



9 DRUMHILL HEIGHTS, CASTLEWELLAN, BT31 9PJ



OFFERS AROUND £175,000



Situated in this popular residential development this beautifully presented family home is deceptively spacious throughout and has been finished to a very high standard. The property comprises entrance hall, living room, kitchen with dining area, three bedrooms and a family bathroom. The property also has the added bonus of a garage with utility area which could easily be converted into further living accommodation if required. Outside the property is situated on a corner site with well presented gardens and ample off street parking. Only by internal inspection can this delightful home be fully appreciated. This property is sure to appeal to many so early viewing is a must!



## At a glance:

- Semi detached home
- Living room
- Garage
- Beautifully presented
- Good gardens
- Three bedrooms
- Kitchen/ dining area
- Utility area
- Off street parking
- Popular location

### Entrance Hall

Composite door with stained glass leading to entrance hall, wood flooring, stairs to first floor.

### Living Room

16'10" x 11'7"

Living room with feature cast iron fireplace with open fire, granite hearth, built in display and storage units, wood flooring.

### Hallway

6'6" x 7'3"

Tiled flooring, door leading to kitchen, access to garage and utility room.

### Kitchen/Dining Room

9'9" x 19'6"

Range of high and low level units incorporating built in oven, with gas hob, stainless steel cooker hood with extractor fan, stainless steel splashback, glass fronted display cupboard, breakfast bar, stainless steel sink unit and a half, space for fridge/freezer, tiled walls and tiled flooring, dining area.

### Landing

Window to side, access to roof space.

### Bathroom

9'9" x 6'9"

Family bathroom with white suite comprising panelled bath, vanity wash hand unit, low flush wc, quadrant shower enclosure with electric shower. Hotpress.

### Bedroom 1

13'1" x 10'4"

Rear facing room with built in wardrobe.

### Bedroom 2

13'8" x 10'4"

front facing room, wood flooring.

### Bedroom 3

10'3" x 5'5"

front facing room, with built in store.

### Garage

19'1" x 11'4"

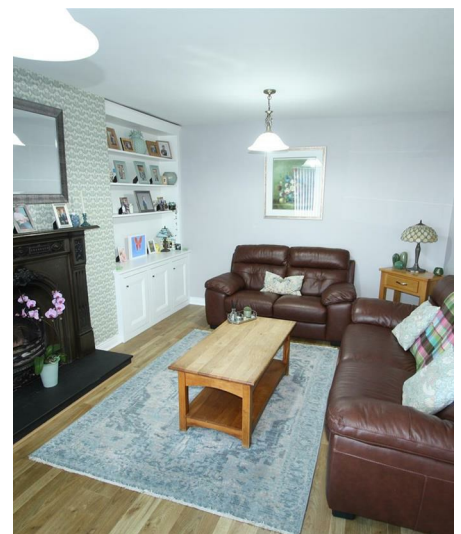
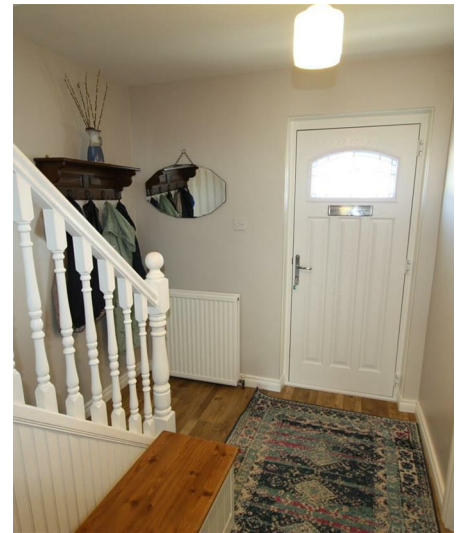
Garage with double patio doors including utility area plumbed for washing machine and tumble dryer. Counter space.

### Store Room

6'9" x 11'4"

### Outside

Garden to front laid to lawn, mature planting, stone feature wall. Enclosed garden to rear with lawn area, tarmac driveway.































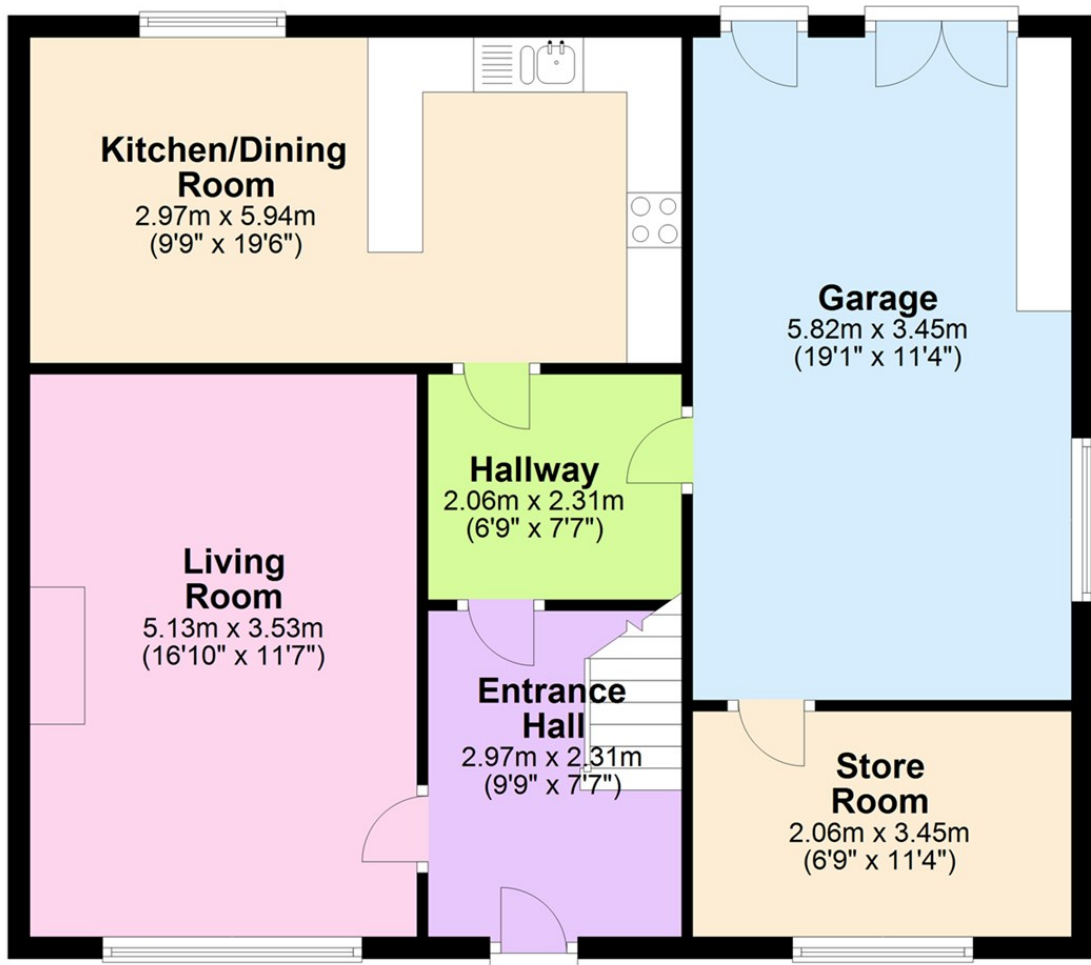




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



## Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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