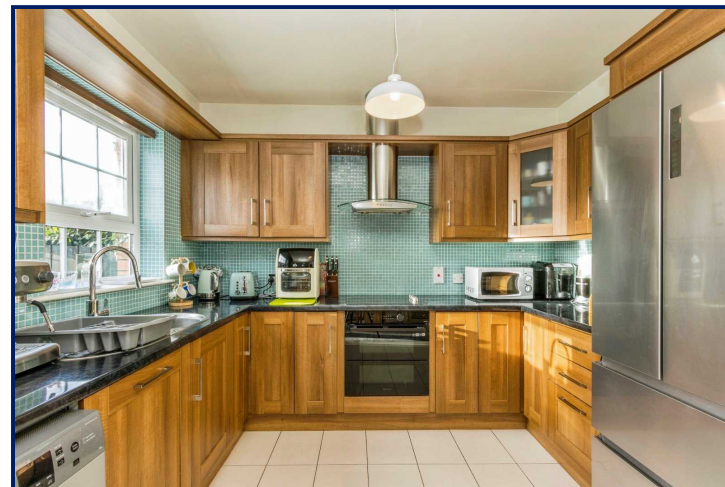
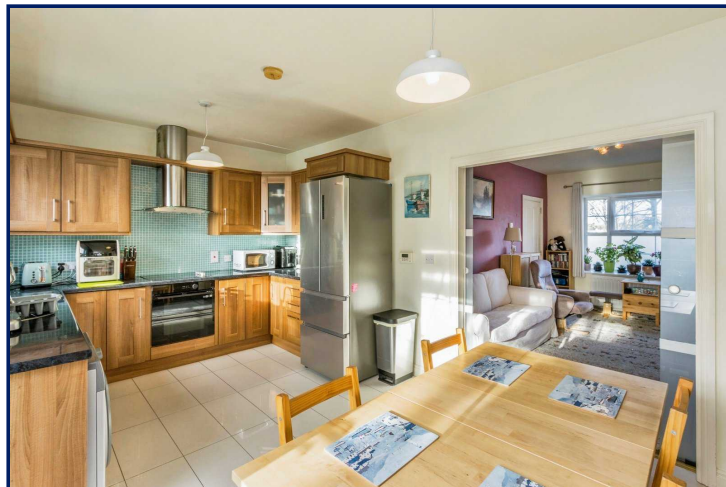




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Quillyburn Lane, Dromore, County Down, BT25

**Asking Price: £220,000**  
**Freehold**

**Reeds Rains**

reedsrains.co.uk

Quillyburn Lane, Dromore, County Down, BT25

Asking Price: £220,000 Freehold

Council Tax Band:

EPC Rating: C

Semi-detached 4-bedroom house with garden, perfect for families. This property boasts a spacious living area, modern kitchen. Located in a sought-after neighbourhood close to schools and amenities. Don't miss out on this fantastic opportunity.

#### Entrance Hall

Tiled flooring, alarm system.

#### WC

Low level WC, wash hand basin.

#### Living Room

14'8" x 10'6" (4.47m x 3.2m)

Feature fireplace, laminate flooring

#### Kitchen/ Dining

17'4" x 10'2" (5.28m x 3.1m)

Extensive range of modern fitted high and low level units, laminate work tops, single drainer stainless sink unit, built-in ceramic hob and electric coven, over head extractor fan, wall and floor tiling, open to casual dining area.

#### Landing

#### Bedroom 3

13'11" x 10'7" (4.24m x 3.23m)

#### Bedroom 4

11' x 10'7" (3.35m x 3.23m)

#### Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, wall and floor tiling.

#### Landing

#### Bedroom 1

17'5" x 10'10" (5.3m x 3.3m)

Into dormer.

#### Bedroom 2

14'2" x 10'6" (4.32m x 3.2m)

#### Shower Room

Separate shower cubicle with shower unit, low level WC, wash hand basin.

#### Rear Enclosed Gardens

#### Note To Purchasers

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

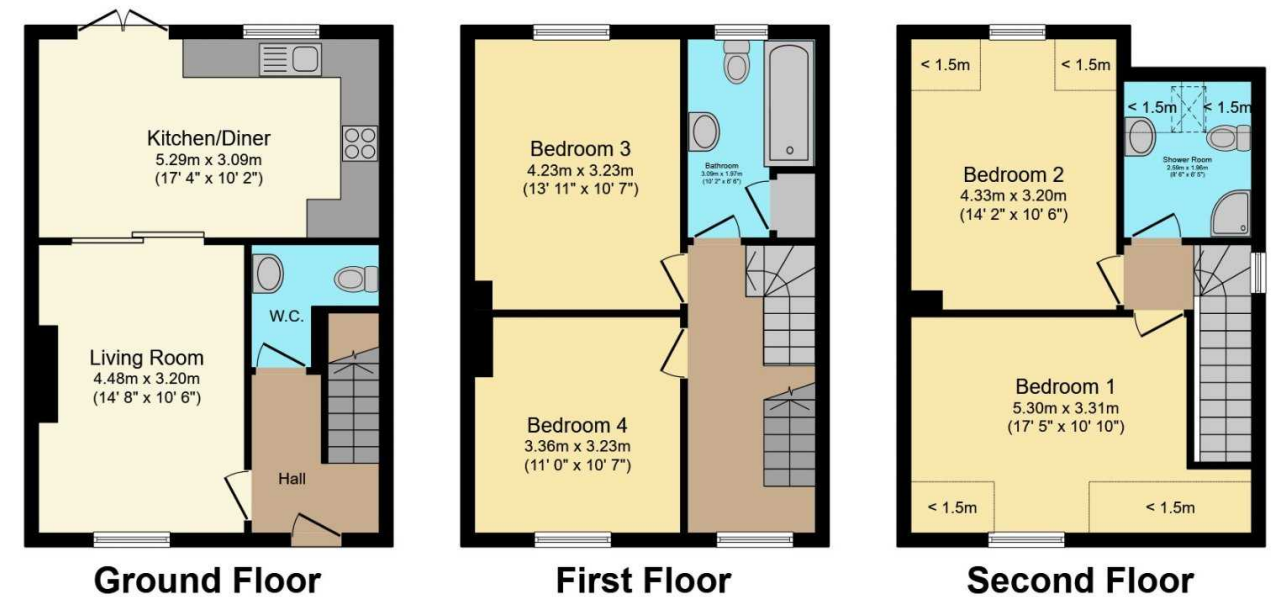
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 114.3 m<sup>2</sup> (1,231 sq.ft.) approx  
Restricted height 6.0 m<sup>2</sup> (65 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)