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2 Heatherbank

Kinallen, Dromara
BT25 2BA

Offers In Region Of £237,500

2 HEATHERBANK, KINALLEN, BT25 2BA

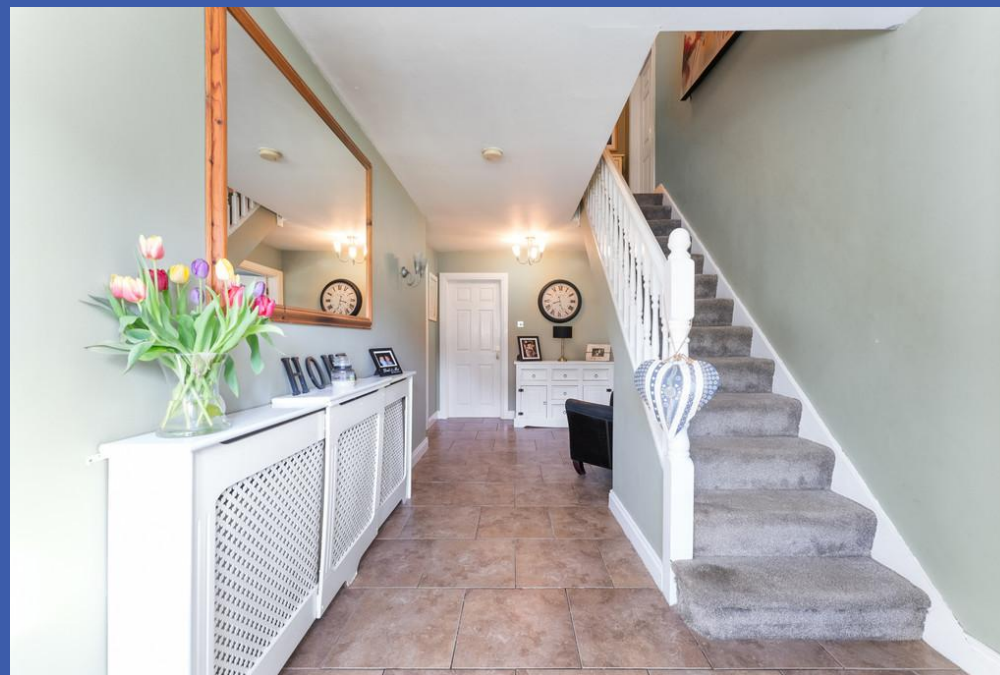
- **Superb Detached Family Home**
- **Three/Four Bedrooms (Master Ensuite)**
- **Generous Lounge With Feature Fireplace**
- **Kitchen With Dining Area**
- **Family Room/Fourth Bedroom**
- **Family Bathroom / Ground Floor WC**
- **Integral Garage (Currently Games Room)**
- **Oil Fired Central Heating And Double Glazed Windows.**
- **Large Private Rear Garden In Lawns With Driveway Parking To Front**
- **Quiet Location Close To The Centre Of The Village**

This superb detached home occupies a prime site within this ever-popular development in the heart of Kinallen.

The accommodation briefly comprises of a generous lounge, kitchen with dining area, family room/fourth bedroom, wc and integral garage. On the first floor are three bedrooms (master ensuite) and family bathroom.

Located close to the centre of Kinallen the A1 is approximately 10 minutes' drive and results in easy access to Belfast, Lisburn and Newry. With the setting still offering residents all the benefits of semi-rural life.

The property has been beautifully maintained by the current owner and we would urge interested parties to view at their earliest convenience.







PROPERTY COMPRISES

Hardwood entrance door with glazed panels leading to...

RECEPTION HALL Stairs to first floor, tiled floor.

WC Low flush WC, pedestal wash hand basin, tiled splash back, tiled floor, extractor fan.

LOUNGE 22' 4" x 11' 8" (6.81m x 3.56m) Hardwood flooring, fire place with carved timber surround, cast iron inset, tiled hearth, patio doors to rear garden.

FAMILY ROOM 10' 8" x 10' 7" (3.25m x 3.23m) Laminate wood stripped flooring.

OPEN PLAN KITCHEN/DINING 16' 3" x 10' 9" (4.95m x 3.28m) Range of fitted high and low level units, granite work surfaces, tiled splash back, 1.5 bowl single drainer stainless steel sink unit, integrated 4 ring hob, concealed extractor fan, integrated double oven, integrated fridge, integrated dishwasher, tiled floor, recessed low voltage spotlights, door to rear garden.

INTEGRAL GARAGE/PLAYROOM 17' 5" x 10' 9" (5.31m x 3.28m) Up and over door, oil fired boiler. Utility area, plumbed for washing machine.





FIRST FLOOR LANDING Access to roof space, hot press with lagged hot water cylinder and shelving.

