



## **21 FORTFIELD, DROMORE, BT25 1DD**



- A Most Impressive And Exceptionally Well Presented Detached Property Situated Within This Popular Residential Location Extending To Approximately 2,882 Square Feet To Include Attached Garage
- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Luxury Kitchen/Dining/Living Area With Integrated Appliances And Impressive Limestone And Granite Fireplace With Multi Fuel Burning Stove
- Family Room With Tiled Floor / Dining Room With PVC Double Glazed Double Doors To Rear Patio Garden
- Spacious Open Plan Games Area / Utility Room With Low Flush Suite
- Five Bedrooms (One With Luxury En Suite Bathroom And Hidden Walk In Robe) / Separate Wet Room
- Front Garden Laid In Lawn With Paved Path To Entrance Door Plus Tarmac Driveway

**PRICE: OFFERS IN THE REGION OF £314,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E4I**

**REF: DL241024SR**

- Enclosed And Private Rear Patio Garden Laid In Decking
  - Attached Garage With Roller Shutter Door And Floored Roofspace
  - Oil Fired Central Heating System With HIVE Smart Home Heating System
  - Alarm System / CCTV System
  - Cat 5 Wiring For High Speed Internet
  - PVC Fascias And Soffits
  - PVC Double Glazed Windows And External Doors
- ACCOMMODATION** Measurements are approximate.



## OPEN ENTRANCE PORCH

### ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels. Tiled floor. Storage under stairs. Large hotpress.



## OPEN PLAN LUXURY KITCHEN/DINING/LIVING AREA WITH INTEGRATED APPLIANCES:

**28' 0" x 19' 4" (8.54m x 5.89m)**

Measurements taken to widest points. Excellent range of high and low level units. Quartz worktops. Integrated Samsung oven. Integrated five ring Neff gas hob. Integrated Samsung convection microwave. Integrated dishwasher. Space for American fridge freezer. Extractor unit. Centre island unit with dining bar and Blanco composite sink unit with swan neck mixer tap. Wine cooler. Part tiled walls. Wood effect tiled floor. Recessed spotlights. Limestone and granite fireplace with multi fuel burning stove. PVC double glazed door to rear patio garden.



### FAMILY ROOM:

**12' 11" x 10' 1" (3.94m x 3.08m)**

Measurements taken to widest points. Tiled floor. Open plan to dining room.



### DINING ROOM:

**12' 11" x 10' 11" (3.94m x 3.32m)**

PVC double glazed double doors to rear patio garden. Open plan to family room. Tiled floor.



### UTILITY ROOM:

**7' 9" x 6' 9" (2.36m x 2.07m)**

Low flush suite. Close couple low flush wc. Pedestal wash hand basin with waterfall style mono style mixer tap and tiled splashback. Chrome finish heated towel rail. Wood effect tiled floor. Plumbed for washing machine. Space for tumble dryer.



### BEDROOM (5):

**12' 11" x 8' 11" (3.94m x 2.72m)**

Measurements taken to widest points.

## FIRST FLOOR

### SPACIOUS OPEN PLAN GAMES AREA:

29' 9" x 15' 11" (9.08m x 4.86m)

Measurements taken to widest points and into sloping ceilings. Velux roof window. Under eave storage. Recessed spotlights.



### BEDROOM (1):

14' 11" x 14' 7" (4.55m x 4.44m)

Measurements taken to widest points. Hidden walk in robe with fitted interior. Built in shoe cupboard with mirrored doors.



### LUXURY EN SUITE BATHROOM:

Large quadrant shower cubicle with thermostatic shower and drencher head. Panelled corner bath with mixer tap and shower attachment. Vanity unit with wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Chrome finish heated towel rail. Wall mounted LED backlit mirror.



### BEDROOM (2):

12' 11" x 8' 5" (3.94m x 2.57m)

Built in robe.



### BEDROOM (3):

16' 1" x 12' 1" (4.89m x 3.69m)

Measurements taken into sloping ceilings. Velux roof window. Built in robes. Under eave storage. Recessed spotlights.



## SECOND FLOOR

### LANDING:

Study area. Velux roof window. Recessed spotlights.



### BEDROOM (4):

13' 4" x 11' 0" (4.07m x 3.35m)

Measurements taken to widest points and into sloping ceilings. Under eave storage. Two velux roof windows. Recessed spotlights.



### WET ROOM:

Shower area with thermostatic shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Chrome finish heated towel rail. Spotlights. Velux roof window.

### DIRECTIONS

From Maypole Hill turn into Fortfield. Take the second right into the cul de sac. Number 21 is on the right.

## OUTSIDE

Front garden laid in lawn with paved path to entrance door. Tarmac driveway. Lawn area to side. Oil storage tank. Outside tap and light. Enclosed and private rear patio garden laid in decking. External hot and cold taps. Large electric awning. Enclosed decking area to side. Enclosed area to side laid in paving.

## ATTACHED GARAGE (CURRENTLY USED AS A GYM): 18' 10" x 9' 10" (5.75m x 3.00m)

Roller shutter door. Light and power. Oil fired boiler. Plumbed for washing machine. Floored roofspace with slingsby style ladder and light.

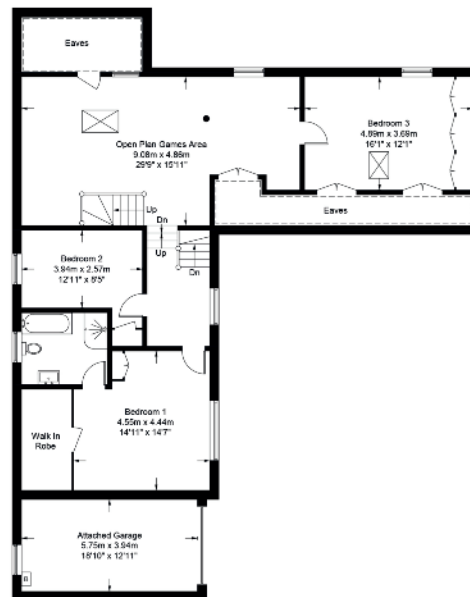
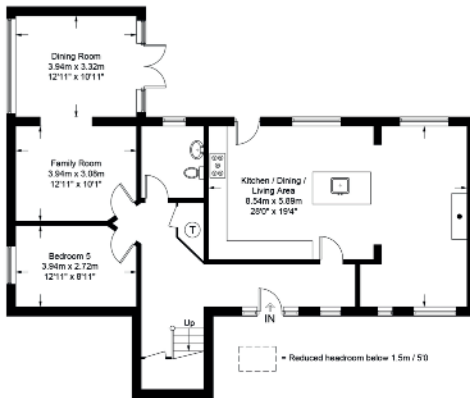
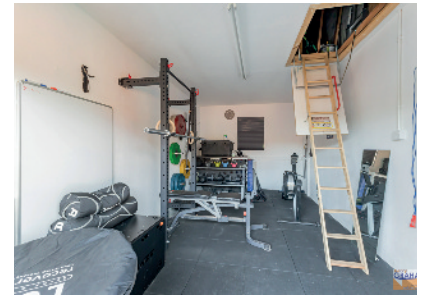
## TENURE:

We have been advised the tenure for this property is leasehold, the lease is 999 years from 3<sup>rd</sup> December 1996 and the annual ground rent is £40, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

For period April 2024 to March 2025 £1,971.26

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	44 E
21-38	F		
1-20	G		

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