



8 MOSSVALE TERRACE, DROMORE, BT25 1DQ

- A Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Dromore Town Centre And Local Schools For All Ages
- Lounge With Mahogany Glazed Stable Entrance Door And Brick And Tiled Fireplace
- Kitchen
- Dining Area With Tiled Floor
- One Bedroom With Built In Storage
- Bathroom With White Suite
- Large Rear Garden Laid In Lawn With Mature Trees And Shrubbyery

PRICE: OFFERS IN THE REGION OF £69,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F3 I

REF: DL230524SR

- Oil Fired Central Heating System
- Part Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

LOUNGE:

11' 7" x 10' 6" (3.53m x 3.19m)

Measurements taken to widest points. Mahogany glazed stable entrance door. Brick and tiled fireplace with coal effect electric fire. Storage under stairs.



KITCHEN:

11' 7" x 5' 2" (3.53m x 1.57m)

Range of high and low level units. Round edge work surfaces. Bowl and a half single drainer sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor.



DINING AREA:

8' 8" x 6' 5" (2.64m x 1.96m)

Measurements taken to widest points. Tiled floor. Door to rear.

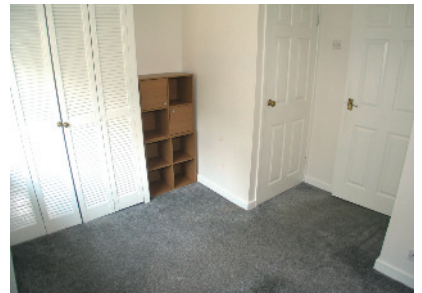


FIRST FLOOR

BEDROOM (1):

11' 6" x 9' 10" (3.51m x 3.00m)

Measurements taken to widest points and to include built in storage and hotpress.



BATHROOM:

White suite. Wood panelled bath with Triton electric shower. Pedestal wash hand basin. Low flush wc. Part tiled walls. Solid Oak floor.



OUTSIDE

Large rear garden laid in lawn with mature trees and shrubbery. PVC oil storage tank. Boiler house with oil fired boiler. Outside tap and light.

Please note, there is right of way access between the rear of the property and the garden.

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 £465.01

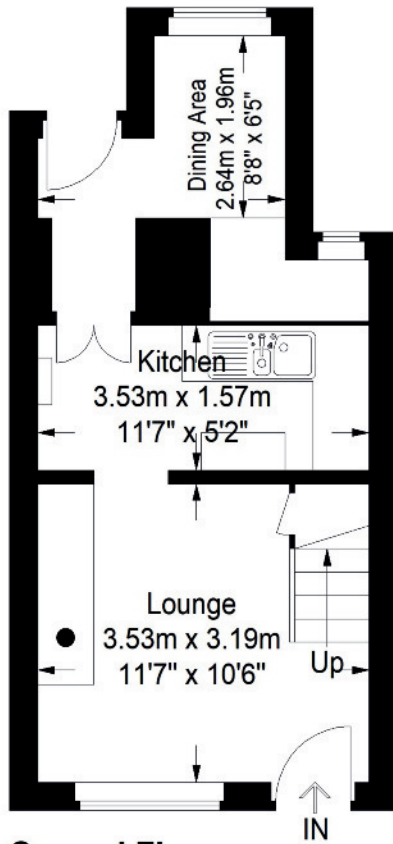
DIRECTIONS

From Hillsborough Road turn onto Mossvale Road. Number 8 Mossvale Terrace is on the left.

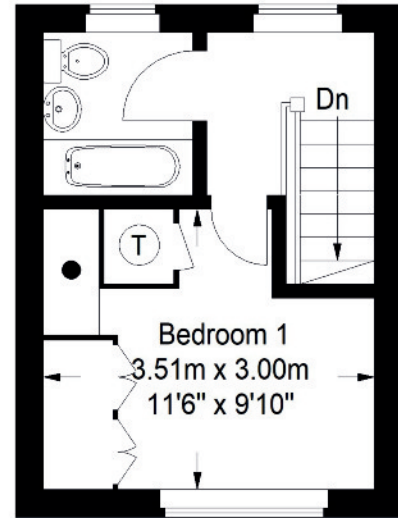
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



8 Mossvale Terrace

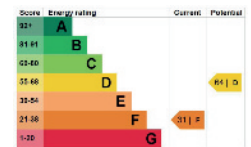


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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VALUATION SERVICE

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

www.hgraham.co.uk

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