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General Enquiries

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For any enquiry relating to this property, please contact

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40 The Belfry Dromore BT25 1TR

Offers In The Region Of £280,000

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

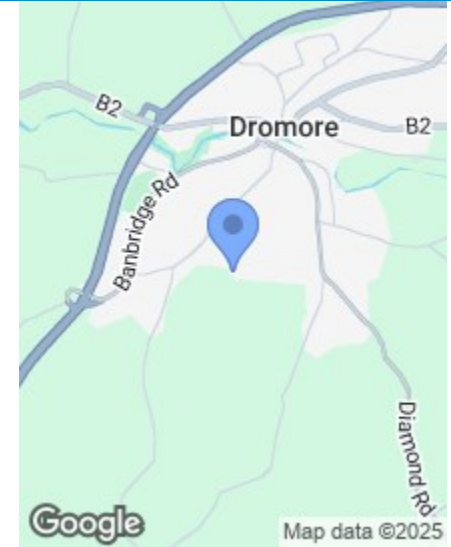
Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Stunning Detached Home
- Four Double Bedrooms, Master Ensuite
- Three Reception Rooms
- Modern Kitchen Fitted with Separate Utility Room
- Ground Floor W.C
- Detached Garage
- Oil Fired Central Heating
- Property Approx 1500 Sq Ft
- Built in 2004
- Immaculate Home, Move In Ready

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

Nestled in the charming area of Dromore, 40 The Belfry presents an exceptional opportunity to acquire a delightful detached house, built in 2004. This well-appointed residence boasts a generous layout, featuring three inviting reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is complemented by four spacious bedrooms, ensuring comfort for families or guests alike.

The property includes two well-designed bathrooms, offering convenience and privacy for all occupants. With its modern construction, this home benefits from contemporary design elements and efficient use of space, making it an ideal choice for those seeking a blend of style and functionality.

Additionally, the property offers parking for more than one vehicle, enhancing the practicality of daily living. The surrounding area of Dromore is known for its community spirit and accessibility to local amenities, making it a desirable location for families and professionals.

In summary, 40 The Belfry is a splendid detached house that combines modern living with a welcoming atmosphere. With its ample reception space, four bedrooms, and convenient parking, this property is sure to appeal to a variety of buyers looking for a comfortable and stylish home in a lovely setting.

GROUND FLOOR

Tiled entrance hallway with sweeping staircase, cloak room and ground floor W.C. Living room with solid wood flooring, stove fitted, large bay window, open plan to additional reception currently used as home office and play room. Fantastic modern open plan kitchen/Dining Area with tiled floor throughout and fitted with a quality range of units with white wall subway tiling & under counter lighting to include dishwasher, hob, eye level oven & grill. Breakfast bar counter to end of kitchen units & sliding double patio doors leading to outside space. Utility room plumbed for washing machine and more unit space.

FIRST FLOOR

Gallery landing with carpet laid leading to four good sized bedrooms all with carpet laid and master providing ensuite facilities. Ensuite fully tiled with double shower, basin with vanity beneath and W.C. Main bathroom again fully tiled with marble effect wall and flooring tiling, free standing roll top bath, W.C., wash hand basin with vanity beneath and a walk in double shower.

OUTSIDE

Situated in a quiet corner site with private elevated garden to rear, fully enclosed with paved patio area. Detached garage to rear of driveway with side door accessing back garden. Garage converted into useable area with insulation installed, currently used as Home Gym.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchieclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com

