



This excellent family home is situated in a small cul-de-sac of houses, in close proximity to the main A1 arterial network. There are a host of amenities in the area including, cafes, bars, shops and amenities.

The property is very well cared for by the current owner and is spacious and adaptable offering perfect family accommodation with three reception rooms, modern fitted kitchen and four good sized bedrooms.

Externally there are delightful, mature landscaped gardens, large driveway parking and integral garage.

The house would be ideal for any new family and those with a young and growing family looking for a forever home in a superb location.

Offers Over  
£315,000

2 Barronstown Court,  
Dromore,  
BT25 1FB

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Viewing by  
appointment  
through agent  
028 9066 3030

- Excellent Four Bedroom Home with Good Sized Mature Gardens, Driveway and Integral Garage
- Entrance Hall
- Lounge and Dining Room
- Modern Fitted Kitchen with Casual Dining
- Open Plan to Sitting Room and Conservatory
- Utility Room
- Four Well Proportioned Bedrooms, One with Ensuite
- Modern Bathroom
- Quiet Rural Situation Yet Offering Accessibility and Easy Commuting Distance to Many Local Towns
- Well Cared for by The Current Owners and Ready for a New Family

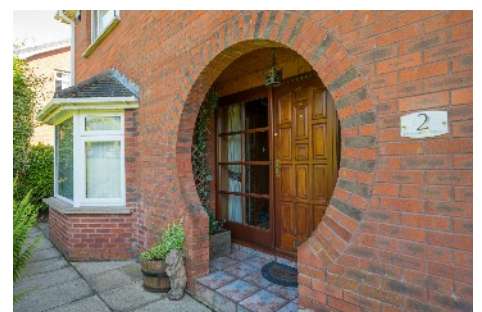


The Property Comprises:

Ground Floor

Hardwood front door with glazing to . . .

ENTRANCE HALL: Oak floor, panelled walls, understairs storage.



LOUNGE: 19' 11" x 12' 8" (6.07m x 3.86m) (at widest points) Wooden floor, cornice ceiling, ceiling rose, bay window, mahogany fireplace with marble inset and hearth, gas coal effect fire.



DINING ROOM: 15' 5" x 12' 9" (4.7m x 3.89m) Cornice ceiling.



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MODERN FITTED KITCHEN: 15' 4" x 13' 0" (4.67m x 3.96m) High gloss range of high and low level units, work surfaces, 1.5 bowl sink unit, integrated Neff extractor fan, integrated Neff hob, integrated Neff double oven, microwave and warming drawer, integrated dishwasher, island unit with work surfaces and breakfast bar, part tiled walls, tiled floor, low voltage spotlights. Open plan to . . .



CONSERVATORY: 12' 7" x 9' 0" (3.84m x 2.74m) (at widest points) Tiled floor, uPVC double door to rear, open plan to . .

SITTING ROOM: 13' 8" x 11' 9" (4.17m x 3.58m) (at widest points) Wooden floor, cornice ceiling, mahogany fireplace with marble inset and hearth.



INNER HALLWAY: Ceramic tiled floor.

UTILITY ROOM: 12' 8" x 5' 7" (3.86m x 1.7m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumed for washing machine, space for tumble dryer, ceramic tiled floor.

CLOAKROOM: Low flush wc, wash hand basin, splashback, ceramic tiled floor.

BACK PORCH/BOOT ROOM: Ceramic tiled floor, uPVC door to rear.

## First Floor

LANDING: Walk-in airing cupboard, access to roofspace.

BEDROOM (1): 16' 2" x 12' 8" (4.93m x 3.86m) Built-in robes.

ENSUITE SHOWER ROOM: Suite comprising low flush wc, pedestal wash hand basin, shower cubicle and uPVC shelving, part tiled walls, ceramic tiled floor, extractor fan, feature window.



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BEDROOM (2): 13' 0" x 12' 0" (3.96m x 3.66m) Built-in robes.



BEDROOM (3): 12' 9" x 11' 0" (3.89m x 3.35m) Built-in robes.

BEDROOM (4): 12' 9" x 8' 0" (3.89m x 2.44m) Built-in robes.



MODERN BATHROOM: White suite comprising low flush wc, vanity with wash hand basin, fully tiled shower cubicle, corner panelled bath, fully tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlights, extractor fan.



## Outside

Excellent sized parking and turning area for several cars, lawns and boundary hedging, Secluded paved patio area, summer house. Landscaped front garden in lawns with flowerbeds, shrubs, trees and bushes.

INTEGRAL DOUBLE GARAGE: 20' 2" x 17' 0" (6.15m x 5.18m) Floored attic, electric door, oil fired boiler.

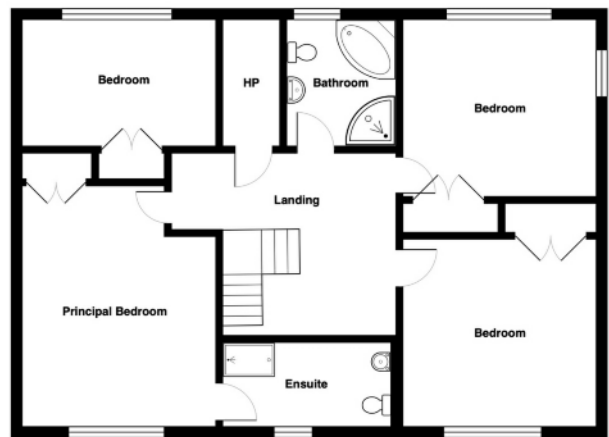


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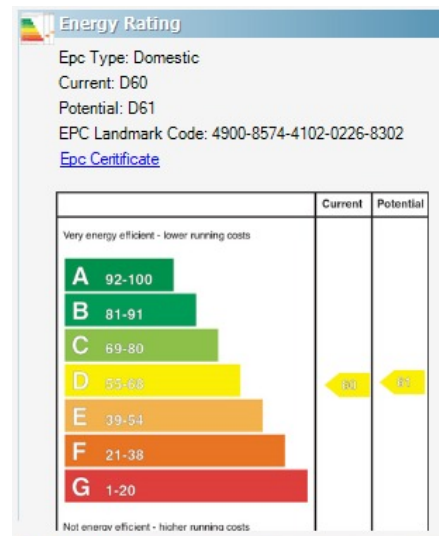
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## Location:

From Dromore centre take the road towards Banbridge, turn into Barban Hill then right into Barronstown Road and Barronstown Court is on the right hand side.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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