



An extremely well-presented detached modern house set in this highly sought after development just a few minutes from the centre of Dromore. Recently redecorated with many features including a luxury refitted kitchen and contemporary ensuite. Located just a short walk to local shops and schools and within easy access of A1 for commuting. Recent sales have proven extremely popular in this development and early enquiries and viewings are recommended.

Offers Over
£199,950

68 The Belfry,
DROMORE,
BT25 1TR

Viewing by
appointment with
& through agent
028 9266 1700



- Spacious lounge with solid walnut strip flooring and open fire
- Recently refitted modern kitchen / Family / Dining area
- Downstairs WC
- Three bedrooms, master bedroom with recently refitted ensuite shower room
- Luxury Family bathroom
- uPVC double glazing and composite front door
- Oil fired central heating
- Private enclosed rear garden
- Well presented throughout
- Ease of Access to A1, Sprucefield, Belfast & beyond

The Property Comprises:

Ground Floor

Composite double glazed entrance door to . . .

ENTRANCE HALL: Attractive spindled staircase. Understairs storage cupboard. Telephone point. Ceramic Tiled floor.



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

LOUNGE: 18' 0" x 11' 10" (5.49m x 3.61m) Feature pine fireplace with open fire, marble inset and hearth. Solid Walnut wooden flooring.



EXCELLENT REFITTED KITCHEN / DINING AREA 18' 11" x 9' 8" (5.77m x 2.95m) Ceramic tiled floor, range of high and low level units, ceramic tiled splashbacks, 5 ring Siemens hob with extractor over, Twin Siemens Electric Oven, 1.5 bowl stainless steel side draining sink with mixer tap, integrated Hoover dishwasher, uPVC double glazed French doors out to rear garden.



First Floor

LANDING: Access to roof space. Hotpress with insulated copper cylinder.

PRINCIPAL BEDROOM: 13' 0" x 12' 1" (3.96m x 3.68m)



ENSUITE SHOWER ROOM: Ceramic tiled floor, floor to ceiling tiling, low flush WC, vanity sink unit, fully tiled corner shower cubicle, recessed spot lighting and extractor fan.



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BEDROOM (2): 10' 0" x 9' 5" (3.05m x 2.87m)



BEDROOM (3): 9' 3" x 8' 5" (2.82m x 2.57m)



LUXURY BATHROOM: White suite. Panelled bath with mixer taps and shower attachment. Low flush WC. Pedestal wash hand basin. Extractor fan. Floor to ceiling tiling.



Outside

Generous Tarmac driveway to front and side. Front garden in pebbles and shrubs.

Private enclosed rear garden in lawn with patio area elevated decking area. Garden shed with power and space for tumble dryer. Outside light and tap.



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

RATES: For the period April 2024 to March 2025 £1,111.99.

Location:

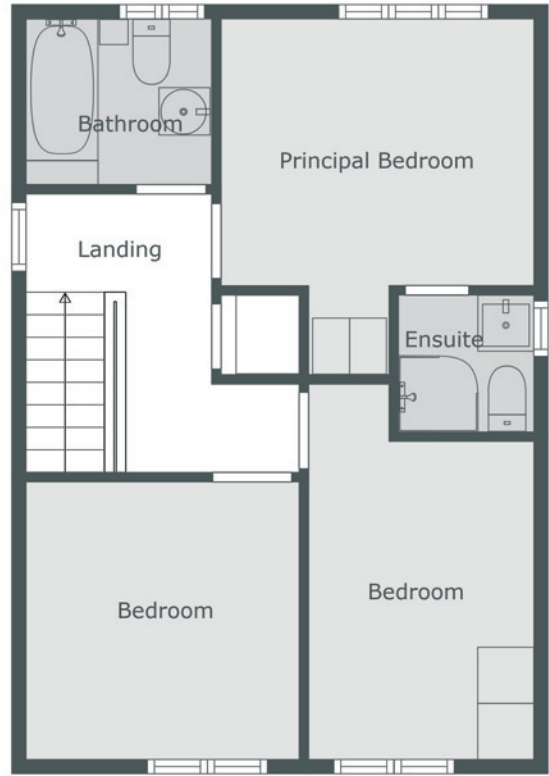
From Diamond Road turn right into the Spires, follow signs for The Belfry.

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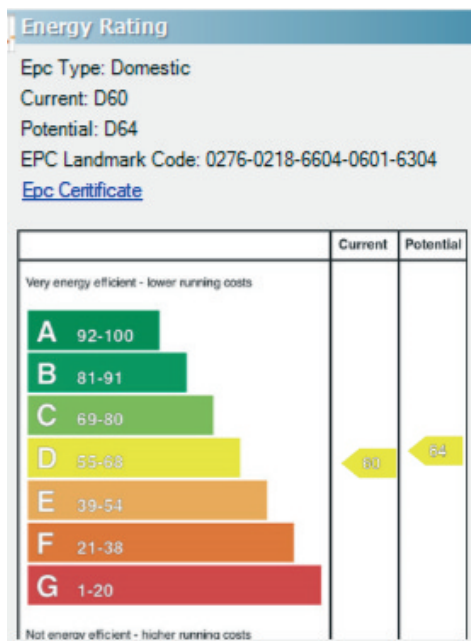
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Floor 1



Floor 2



Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
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