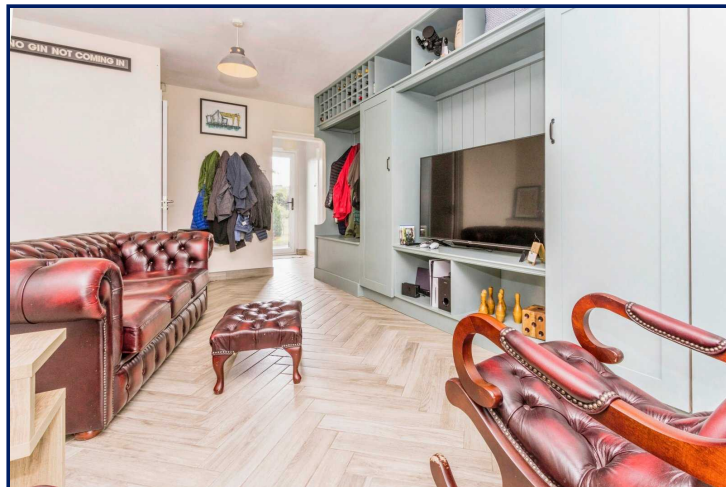
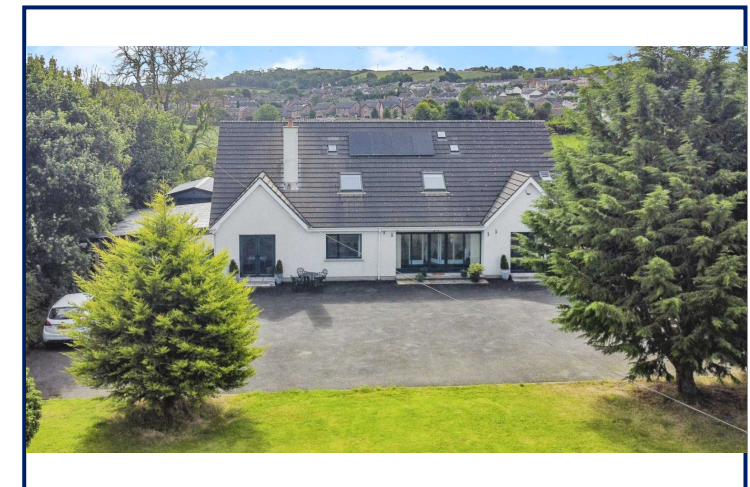


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Mayfield Avenue, Kinallen,
Dromara, County Down, BT25

Asking Price: £435,000
Freehold

Reeds Rains

reedsrains.co.uk

Mayfield Avenue, Kinallen, Dromara, County Down, BT25

Asking Price: £435,000 Freehold

Council Tax Band:

EPC Rating: B

Situated on an extensive and most delightful semi-rural site, No 15 is a fabulous opportunity to purchase a most appealing and generous detached family home in Kinallen, Dromara. Approached via electric entrance gates and through to a tree bounded driveway, this impressive property offers a flexible layout for families today and gives the new owners a feeling of much privacy and seclusion.

Entrance Porch

Reception Hall

Laminate flooring, stairs to first floor.

Living Room

14'10" x 12'8" (4.52m x 3.86m)

Feature fireplace with open fire inset and wooden surround, laminate flooring.

Sitting Room

12'11" x 9'7" (3.94m x 2.92m)

Open to Dining Room

Dining Room

12'11" x 9'7" (3.94m x 2.92m)

Open to Sitting Room, Sliding doors to rear covered decked area.

Kitchen/ Dining Room

16'8" x 11'1" (5.08m x 3.38m)

Luxury fitted range of high and low level cabinets, feature island unit with wooden work tops, sink unit and range cooker, integrated dishwasher, laminate flooring, laminate work tops.

Rear Hallway

Tiled flooring

Utility Room

8'1" x 5'4" (2.46m x 1.63m)

Range of high units, single drainer stainless steel sink unit. Floor tiling.

WC

Low level WC, wash hand basin. Tiled flooring

Games Room

23'6" x 11'4" (7.16m x 3.45m)

Range of storage units, tiled flooring,

Bedroom 4

12'9" x 10'10" (3.89m x 3.3m)

Family Bathroom Suite

Deluxe white suite comprising panelled bath, wash hand basin, vanity unit, Pvc panelling

Bedroom 6/ Office

12'9" x 11'5" (3.89m x 3.48m)

French doors to front.

Landing Area

Bespoke his and her walk-in robes areas

Master Bedroom

16'11" x 12'8" (5.16m x 3.86m)

Velux window.

En-suite Shower

Separate shower cubicle with electric shower unit, pvc panelling, wash hand basin, low level WC.

Bedroom 2

21' x 11'8" (6.4m x 3.56m)

Bedroom 3

13'7" x 11'2" (4.14m x 3.4m)

Bedroom 5

10' x 9'7" (3.05m x 2.92m)

Shower Room

Double sink vanity units, shower cubicle with controlled shower unit, pvc panelling, low level WC.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Cammonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

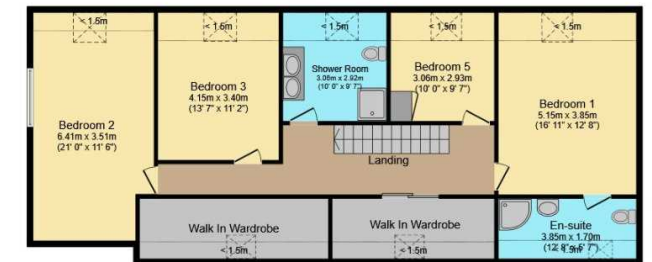
Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 247.9 m² (2,668 sq.ft.) approx
Restricted height 19.0 m² (205 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Other important information which you will need to know about this property can be found at reedsrains.co.uk