



18 Ballymacormick Road, Dromore

OIRO £165,000 Freehold

Located a short distance off the Hillsborough Road, Dromore, this 2 bedroom detached bungalow is within a short distance of the town centre and all amenities, and the A1 dual carriageway providing excellent accessibility Hillsborough, Lisburn, Banbridge and beyond.

Detached bungalow | 2 Bedrooms | Lounge/Dining | Kitchen | Bathroom with separate shower | Hardwood double glazing | Wood pellet heating system | Chain free |

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Located a short distance off the Hillsborough Road, Dromore, this 2 bedroom detached bungalow is within a short distance of the town centre and all amenities, and the A1 dual carriageway providing excellent accessibility Hillsborough, Lisburn, Banbridge and beyond.

The accommodation briefly comprises entrance hall, spacious lounge/dining area with multi fuel stove, modern kitchen, 2 double bedrooms with built in wardrobes and bathroom with both bath and shower.

The property benefits from wood pellet central heating and hardwood double glazed windows, although heating can easily be returned to an oil system.

The property has a good degree of privacy and has ample on site parking for several cars and low maintenance patio and garden areas with views reaching to the Mourne mountains.

This is a rare opportunity to buy a manageable detached bungalow in an accessible and popular residential location.

Early viewing is recommended by appointment with Falloon Estate Agents.

Tenure: Freehold

Entrance hall

Glazed hardwood entrance door with side window. Single panelled radiator.

Lounge/dining

w: 3.65m x l: 5.38m (w: 12' x l: 17' 8")

Multi fuel stove on granite hearth, marble surround. Cornice. Laminate flooring. Double panelled radiator.

Kitchen

w: 2.47m x l: 4.03m (w: 8' 1" x l: 13' 3")

Kitchen with an excellent range of high and low level units. 1.5 bowl sink unit with mixer tap. 'Neff' oven. 4 ring hob with extractor over. Plumbed for washing machine. Plumbed for dishwasher. Space for fridge/freezer. Space for tumble dryer. Part tiled walls. Single panelled radiator.

Bedroom 1

w: 3.01m x l: 3.54m (w: 9' 11" x l: 11' 7")

Double built in wardrobe. Laminate flooring. Single panelled radiator.

Bedroom 2

w: 3.23m x l: 3.45m (w: 10' 7" x l: 11' 4")

Built in wardrobe. Hot press with pressurised water cylinder. Laminate flooring. Single panelled radiator.

Bathroom

Panelled bath, mixer tap. Tiled shower enclosure with 'Triton' electric shower. Pedestal wash hand basin. Low flush WC. Single panelled radiator.

Outside

Entrance pillars and gates. Tarmac parking area with space for several cars.

Garden seating area. Patio area.

Paths to either side.

Wood pellet boiler.



Tenure

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

Rates payable

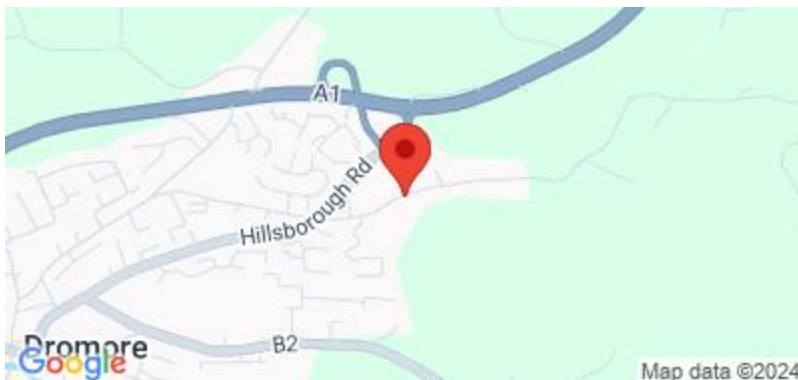
Details from the LPSNI website - rates payable 2024/25 £1061.45



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.