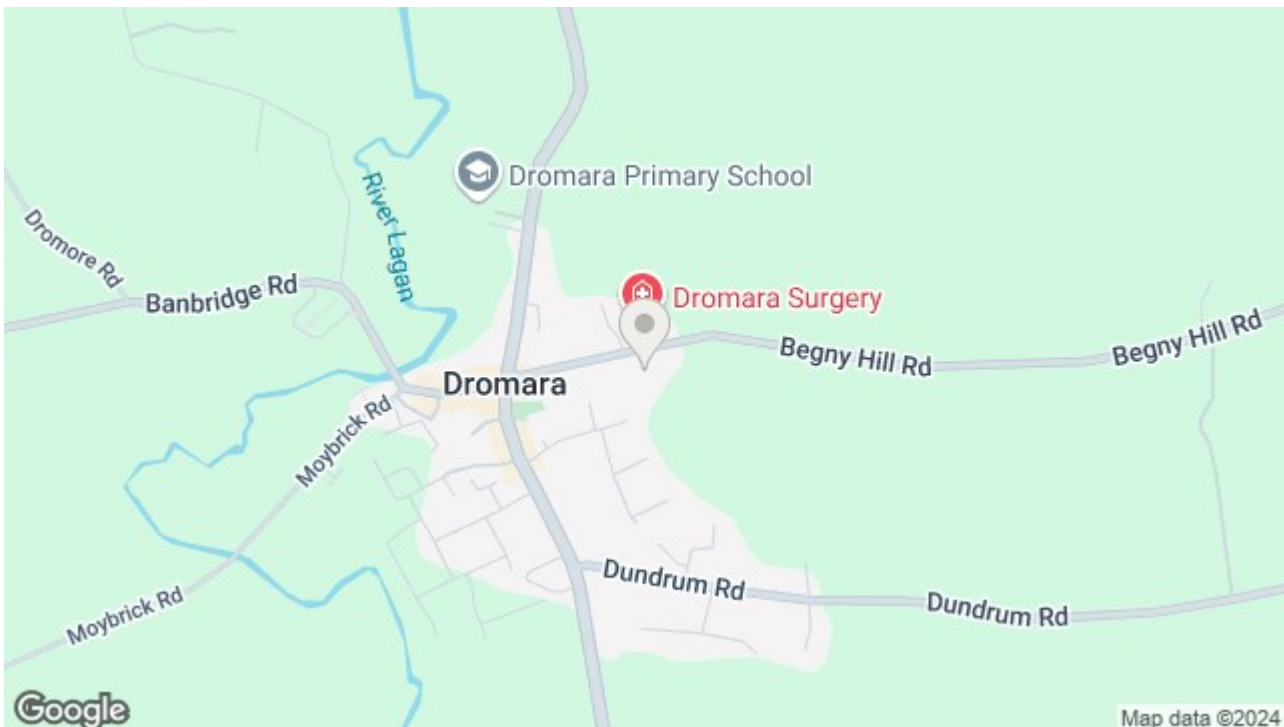




2 WOODFORD GREEN, DROMARA, BT25 2DR



OFFERS AROUND £199,950

We are delighted to offer for sale this beautifully presented semi detached home in this popular residential area in Dromara. The property is less than two years old comprises living room, modern fitted kitchen with dining area, downstairs cloakroom, three bedrooms (master ensuite) and a family bathroom. Only on internal inspection will you truly appreciate the show house style feel along with the high specification of finish used throughout the kitchen, bathroom and living room. With so much to offer in this fantastic family home plus being within easy commuting distance to both Belfast and Lisburn, we recommend early viewing.





## At a glance:

- Semi-detached family home
- Beautifully presented throughout
- Living room
- Paved patio area at rear
- Master bedroom ensuite
- Three bedrooms
- Off street parking
- Master bedroom en-suite
- Downstairs w.c
- Popular location

### Entrance Hall

14'7" x 3'1"

Pvc glazed front door to entrance hall with tiled floor.

### WC

6'1" x 2'11"

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

### Living Room

17'7" x 11'0"

Large bright living room with carpet flooring. Window to front.

### Kitchen/Dining Room

10'6" x 18'0"

A luxury range of high and low level units including integrated oven, hob, fridge freezer and dishwasher. Stainless steel sink unit with single drainer. Tiled floor. Double doors to rear.

### Pantry

6'0" x 3'3"

Walk in pantry.

### Landing

9'7" x 6'7"

Hotpress and access to roofspace.

### Bedroom 1

10'10" x 11'4"

Window to rear with ensuite.

### En-suite

3'0" x 8'10"

White suite with shower cubicle, low flush w.c. wash hand basin and heated towel rail. Tiled flooring

### Bedroom 2

14'0" x 9'4"

Front facing bedroom.

### Bathroom

Luxury bathroom comprising paneled bath with overhead shower, wash hand basin, low flush w.c. Tiled flooring and splash area, window to rear.

