



## 15 WOODVALE GREEN, DROMARA, DROMORE, BT25 2DT

- An Exceptionally Well Presented And Extended Detached Property Situated Within This Popular Residential Location Convenient To Local Amenities
- Entrance Hall With Panelled Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Decorative Wooden And Granite Fireplace Plus Semi Solid Laminated Timber Floor
- Kitchen/Dining Area With Range Of Integrated Appliances
- Sunroom With Tiled Floor
- Three Bedrooms (One With Tiled Shower Room En Suite)

**PRICE: OFFERS IN THE REGION OF £220,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D67**

**REF: DLI60524SR**

- Bathroom With White Suite Including Quadrant Shower Cubicle With Thermostatic Shower
- Lawn Area To Front With Paved Path To Entrance Door Plus Tarmac Driveway / Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Garage With Roller Shutter Door / Adjoining Utility Area
- Oil Fired Central Heating System / Alarm System
- PVC Fascias And Soffits
- PVC Double Glazed Windows

**ACCOMMODATION** Measurements are approximate

#### **ENTRANCE HALL:**

Panelled entrance door with double glazed side panel. Tiled floor. Storage under stairs.

#### **CLOAKROOM:**

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

#### **LOUNGE:**

**18' 1" x 11' 11" (5.50m x 3.64m)**

Measurements taken to widest points. Decorative wooden and granite fireplace with open fire. Semi solid laminated timber floor.

#### **KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:**

**18' 10" x 10' 8" (5.74m x 3.25m)**

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge freezer. Integrated dishwasher. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor. Under unit lighting. Recessed spotlights. Glazed double doors to sunroom.

#### **SUNROOM:**

**12' 11" x 9' 8" (3.94m x 2.94m)**

Tiled floor. Double glazed door to rear patio area and garden.





## FIRST FLOOR

### BEDROOM (1):

11' 7" x 10' 8" (3.54m x 3.26m)

### TILED SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.



### BEDROOM (2):

13' 1" x 10' 1" (4.00m x 3.08m)

### BEDROOM (3):

8' 5" x 7' 8" (2.56m x 2.33m)

Measurements to include stair box.



### TILED BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower. Panelled bath with mixer tap. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights. Separate hotpress on landing.



### OUTSIDE

Lawn area to front with paved path to entrance door. Tarmac driveway. Enclosed rear garden laid in lawn with paved patio area. Outside tap and light. PVC oil storage tank.

### GARAGE:

12' 10" x 10' 9" (3.92m x 3.27m)

Roller shutter door. Light and power.

### ADJOINING UTILITY AREA:

10' 9" x 5' 11" (3.27m x 1.81m)

Low level units. Granite effect round edge work surface. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Oil fired boiler. Entrance door.



### DIRECTIONS

From Rathfriland Road turn into Woodvale. At the end of the road turn right. Continue to the end of the road and turn right onto Woodvale Green. Number 15 is on the left.

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.

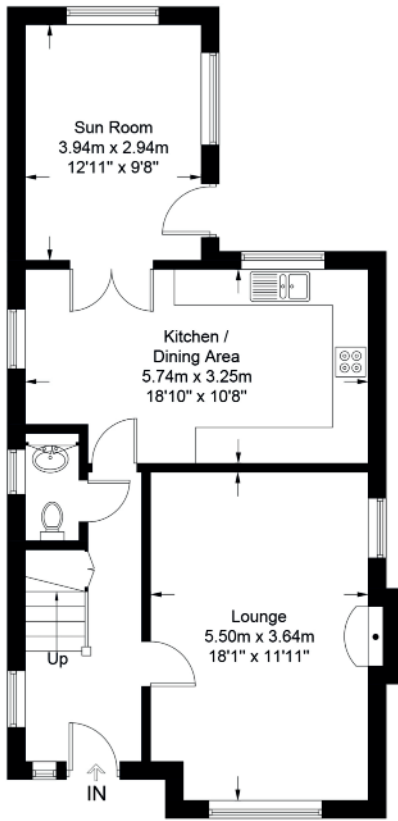
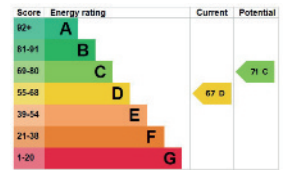
**RATES PAYABLE:**

For period April 2024 to March 2025 £1,174.50

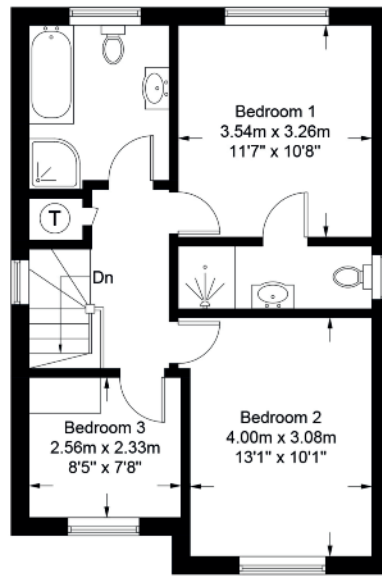
**SERVICE CHARGE:**

A service charge of £109 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

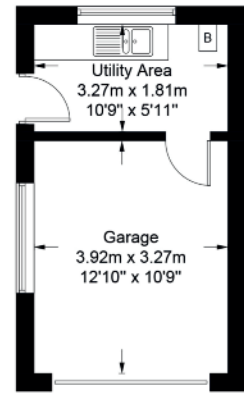
**15 Woodvale Green**



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1082237)

## VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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