



15 THE CORNMILL, DROMARA, DROMORE, BT25 2DS



- A Well Presented Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular Residential Location
- Entrance Hall With Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Wooden And Granite Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Cloakroom With Low Flush Suite
- Three Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite Including Shower Cubicle With Electric Shower

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF: DLI40624SR

- Paved And Gravel Area To Front Plus Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Tarmac Patio Area
- Oil Fired Central Heating System With Condensing Type Boiler
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Double glazed entrance door. Laminated timber floor.

LOUNGE:

15' 7" x 12' 4" (4.75m x 3.75m)

Measurements taken to widest points. Decorative wooden and granite fireplace with open fire. Laminated timber floor. Storage under stairs with light. Glazed double doors to kitchen/dining area.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

15' 9" x 12' 0" (4.80m x 3.67m)

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 canopy. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. PVC double glazed double doors to rear patio area and garden.



CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc.



FIRST FLOOR

BEDROOM (1):

12' 5" x 9' 2" (3.79m x 2.79m)

Measurements to include built in storage.



SHOWER ROOM EN SUITE:

Shower cubicle with tiled walls and thermostatic shower. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc.



BEDROOM (2):

12' 0" x 9' 2" (3.65m x 2.79m)

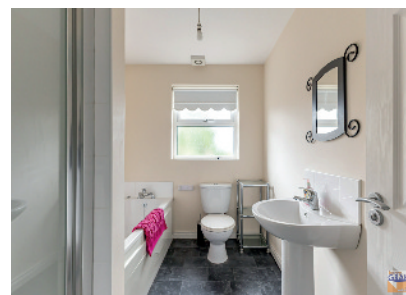
BEDROOM (3):

9' 0" x 6' 4" (2.74m x 1.92m)

Measurements to include built in storage.

BATHROOM:

White suite. Shower cubicle with tiled walls and Redring electric shower. Panelled bath with mono style mixer tap. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls.



OUTSIDE

Paved and gravel area to front. Paved path to entrance door. Tarmac driveway. Enclosed rear garden laid in lawn with tarmac patio area. Garden shed. PVC oil storage tank. Condensing type oil fired boiler. Outside tap and light.



DIRECTIONS

From Moybrick Road turn into The Cornmill. At the end of the road turn right. Number 15 is at the end 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.

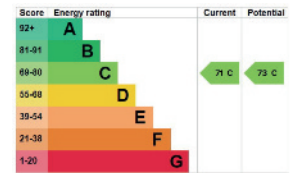


TENURE:

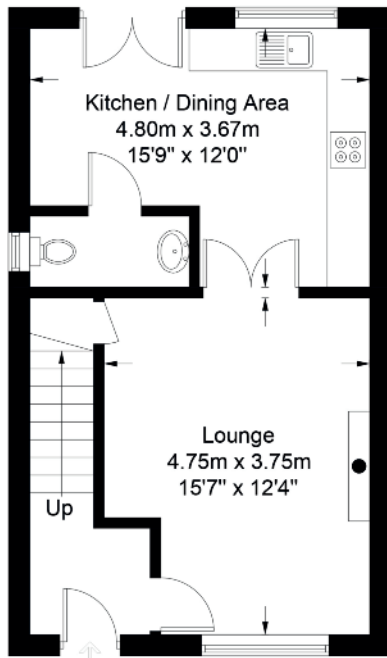
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

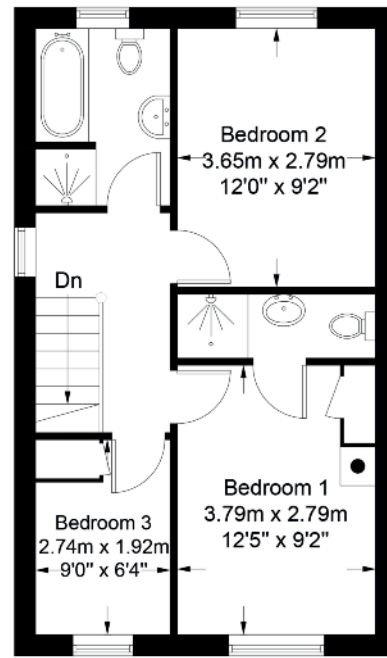
For period April 2024 to March 2025 £783.00



15 The Cornmill



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1093379)

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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