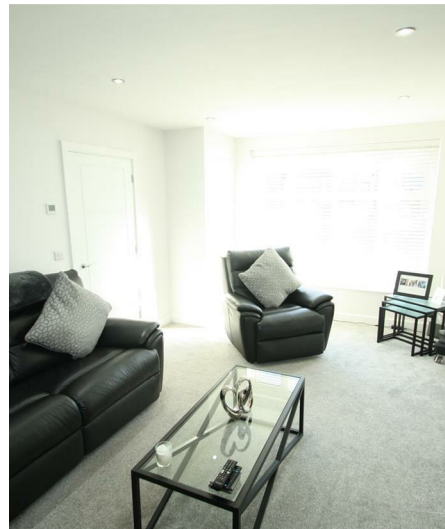
### Bedroom 3

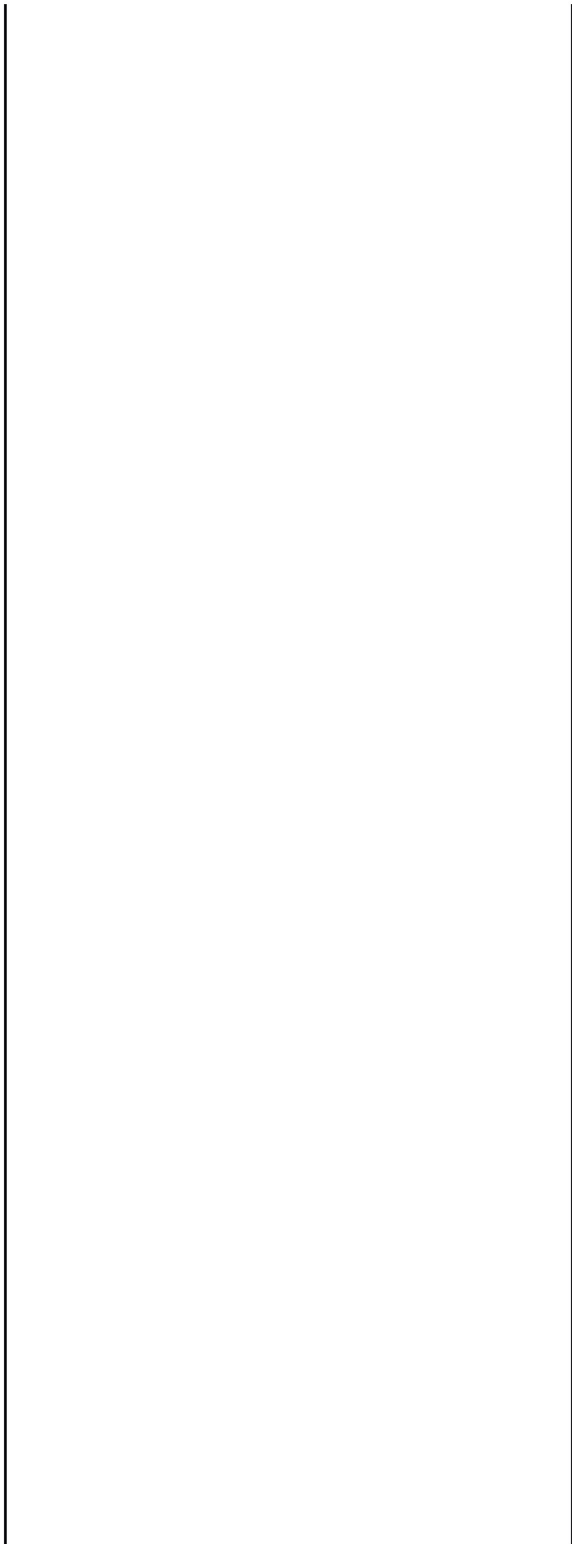
7'7" x 8'6"

Window to front.

### Outside

To the front is a garden laid out in lawn with a tarmac driveway with ample parking. To the rear is large enclosed paved garden.






















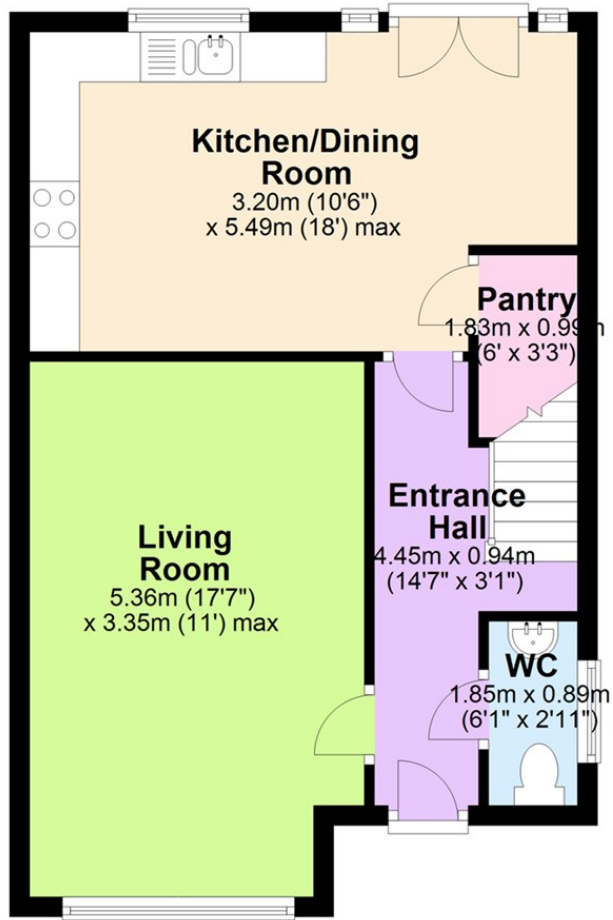






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland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

**OFT**  
Approved code

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