



An extremely well-presented detached family home set in this highly sought after development just a few minutes from the centre of Dromore. Boasting a deceptively large front lounge, four well-proportioned bedrooms (principal with ensuite shower room). It has also seen recent renovations to include new uPVC double glazed windows, composite external doors and contemporary landscaped rear garden.

Set back from the road in this quiet cul-de-sac of The Belfry and located just a short walk to local shops and schools. It also benefits from ease of access to the A1 for commuting.

Recent sales have proven extremely popular in this development and early enquiries and viewings are recommended.

Offers Over
£247,500

8 The Belfry ,
DROMORE,
BT25 1TR

Viewing by
appointment with
& through agent
028 9266 1700

- Spacious lounge with solid wood strip flooring and open fire
- Large bright Kitchen Diner with patio doors out to rear garden
- Downstairs WC
- Four well-proportioned bedrooms (principal with ensuite shower room)
- Light and bright Family bathroom
- uPVC double glazing and Composite front door
- uPVC fascia and soffits
- Oil fired central heating
- Recently landscaped, private and enclosed rear garden
- Well-presented throughout by its current owners
- In close proximity to local amenities including leading schools
- Ease of Access to A1, Sprucefield, Belfast & beyond



The Property Comprises:

Ground Floor

ENTRANCE HALL: Composite double glazed entrance door with matching side panels. Attractive spindled staircase. Understairs storage cupboard. Telephone point. Ceramic Tiled floor.

DOWNSTAIRS W.C.: Low flush WC. Pedestal wash hand basin. Tiled floor.

LIVING ROOM: 19' 6" x 12' 0" (5.94m x 3.66m) Feature Painted fireplace with open fire, slate inset and hearth. Solid wood strip flooring.



KITCHEN: 10' 8" x 8' 0" (3.25m x 2.44m) Ceramic tiled floor, Range of high and low level units with ceramic tiled splashbacks, one and a half bowl stainless steel sink with mixer tap over, under counter lighting and oven extractor fan, recessed spot lighting and integrated wine rack, space for oven, American fridge freezer, dishwasher and washer dryer, uPVC half glazed door out to rear.

DINING AREA: 13' 7" x 13' 4" (4.14m x 4.06m) Ceramic tiled floor and uPVC French doors out to private rear garden.



Telephone 028 9266 1700
www.templetonrobinson.com

First Floor

LANDING: Access to roof space. Hotpress.

PRINCIPAL BEDROOM: 12' 0" x 10' 3" (3.66m x 3.12m) Integrated wardrobes.

ENSUITE SHOWER ROOM: Ceramic tiled floor, floor to ceiling tiling, low flush WC, pedestal wash hand basin, fully tiled shower cubicle with electric shower, extractor fan.



BEDROOM (2): 12' 4" x 9' 9" (3.76m x 2.97m)



BEDROOM (3): 10' 8" x 9' 0" (3.25m x 2.74m)



BEDROOM (4): 9' 9" x 8' 8" (2.97m x 2.64m)



FAMILY BATHROOM: White suite comprising corner panelled bath with mixer taps over and ceramic tiled splashback, Low flush WC, Vanity sink unit, large panelled shower cubicle with electric

