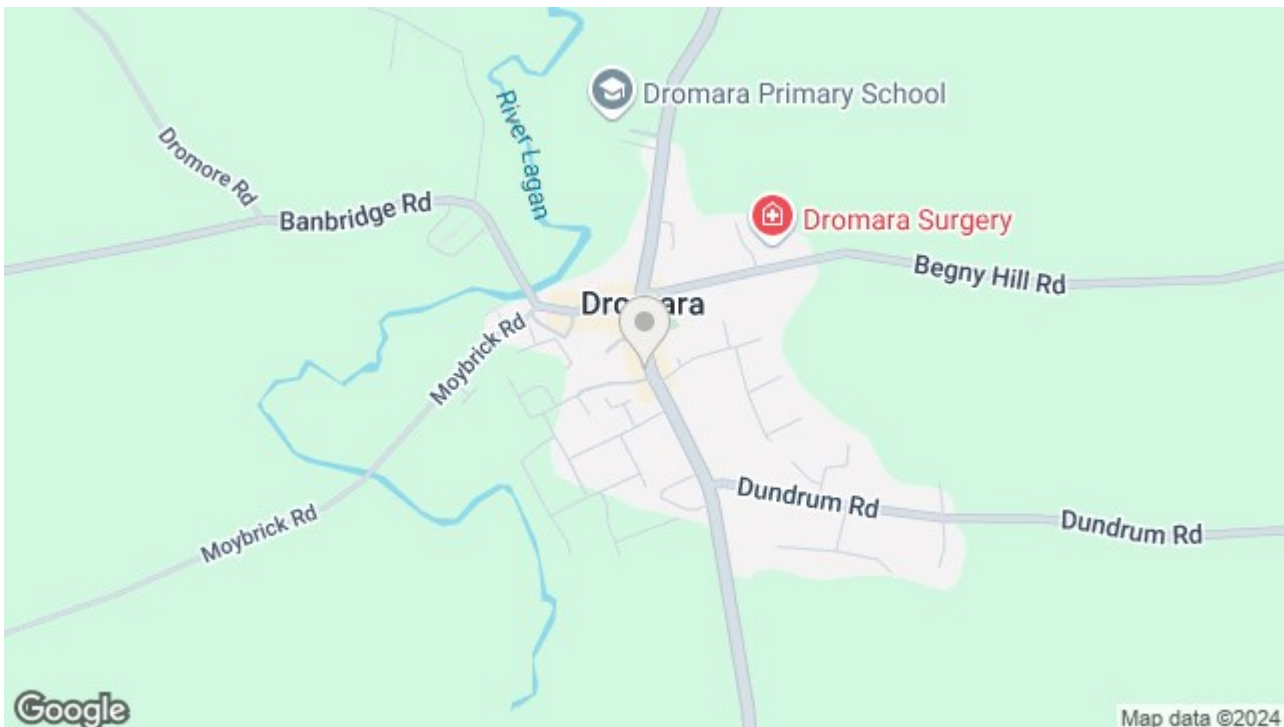




20 RATHFRILAND ROAD, DROMARA, DROMORE, BT25 2JG



OFFERS AROUND £189,950

We are pleased to offer to the market this substantial detached home in the centre of the busy village of Dromara. The prominent property is situated on a large site with spacious accommodation throughout and off street parking. The property comprises on the ground floor entrance hall, living room, sitting room, kitchen with dining area and downstairs w.c. On the first floor are three double bedrooms, w.c and a family bathroom. Outside the property further benefits from gardens to the front and rear with off street parking. This property is sure to appeal to many with its central location, spacious accommodation and such a reasonable price, early viewing is a must!!



At a glance:

- Detached property
- Living room
- Kitchen/ dining area
- Family bathroom
- Off street parking
- Three bedrooms
- Sitting room
- Downstairs w.c
- Large site
- Great location

Entrance Porch

4'4" x 3'5"

Pvc glazed front door to entrance porch.

Entrance Hall

6'7" x 13'9"

Entrance hall will under stairs storage area.

WC

2'11" x 7'7"

White suite comprising low flush w.c and wash hand basin. Tiled splash.

Living Room

12'0" x 14'0"

Living room with solid wooden flooring.

Sitting Room

11'0" x 13'10"

Bright sitting room with feature tiled fireplace.