PRINCIPAL BEDROOM 12' 3" x 11' 1" (3.73m x 3.38m) Range of built in wardrobes.

ENSUITE SHOWER ROOM Shower cubicle, pedestal wash hand basin, low flush WC, Velux skylight, part tiled walls, tiled floor, recessed low voltage spotlights, extractor fan.

BEDROOM 16' 3" x 11' 8" (4.95m x 3.56m)

BEDROOM 12' 2" x 9' 5" (3.71m x 2.87m) Range of built in wardrobes, laminate wood stripped flooring.

BATHROOM Suite comprising of panelled bath with shower, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, Velux skylight, extractor fan, recessed low voltage spotlights.

OUTSIDE Driveway and lawn to front, enclosed rear garden in lawn with mature boundary hedging and shrubs, paved patio area.

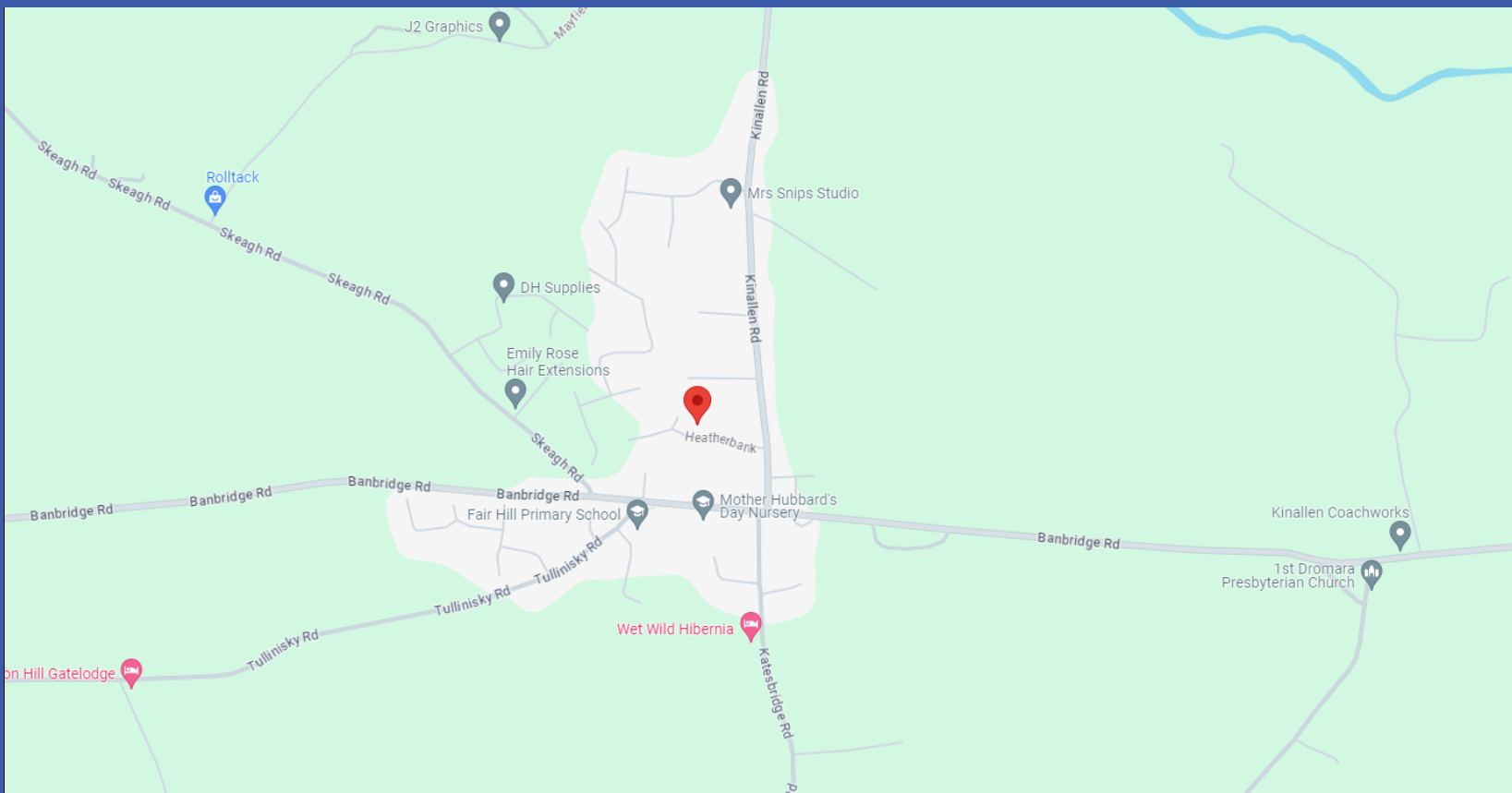












Directions:

Please find map attached above



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