



50 WOODVALE, DROMARA, DROMORE, DOWN, BT25 2JA



OFFERS IN THE REGION OF

We are delighted to offer for sale this detached family home in the popular village of Dromara. The flexible accommodation is well presented throughout and comprises living room, kitchen with dining area, four bedrooms including master bedroom with ensuite and a family bathroom. Outside the property further benefits from a detached garage which has been converted into work space or office, and an enclosed family friendly garden. With so much accommodation on offer and such a reasonable price early viewing is a must!!



At a glance:

- Detached Family Home
- Four Bedrooms
- Family Bathroom
- Kitchen / Dining
- Enclosed Rear Garden
- Detached Garage
- Incl Master Bedroom with Ensuite
- Living Room with feature fireplace
- Downstairs W/C
- Popular Location

Entrance Hall

15'5" x 6'2"

Wooden front door with side panel window into bright entrance hall with wooden laminate flooring.

Living Room

18'6" x 12'9"

Spacious living room with box window to front. Feature red brick fireplace with wooden mantle. Wooden laminate flooring.

Kitchen/Dining Room

10'8" x 23'4"

Range of high and low rise units with stainless steel sink and drainer and tiled splash back. Gas hob. Double electric oven. Integrated fridge/freezer. Recess for washing machine. Tiled floor. Through to space for dining with double patio doors to rear.

WC

8'3" x 3'9"

White suite encompassing low flush W/C and wash hand basin.

Landing

6'11" x 14'7"

Window to side.

Bedroom One

6'7" x 12'8"

Front facing.

En-suite

4'5" x 6'9"

White suite encompassing low flush W/C, wash hand basin and shower. Fully tiled floor and walls.

Bedroom Two

8'4" x 10'3"

Front facing.

Bedroom Three

10'10" x 11'1"

Rear facing.

Bedroom Four

7'5" x 11'11"

Rear facing.

Bathroom

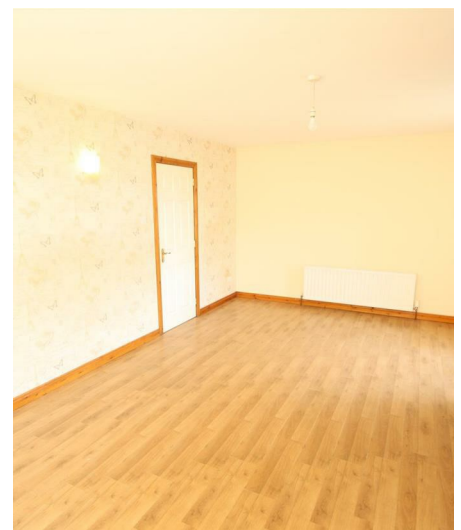
White suite encompassing low flush W/C, wash hand basin and bath.

OUTSIDE

To the front - stoned driveway with ample space for off street parking and area laid in lawn. To the rear - enclosed rear garden laid in lawn.

GARAGE

Detached garage with roller door. Power and light.












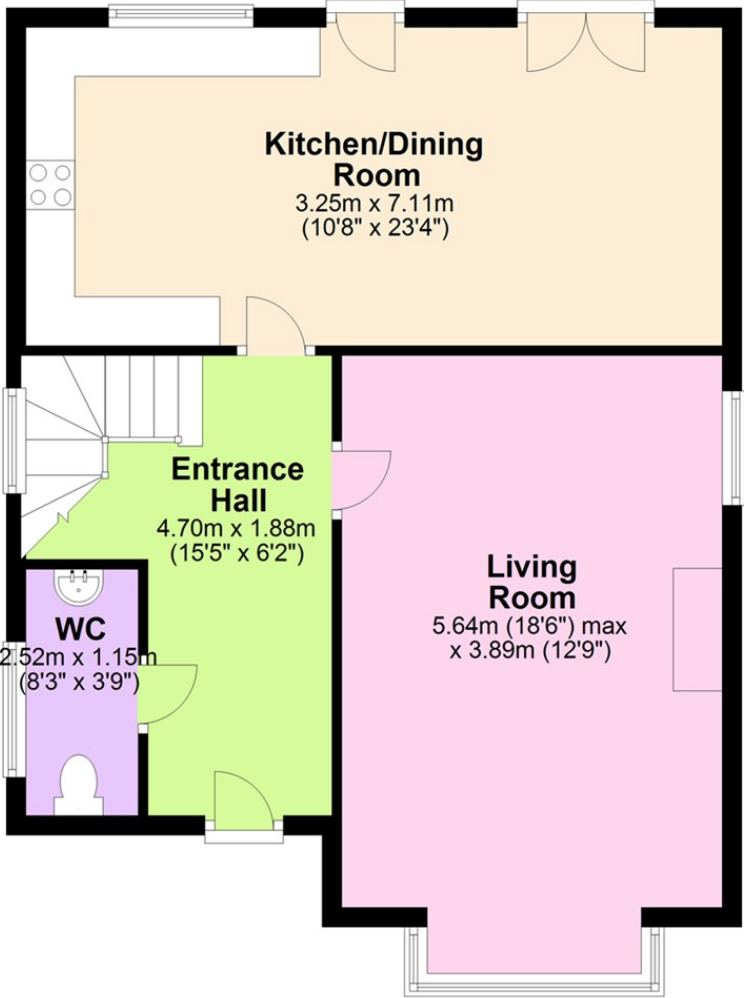






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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