Kitchen/Dining Room

9'10" x 10'4"

A range of high and low level units including recess for washing machine, fridge and oven. Tiled floor and splash area.

Rear Porch

2'11" x 4'11"

Door to rear

Store

2'11" x 4'3"

Large storage area.

Landing

6'6" x 17'8"

Large window and access to roofspace.

WC

2'10" x 7'7"

Suite comprising low flush w.c and wash hand basin.

Bedroom 1

11'2" x 14'0"

Front facing bedroom with built in sliding robes.

Bathroom

Suite comprising panel bath with overhead shower and wash hand basin. Hotpress.

Bedroom 2

11'11" x 13'11"

Front facing bedroom.

Bedroom 3

9'11" x 10'5"

Rear facing bedroom.

Outside

To the front and side is a garden laid out in lawns with various plantings and off street gated parking. To the rear is a large garden laid out in lawns with a large patio area.














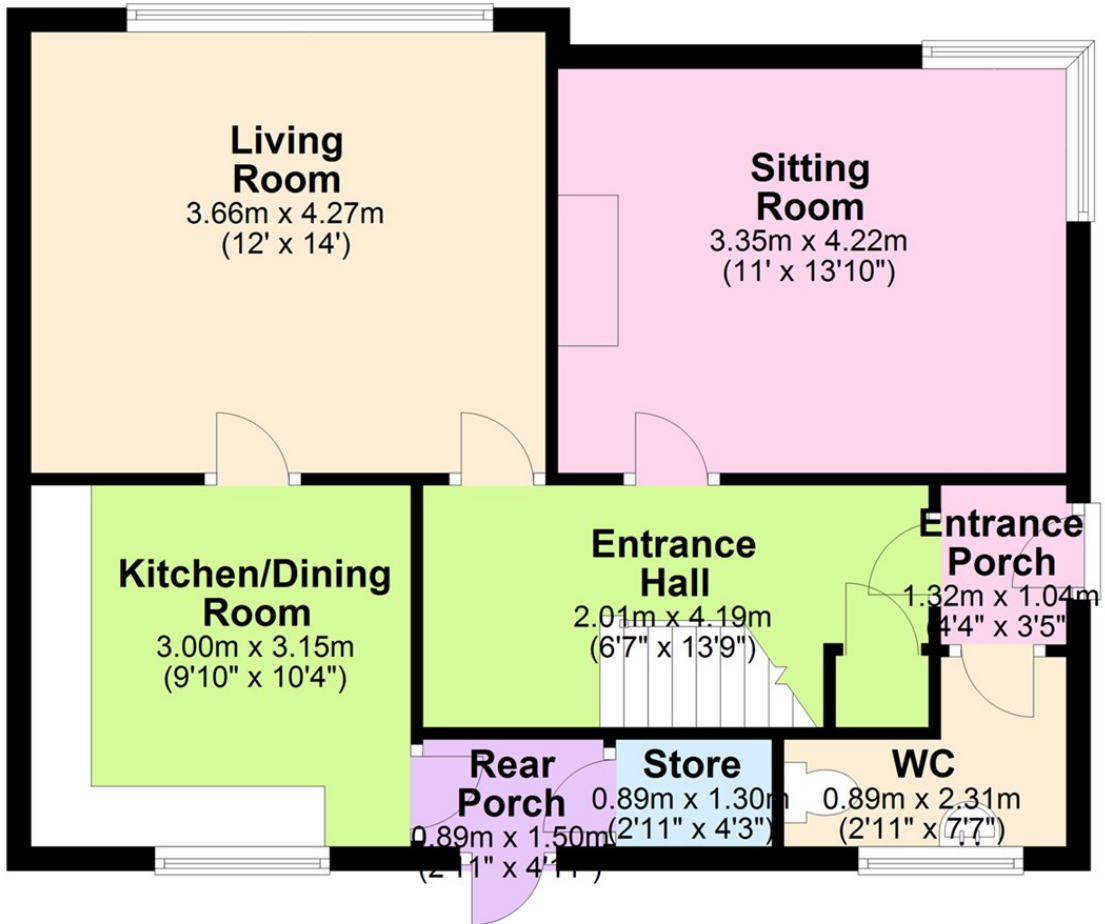






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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