



16 Primrose Way represents a superb opportunity to acquire a fantastically appointed two bedroom end townhouse in a popular residential development that is nestled just a short distance from Dromore Town Centre.

This superb address is ideal for first time buyers, offering ease of access for the city commuter and is ideally positioned between Lisburn, Hillsborough and Banbridge with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

In short, the property comprises of an entrance hall leading to a separate front lounge with wood burner, well appointed kitchen diner with an excellent range of high & low level units & integrated appliances also providing access to the rear garden. On the first floor, the property provides two generously sized bedrooms & separate family bathroom with modern suite and additional storage.

The property further benefits from triple glazed windows throughout, oil fired central heating, tarmac double driveway with ample private off-street parking and an enclosed rear garden providing excellent privacy. The rear garden also includes a raised paved patio area with decking with low maintenance ideal for outdoor entertaining.

Offers Over
£135,000

16 Primrose Way,
DROMORE,
BT25 1TL

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Two Bedroom End Townhouse in the Popular Primrose Way Development, Dromore
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast, Lisburn, Hillsborough and Banbridge
- Close Proximity to Dromore Town Centre, Banbridge Outlet, Sprucefield Shopping Centre and Hillsborough Village
- Front Reception Room with Wood Burner Leading to Kitchen Diner
- Well Appointed Kitchen Diner with Range of Built in Units
- Two Well Proportioned Bedrooms
- Separate Family Bathroom with Modern Suite
- Tarmac Driveway With Space for Three Cars to the Front
- Enclosed Rear Garden with Raised Patio & Decking Area, Providing Excellent Privacy
- Oil Fired Central Heating / Solar Panels
- UPVC Triple Glazing Throughout
- Superb Energy Rating with Low Running Costs
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

COVERED ENTRANCE: uPVC double glazed front door with frosted glass insets to . . .

RECEPTION HALL: Laminate flooring, access to electric meter.

LINEN CUPBOARD: 13' 7" x 12' 9" (4.14m x 3.89m) (at widest points). Outlook to front, laminate wood effect flooring, cast iron wood burning stove with slate hearth, generous understairs storage.

KITCHEN/DINER: 16' 3" x 10' 5" (4.95m x 3.18m) (at widest points). Bespoke fitted kitchen with range of high and low level units, laminate work-tops and upstands, inset stainless steel sink with mixer tap, plumbed for washing machine, built-in four ring touch screen ceramic hob with glass splash back, built-in extractor fan, built-in wine rack, built-in high level oven and grill, built-in high level microwave, space for fridge freezer, additional storage, ample space for casual dining, tiled flooring, uPVC door to rear garden.



Stairs to . . .

First Floor

LANDING: Access to hotpress with insulated lagged copper cylinder.

BEDROOM (1): 16' 3" x 11' 3" (4.95m x 3.43m) (at widest points). Outlook to front, access hatch to roofspace.

BEDROOM (2): 10' 5" x 9' 5" (3.18m x 2.87m) (at widest points). Outlook to rear, built-in Sliderobes.

FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built-in vanity unit, corner shower cubicle with glass sliding door, Mira Sport electric shower unit and telephone attachment, fully tiled walls, tiled floor, chrome heated towel rail, uPVC tongue and groove ceiling, extractor fan, frosted glass window.

Outside

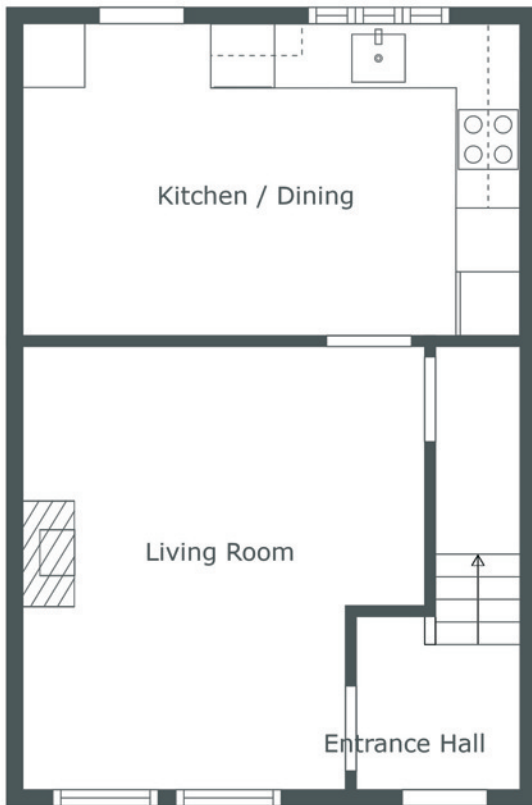
Tarmac driveway with off street parking for three cars.

Enclosed and private rear garden with raised patio and decking area, surrounding flower beds, outside tap, access to oil tank and oil boiler, excellent degree of privacy.

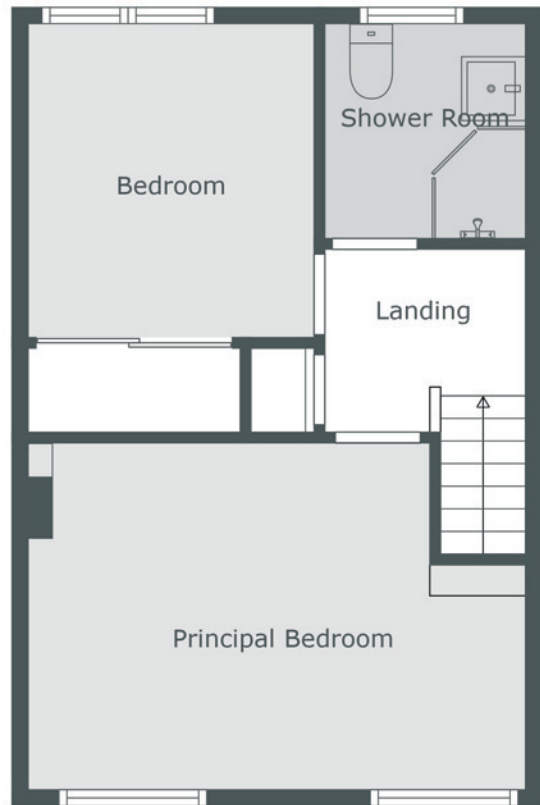
Location:

Primrose Way is located opposite Dromore Central Primary School off the Mossvale Road, Dromore.

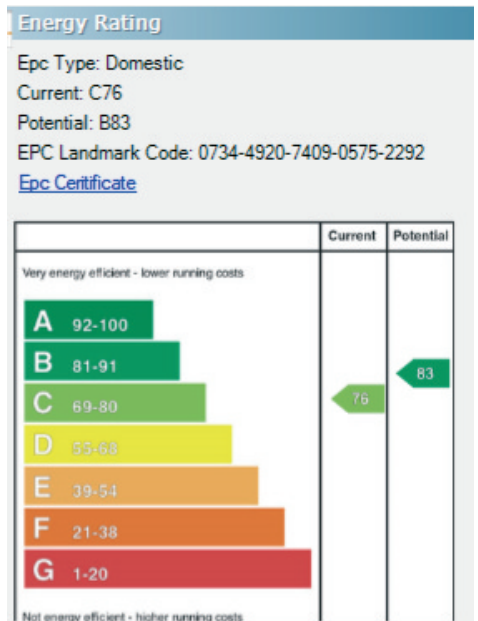




Floor 1



Floor 2



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

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