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75 Dromara Road Dundrum Newcastle BT33 0NS



Detached Chalet Bungalow

This detached chalet bungalow is located on the outskirts of Dundrum Village with Murlough Nature Reserve and Newcastle town centre only a short drive away. Offering generous accommodation including five bedrooms and a large basement, the property is further complimented by a spacious garden extending to approximately 1½ acres with mature trees and shrubs.



- 2 Reception, Kitchen/Dining Area
- 5 Bedroom (2 Ensuite)
- Basement with Large Garage with Office and Gym
- PVC Double Glazed Windows
- Oil Fired Underfloor Heating (Except First Floor)
- Wind Turbine
- Tarmac Driveway & Parking Area
- Site Approx. 1.5 Acres
- Offers in the Region Of £525,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		

THE PROPERTY COMPRISES:

Porch:

Tiled floor, arches.



Entrance Hall:

Mahogany glazed door and side windows.
Tiled floor, split level to sitting room and hall.



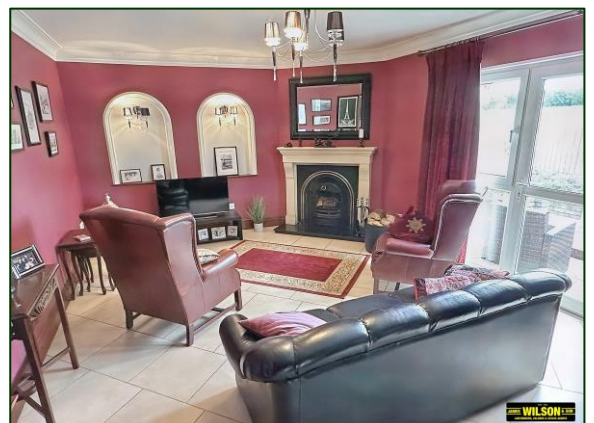
Sitting Room:

15' 3" x 19' 7" (4.64m x 5.96m)
Tiled floor, fireplace with stone surround and granite inset and hearth, gas fire, cornice ceiling.



Reception Room:

18' 6" x 12' 7" (5.63m x 3.83m)
Mahogany glazed door with leaded glass, tiled floor, cornice ceiling, two display arches, fireplace with stone surround, cast iron inset and granite hearth.



Kitchen/Dining Area:

14' 1" x 23' 8" (4.29m x 7.21m)

High and low level units with oak doors and polished granite worksurfaces, Belfast sink, integrated oven and gas hob, extractor fan, part wall tiling, Chinese slate floor, PVC double glazed door to patio, recessed lighting, airing cupboard.



Back Hall:

Study:

8' 0" x 11' 0" (2.44m x 3.35m) Laminate Floor



Utility Room:

11' 0" x 8' 9" (3.35m x 2.66m)

WC, high and low level units with laminate cupboards and work surfaces, plumbed for washing machine, slate floor, door to basement store.

Tiled Hallway



Bedroom 1:

13' 0" x 11' 10" (3.96m x 3.60m)
Tiled floor, built-in wardrobes.

Ensuite comprising WC, vanity unit with WHB, quadrant shower cubicle with thermostatic shower, fully tiled floor.



Bedroom 2:

13' 8" x 10' 1" (4.16m x 3.07m)
Semi solid wood floor.



Bedroom 3:

10' 4" x 12' 4" (3.15m x 3.76m)
Semi solid wood floor.



Bathroom:

8' 11" x 12' 2" (2.72m x 3.71m)
Coloured suite comprising WC, twin pedestal WHBs, bidet, spa bath, tiled floor, part wall tiling, recessed lighting.



First Floor:

Mahogany steps and balustrade.

Bedroom 4:

15' 0" x 17' 6" (4.57m x 5.33m)

Built-in wardrobes, under eaves storage, cast iron radiator.

Ensuite comprising WC, WHB, quadrant shower cubicle with electric shower, wall tiling, tiled floor.



Bedroom 5:

14' 8" x 17' 4" (4.47m x 5.28m)

Pine floor, circular window.

Basement:

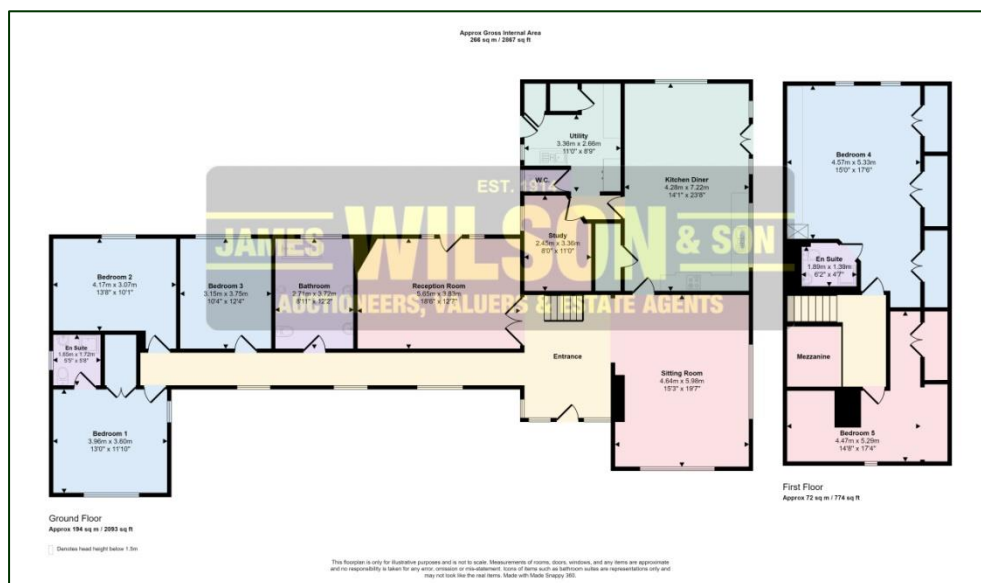
44' 0" x 33' 0" (13.40m x 10.05m) (both widest)

Access from utility room and vehicular access from driveway. Comprising garage and storage areas with office, gym and WC. Electric roller door, beam vacuum system.

External:

Tarmac driveway and parking areas, substantial lawns, 2 patio areas, mature trees and shrubs.





These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements in these particulars. The vendor does not make or give, and neither James Wilson & Son, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to this property. No appliances or equipment have been tested. Purchasers should satisfy themselves with regard to such items.

