lounge With Tiled Inset With Multi Fuel Burning Stove On Granite Hearth
- Luxury Kitchen/Dining Area With Integrated Appliances / Utility Room
- Sunroom With PVC Double Glazed French Doors To Rear Patio Area And Garden
- Fourth Bedroom Or Family Room

PRICE: OFFERS IN THE REGION OF £219,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C78

REF: DL061023SR

- Luxury Tiled Bathroom With Heated Towel Rail
- Three Bedrooms (One With Luxury Shower Room En Suite And Built In Robes)
- Tarmac Driveway And Parking Area To Front
- Enclosed Rear Garden Laid In Lawn With Tarmac Patio Area
- Oil Fired Central Heating System
- PVC Double Glazed Windows And Exterior Doors

ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

PVC composite double glazed entrance door. Storage under stairs.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Tiled floor.

LOUNGE:

18' 4" x 11' 0" (5.58m x 3.35m)

Tiled inset with multi-fuel burning stove on granite hearth.

FIRST FLOOR

LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

18' 3" x 10' 9" (5.55m x 3.27m)

Excellent range of high and low level units. Quartz worktops. Integrated oven. Integrated hob. Integrated dishwasher. Extractor unit in stainless steel canopy. Bowl and a half stainless steel Blanco sink unit with quartz drainer and swan neck mixer tap. Plumbed for American fridge freezer. Open plan to sunroom. Tiled floor. Recessed spotlights.

SUNROOM:

10' 6" x 10' 2" (3.21m x 3.09m)

Open plan to kitchen/dining area. PVC double glazed French doors to rear patio area and garden. Tiled floor.

UTILITY ROOM:

7' 5" x 4' 10" (2.26m x 1.47m)

Granite effect round edge work surface. Plumbed for washing machine. Space for tumble dryer. Tiled floor.



BEDROOM (4):
13' 1" x 11' 0" (3.99m x 3.35m)



LUXURY TILED BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Wood effect tiled floor. Recessed spotlights.



SECOND FLOOR

BEDROOM (1):
12' 0" x 11' 0" (3.65m x 3.35m)

Measurements to include built in robes with sliding doors and fitted interior plus built in drawers. Access to storage space.



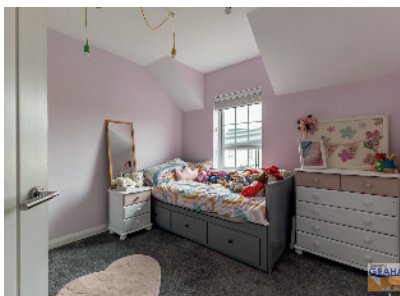
LUXURY SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower and drencher head and tiled walls. Vanity unit with wash hand basin and waterfall style mono style mixer tap. Tiled splashback. Close couple low flush wc. Tiled floor. Recessed spotlights.



BEDROOM (2):
10' 8" x 10' 1" (3.24m x 3.08m)

Measurements taken to widest points.



BEDROOM (3):
10' 8" x 7' 8" (3.24m x 2.34m)

Measurements taken to widest points. Separate hotpress on landing.



OUTSIDE

Tarmac driveway and parking area to front. Enclosed rear garden laid in lawn with tarmac patio area. PVC oil storage tank. Oil fired boiler. Outside tap and light.

DIRECTIONS:

From Hillsborough Road, Dromore turn into Cambric Court. Take the second left. Continue to the end of the road. Number 53 is straight ahead.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £1,256.58

SERVICE CHARGE:

A service charge of £134 per year (1st July 2023 - 30th June 2024) is payable to cover maintenance to communal areas and insurance, we recommend the purchaser and their solicitor confirm the cost and inclusions.



53 Cambric Court

Approximate Gross Internal Area = 144 sq m / 1550 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1013347)

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.