



## 6 Castle Mills, Dromore

**OIRO £119,950** Leasehold

No 6 Castle Mills is a well presented and maintained duplex apartment in the heart of Dromore village, within walking distance of all amenities on offer.

Duplex apartment | Lounge | Kitchen | 2 Bedrooms | Gas heating | Hardwood double glazing | Communal parking | Central location | Chain free |

**028 9266 3396**

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No 6 Castle Mills is a well presented and maintained duplex apartment in the heart of Dromore village, within walking distance of all amenities on offer.

The property enjoys excellent transport links to surrounding towns and cities, with the main Newry / Belfast bus stop being just a short distance away in the town centre.

No. 6 is a duplex apartment with a private entrance door, and the accommodation briefly comprises entrance hall, stairs to first floor with 2 bedrooms and bathroom, stairs to second floor with kitchen/dining area and spacious lounge with elevated views.

No. 6 benefits from gas central heating and hardwood double glazed windows. There is communal parking to the rear of the building.

Recently redecorated, and with new carpets this excellent apartment is ready for any buyer to move straight in to.

Please call to arrange your viewing 028 9266 3396

Tenure: Leasehold  
Parking options: Off Street  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains

#### **GROUND FLOOR :**

##### **Entrance hall**

Tiled floor. Stairs to first floor landing with double panelled radiator.

#### **FIRST FLOOR:**

##### **Bedroom 1**

w: 3.55m x l: 4.1m (w: 11' 8" x l: 13' 5")

Bay window. Double panelled radiator.

##### **Bedroom 2**

w: 3.71m x l: 4.02m (w: 12' 2" x l: 13' 2")

Double panelled radiator. Fire window.

##### **Bathroom**

w: 1.72m x l: 1.94m (w: 5' 8" x l: 6' 4")

White suite comprising panelled bath with mixer tap, shower attachment and screen. Pedestal wash hand basin, mixer tap. Low flush WC. Part tiled walls. Extractor fan. Double panelled radiator.

#### **SECOND FLOOR:**

##### **Lounge/dining**

w: 4.01m x l: 6.3m (w: 13' 2" x l: 20' 8")

Bay window. 2 double panelled radiators.

##### **Kitchen**

w: 2.91m x l: 4.02m (w: 9' 7" x l: 13' 2")

Good range of high and low level units. Stainless steel sink unit, mixer tap. Integrated 'Baumatic' oven and 'Cooke and Lewis' 4 ring electric hob with stainless steel extractor over. Stainless steel splashback. Plumbed for washing machine. Space for fridge/freezer. Double panelled radiator. 'Worcester' gas boiler.

##### **Outside**

Communal parking to rear.



**Service Charge**

We are advised the management / service charge is £490.00 per annum

**Required info under Trading Standards Guidance****TENURE**

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

**RATES PAYABLE**

Details from the LPSNI website - estimated rate bill £909.81



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.