



54 DENFORT LODGE, DROMORE, BT25 1QB



- A Most Outstanding And Well Presented Semi Detached Property Occupying A Prime End Of Cul De Sac Setting Within This Popular And Convenient Residential Location
- Lounge With Cast Iron Fireplace With Polished Granite Hearth
- Dining Room With Laminated Timber Floor
- Refurbished Luxury Kitchen With Newly Fitted Oven And Hob
- Three Good Sized Bedrooms (One With Shower Room En Suite)
- Spacious And Luxury Bathroom With White Suite
- South Facing Rear Patio Garden With Private Aspects / Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £169,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D62

REF:HGI20225DL

- Oil Fired Central Heating System
- PVC Double Glazed Windows And Back Door
- An excellent opportunity to acquire one of these ever popular properties close to Dromore Town centre, newly decorated throughout and various upgrades will make it an ideal starter home, early viewing is recommended.



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Panelled entrance door with fan light window. Laminated timber floor. Storage under stairs with light.

LOUNGE:

4.39m (14'5") x 3.65m (12'0")

Cast iron fireplace with attractive painted surround and polished granite hearth. Laminated timber floor.



DINING ROOM:

3.16m (10'4") x 2.81m (9'3")

Laminated timber floor.



REFURBISHED LUXURY KITCHEN

3.16m (10'4") x 2.66m (8'9")

Range of high and low level units. Newly fitted quartz effect worktops and upstands. Newly fitted composite sink with mixer tap. Newly fitted integrated Russell Hobbs oven. Touch control hob. Concealed extractor hood. Plumbed for washing machine and dishwasher. Laminated timber floor. PVC double glazed back door.



FIRST FLOOR

BEDROOM (1):

4.2m (13'9") x 2.81m (9'3")



SHOWER ROOM EN SUITE:

Large shower cubicle with Mira electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights.



BEDROOM (2):

3.42m (11'3") x 2.81m (9'3")



BEDROOM (3):

2.71m (8'11") x 2.27m (7'5")



Measurement to include built in robe.

LUXURY BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Tiled surround. Pedestal wash hand basin. Tiled splash back. Close couple low flush wc. Separate hotpress.



OUTSIDE

End of cul de sac setting. Front garden laid in lawn. Tarmac driveway. South facing rear garden with private aspects. Laid in lawn and paved patio area. Oil fired boiler. PVC oil storage tank. Outside tap and light.

DIRECTIONS:

From Dromore proceed up Barban Hill, turn right into Denfort Lodge, number 54 is at the end on the left.

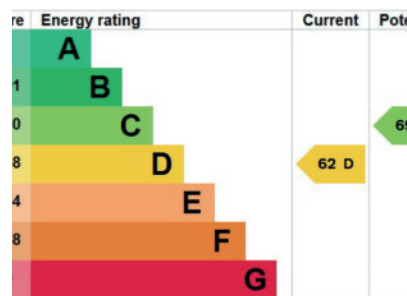
TENURE:

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

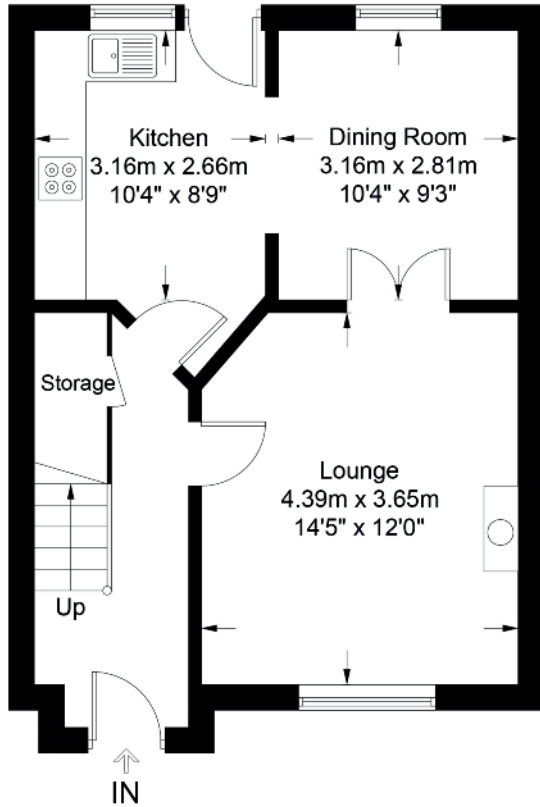
RATES PAYABLE:

For period April 2024 to March 2025 £1010.90

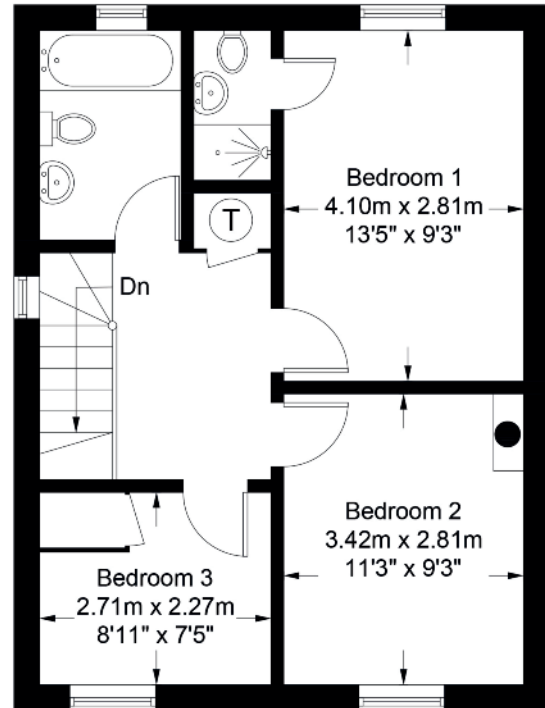
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



54 Denfort Lodge, Dromore



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID1168717)

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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