



28 Linen Lane **Dromore BT25 1TX** Offers over £225,000

An attractive and well-presented chain free semi-detached property built in 2017 located in a quiet residential area of Dromore. The property is walking distance to Dromore Town Centre providing a wide range of social and recreational amenities whilst Dromore Town Park is right on your doorstep accessed via a private gate for residents of the development. The A1 is easily accessed for your daily commutes.

Internally the property briefly comprises a welcoming entrance hall with WC under stairs, a spacious living area with multi fuel stove, a modern shaker style fitted kitchen with built in appliances & ample space for $\ dining \ and \ a \ utility \ room \ plumbed \ for \ white \ white \ goods. \ Up stairs \ comprises \ the \ master \ bedroom \ which$ benefits from generous double storage cupboard & an en-suite shower room, two further double bedrooms with built in slide robes and a separate family three piece bathroom suite. The property also benefits from uPVC double glazing, oil fired central heating high EPC rating & a floored attic

Externally there is a generous driveway to the side leading to the enclosed rear garden area that has been beautifully landscaped which includes gardens laid in lawn, paved & decked patio areas and a garden shed with light & power.

- The property is freehold with a small fee of £250 a year approx paid to the management company for the
- Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Beautiful chain free semi detached property built in 2017
- Welcoming entrance hall with downstairs WC
- Bright & spacious living room with multi fuel burner & views of Dromore Town Park
- Shaker style fitted kitchen with built in appliances & ample space for dining
- Separate utility room plumbed for white good with additional storage cupboard
- Master bedroom with generous double storage cupboard and en-suite shower room
- Two further double bedrooms with built in slide robes & separate family three piece bathroom suite
- Oil fired central heating, high EPC rating, uPVC double glazed & floored attic
- Driveway to the side & enclosed landscaped garden area
- Within walking distance to Dromore Town Centre & private access to the Town Park



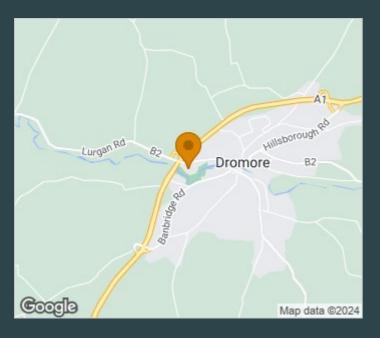






Area Map

Energy Efficiency Graph



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive			









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