



54 Denfort Lodge, Dromore BT25 1QB

£144,950 Freehold

A fantastic opportunity to purchase a 3 bedroom semi detached house in a quiet cul-de-sac location on the edge of Dromore Town centre.

Semi detached house | Lounge | Dining room | Kitchen | 3 Bedrooms | Ensuite Shower | Chain free | Cul de sac location | Off-street parking | Oil fired central heating | PVC Double Glazing |

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A fantastic opportunity to purchase a 3 bedroom semi detached house in a quiet cul-de-sac location on the edge of Dromore Town centre.

Dromore is centrally located just off the A1 providing excellent accessibility to Lisburn, Belfast, Hillsborough, Banbridge, Newry and Dublin. The town itself has great local amenities including shops, bars and restaurants together with well respected primary and secondary schools.

54 Denfort Lodge benefits from oil fired central heating and pvc double glazed windows. The accommodation comprises entrance hall, lounge with double doors to dining room with opening to kitchen, master bedroom with ensuite showroom, two further bedrooms and main bathroom.

There are easily maintained gardens to front and rear together with on site driveway parking for two cars.

This is a chain free sale and as such early completion can be accommodated. Viewings may be arranged with Falloon Estate Agents.

Tenure: Freehold

GROUND FLOOR :

Entrance hall

Panelled timber front door with fanlight over. Laminate flooring. Stairs with pine balustrade. Under stairs storage cupboard. Single panelled radiator.

Lounge

w: 3.66m x l: 4.4m (w: 12' x l: 14' 5")

Feature cottage style pine fireplace with granite hearth. Open fire. Laminate flooring. Double panelled radiator.

Double doors to dining room.

Dining Room

w: 2.82m x l: 3.18m (w: 9' 3" x l: 10' 5")

Laminate flooring. Double panelled radiator.

Opening to kitchen.

Kitchen

w: 2.67m x l: 3.18m (w: 8' 9" x l: 10' 5")

Excellent range of high and low level units in cream coloured finish. Stainless steel sink unit, mixer tap. Integrated oven and hob with extractor over. Space for fridge. Plumbed for washing machine. Laminate flooring. Double panelled radiator. PVC double glazed door to rear garden.

FIRST FLOOR:

Landing

Hot press with copper cylinder and immersion heater. Access to roofspace.

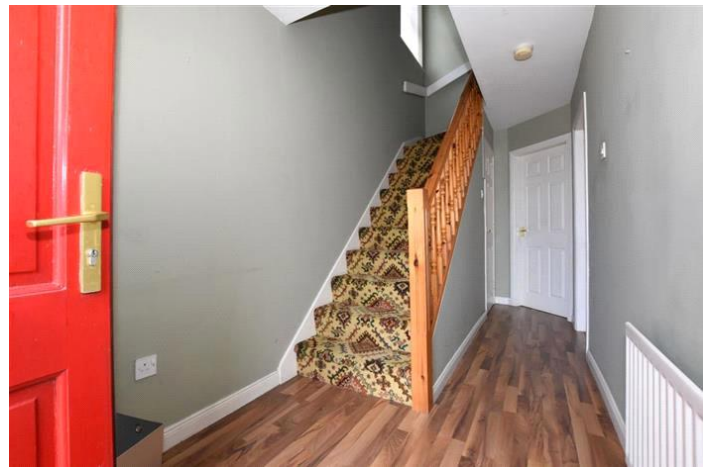
Bedroom 1

w: 2.81m x l: 4.18m (w: 9' 3" x l: 13' 9")

Double panelled radiator.

En-suite

Tiled shower enclosure with 'Mira Sport' electric shower. Pedestal wash hand basin. Low flush WC. Single panelled radiator. Wall and floor tiling. Extractor fan. Single panelled radiator.



Bedroom 2

w: 2.81m x l: 3.41m (w: 9' 3" x l: 11' 2")

Single panelled radiator.

Bedroom 3

w: 2.27m x l: 2.71m (w: 7' 5" x l: 8' 11")

Built in cupboard. Single panelled radiator.

Bathroom

Panelled bath with mixer tap and shower fitting. Pedestal wash hand basin. Low flush WC. Part tiled walls. Extractor fan. Single panelled radiator.

Outside**Tenure**

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

Rates payable

Details from the LPSNI website - rates payable of £1010.90



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.