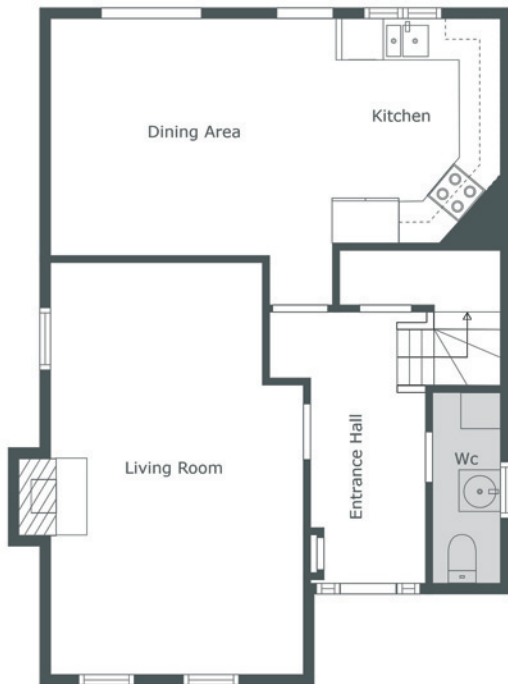


Outside

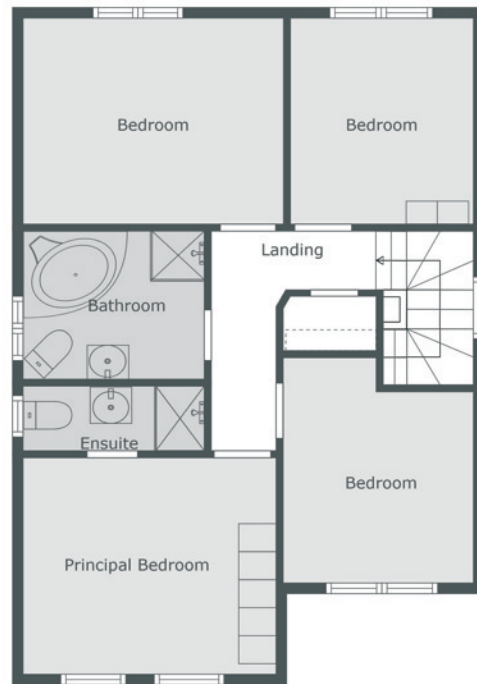
Generous gravel driveway to front and side with space for multiple vehicle parking, caravan etc. Front garden laid in flat lawn with central pebbles bed with mature shrub and specimen tree planting.

Private and fully enclosed rear garden in large flat lawn with recently extended, feature LED Wall lighting to rear of property and boundary wall. Recently installed contemporary boundary fencing.





Floor 1



Floor 2

TENURE

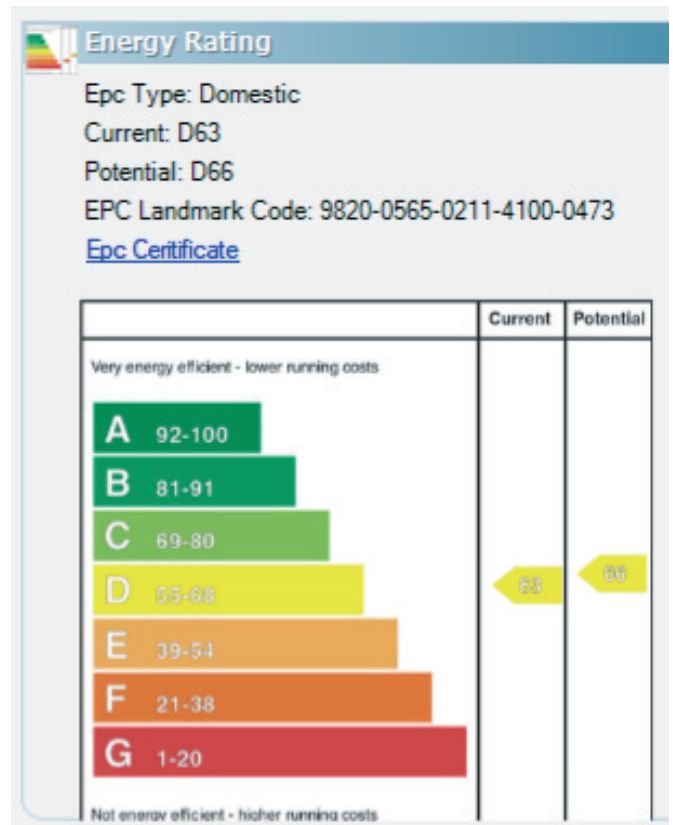
We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

For the period April 2024 to March 2025 £1,364.72

Location:

From Diamond Road turn right into the Spires, follow signs for The Belfry and no.8 is on the right hand side within the first cul-de-sac.



Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

www.templetonrobinson.com

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