



**9 BLACK BOG ROAD,
DROMORE, CO.DOWN, BT25 1EH**



- A Spacious Detached Bungalow Occupying A Prime Rural Setting Of Approximately 0.5 Acre (Additional Land May Be Acquired By Negotiation)
- Well Proportioned Accommodation Extending To Approximately 2500 Square Feet Plus Large Double Garage And Store
- Panoramic Views Over Surrounding Countryside Towards Slieve Croob
- Spacious Lounge And Large Conservatory With Panoramic Views
- Separate Family Room With Fireplace And Panoramic Views
- Kitchen/Dinette And Utility Room In Need Of Upgrading
- Optional Three Or Four Bedroom Layout (See Floorplans)

PRICE: OFFERS IN THE REGION OF £285,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F36

REF:DL071124HG

- Large Double Garage And Store
- Asphalt Driveway And Spacious Parking Areas To Front And Rear
- Oil Fired Central Heating System With Firebird Condensing Boiler
- PVC Double Glazed Windows (Renewed 2016)
- Highly Desirable Rural Location Only 4 Miles To Dromore And A1 Dual Carriageway
- This is an excellent opportunity to acquire a spacious detached property occupying an idyllic setting, whilst some upgrading is required, there is unlimited potential to make a most outstanding family home enjoying all the benefits of country living and convenience to many locations for easy commuting to work and leading schools for all ages, we strongly recommend early viewing.

ACCOMMODATION: Measurements are approximate.

ENTRANCE PORCH: PVC Double glazed entrance door.

ENTRANCE HALL: Two built in cloaks storage cupboards.

LOUNGE:

6.70m (22'0") x 4.53m (14'10")

Marble fireplace and hearth. Oak laminated timber floor. PVC double glazed double doors leading to large conservatory

LARGE PVC CONSERVATORY:

3.86m (12'8") x 3.60m (11'10")

Oak laminated timber floor. Panoramic views.

FAMILY ROOM:

4.54m (14'11") x 4.32m (14'2")

Tiled fireplace and hearth. Panoramic views.

DINING ROOM OR BEDROOM (4):

3.15m (10'4") x 3.01m (9'11")

KITCHEN/DINETTE:

4.90m (16'1") x 3.03m (9'11")

Range of high and low level units. Stainless steel sink unit. Ceramic hob.

SPACIOUS UTILITY ROOM:

4.54m (14'11") x 3.62m (11'11")

Built in units. Double drainer stainless steel sink unit. Hotpress. Measurement taken to widest points.

CLOAKROOM: Low flush wc. Wash hand basin.

BEDROOM (1): 4.90m (16'1") x 3.95m (13'0")

Measurement to include range of built in robes with vanity unit wash hand basin.

BEDROOM (2): 4.02m (13'2") x 3.95m (13'0")

Measurement to include range of built in robes with vanity unit wash hand basin.

BEDROOM (3): 4.35m (14'3") x 3.3m (10'10")

Measurement to include range of built in robes with vanity unit wash hand basin.

BATHROOM: Coloured suite. Panelled bath. Vanity unit with wash hand basin. Shower cubicle with Mira electric shower. Close couple low flush wc. Tiled walls. Laminated timber floor.

OUTSIDE: Spacious setting extending to approximately 0.5 acre. Asphalt driveway leading to spacious parking and turning areas to front and rear.

INTEGRAL LARGE DOUBLE GARAGE: 7.57m (24'10") x 5.55m (18'3")

Two roller shutter doors. Light and power. Adjoining store with oil fired boiler.

STORE: 5.55m (18'3") x 3.01m (9'11")

Light and power. Steel oil tank.

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

RATES PAYABLE: For period April 2024 to March 2025 £2,325.07

DIRECTIONS: From Hillsborough Road turn into Mossvale Road and continue into Ballynahinch Road, approximately 2.6 miles turn right into Leapoges Road, approximately 0.8 mile turn right into Black Bog Road, number 9 is on the left.

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



9 Black Bog Road, Dromore

Approximate Gross Internal Area = 280.3 sq m / 3017 sq ft
(Including Double Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F	36 F	
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1138376)



VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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