

For Sale

SimonBrien

Asking Price: £365,000



24 Kinallen Road,
Dromora,
Dromore,
BT25 2NW

simonbrien.com



KEY FEATURES:

- Fully refurbished and extended detached bungalow
- Three Bedrooms
- Lounge with cast iron stove and back boiler
- Bathroom in white suite
- Oil Fired Central Heating
- Triple Glazing
- Wash House and Fuel Store
- Generous site extending to approximately 0.5 acres
- Large 1500sqft Worksop with Adjacent store and office
- Triple Garage with three bays and Roller doors

SUMMARY:

This is a deceptively spacious detached bungalow occupying a generous site with well-tended gardens extending to approximately 0.5 acres. The location is also ideal to take advantage of close proximity of the A1 to Royal Hillsborough, Dromore, Dromara and Banbridge all within a short drive. The M1 motorway all provide further provincial connections including access to the International Airport, making this a central and accessible location.

The property itself has been fully refurbished and extended to offer adaptable living space with accommodation comprising, entrance hall open to kitchen and dining area, living room, bathroom and three spacious bedrooms.

Outside is a superb array of outbuildings suitable for a variety of uses and hobbies. The rear of the dwelling is a Triple Garage with three bays fitted with roller doors all with power and lighting. The large garden enjoys a long driveway running past the wash house and fuel store to the large workshop extending to approximately 1500 sqft. There is an adjacent store and home office contained within.

All in all a spacious home ready for immediate occupation with great potential for extension (subject to planning permission) in a highly regarded and easily accessible location. Viewing is highly recommended.



GROUND FLOOR

Entrance door.

RECEPTION HALL:

Ceramic tiled floor, open to Kitchen/ Dining.



**KITCHEN WITH DINING AREA:
14' 5" x 12' 1" (4.39m x 3.68m)**

Fitted range of high and low level units, 4 ring ceramic hob and under oven, extractor hood over, fridge freezer, stainless steel single drainer sink unit with mixer taps.



BATHROOM:

White suite comprising: Oval freestanding bath with mixer taps and shower fitting, low flush WC, pedestal wash hand basin, fully tiled shower cubicle with instant heat electric shower, towel radiator, Cosy Toes underfloor heating.



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BEDROOM (1):
15' 0" x 11' 4" (4.57m x 3.45m)
With provision for study space, dual aspect.



BEDROOM (2):
11' 2" x 9' 0" (3.4m x 2.74m)
Dual aspect.



BEDROOM (3):
10' 3" x 8' 1" (3.12m x 2.46m)



LOUNGE:
14' 1" x 9' 9" (4.29m x 2.97m)
Cast iron fireplace with multi fuel stove with back boiler.





OUTSIDE

GARAGE:
17' 6" x 16' 2" (5.33m x 4.93m)

Roller door.



DOUBLE GARAGE:
37' 0" x 16' 7" (11.28m x 5.05m)

WASH HOUSE:
6' 7" x 6' 6" (2.01m x 1.98m)

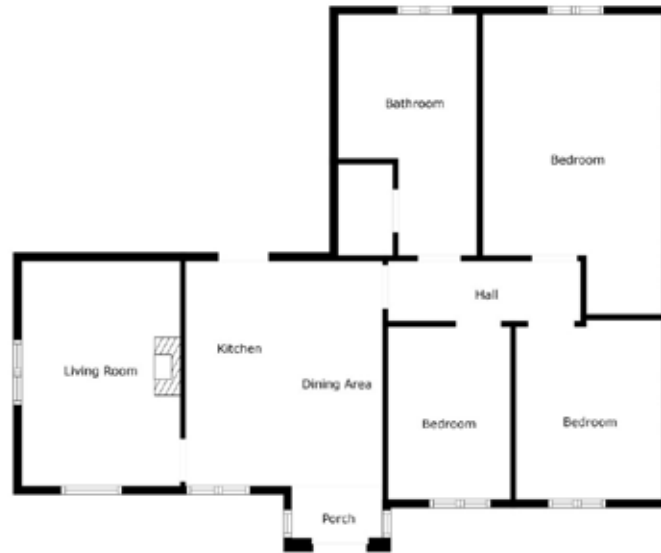
Plumbed for washing machine, fuel store.

WAREHOUSE:
46' 9" x 31' 0" (14.25m x 9.45m)

Twin opening doors.

STORE:
30' 0" x 15' 1" (9.14m x 4.6m)





Garage and Sheds



VALUER

Samuel Dickey

Simon Brien - East Belfast
237 Upper Newtownards Road,
Belfast, Co. Antrim, BT4 3JF
T: 028 9059 5555
E: eastbelfast@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to
Crawford Mulholland
503 Lisburn Road, Belfast,
Co. Antrim, BT9 7EZ
T: 028 9066 5544
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