



## 30 Linen Lane Dromore BT25 1TX Offers over £245,000

An attractive and well-presented semi-detached property built in 2017 located in a quiet residential area of Dromore. The property is walking distance to Dromore Town Centre providing a wide range of social and recreational amenities whilst Dromore Town Park is right on your doorstep accessed via a private gate for residents of the development. The A1 is easily accessed for your daily commutes.

Internally the property briefly comprises a welcoming entrance hall with WC under stairs, a spacious living area with multi fuel stove, a modern shaker style fitted kitchen with built in appliances & ample space for dining and a utility room plumbed for white white goods. Upstairs comprises the master bedroom which benefits from generous double storage cupboard & an en-suite shower room, two further double bedrooms and a separate family three piece bathroom suite. The property also benefits from uPVC double glazing, oil fired central heating high EPC rating & a floored attic.

Externally there is a generous driveway to the side leading to the enclosed rear garden area that has been

- Beautiful semi detached property built in 2017
- Welcoming entrance hall with downstairs WC
- Bright & spacious living room with multi fuel burner & views of Dromore Town Park
- Shaker style fitted kitchen with built in appliances& ample space for dining
- Separate utility room plumbed for white good with additional units
- Master bedroom with generous double storage cupboard and en-suite shower room
- Two further double bedrooms & separate family three piece bathroom suite
- Oil fired central heating, high EPC rating, uPVC double glazed & floored attic
- Driveway to the side & enclosed landscaped garden area to the rear
- Within walking distance to Dromore Town Centre & private access to the Town Park

## Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.



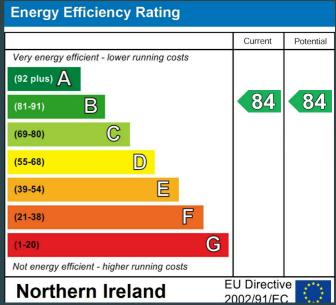






## **Energy Efficiency Graph**











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