



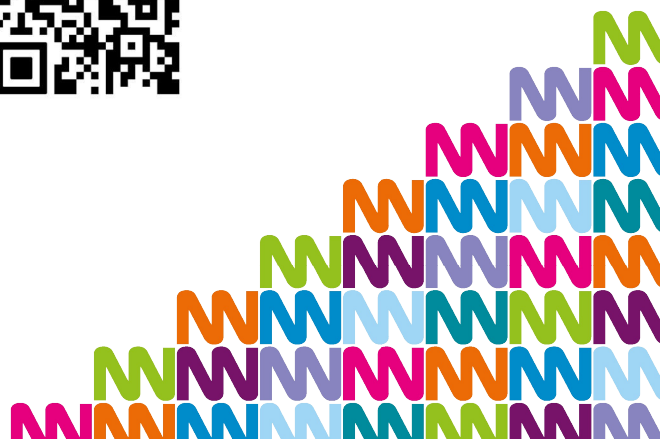
**42 Woodvale**  
 Dromore  
 BT25 2JA

**Offers In The Region Of £169,950**

- End Terraced Home
- Three Bedrooms
- Good Sized Lounge with Open Fire
- Open Plan Kitchen/Dining Area
- Ground Floor W.C
- Off Road Parking
- Enclosed Low Maintenance Back Patio
- First Floor Bathroom with Four Piece Suite
- Detached Garage
- EPC -



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





Nestled in the charming village of Dromara, at 42 Woodvale, Dromore, this delightful end-terraced home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are welcomed into an inviting open plan kitchen and dining area, which serves as the heart of the home. This layout not only enhances the sense of space but also creates a warm atmosphere for family gatherings and entertaining guests. The kitchen is designed for practicality and ease, making meal preparation a pleasure.

The first floor boasts a stylish bathroom featuring a four-piece suite, providing both functionality and a touch of luxury. This well-appointed bathroom ensures that the morning rush is a breeze, catering to the needs of a busy household.

Additionally, the property benefits from a detached garage, offering ample storage space or the potential for a workshop, catering to various lifestyle needs. The end-terraced position provides added privacy and a sense of community, making it a wonderful place to call home.

### GROUND FLOOR

Entrance hallway leading into lounge with laminate flooring & open fire. Ground floor cloakroom with W.C. accessed from living area. Kitchen/ dining area with tiled flooring, fitted with a quality range of high and low level units with space for appliances.

### FIRST FLOOR

Landing with carpet laid, leading to three bedrooms and bathroom. Two double bedrooms and the third a good size, all carpeted. Family bathroom with tiled floor comprising corner shower cubicle, bath, W.C & wash hand basin.

### OUTSIDE

Front driveway to allow off road parking for two cars, and driveway at the side leading to detached garage. Entry to the right hand side for access to rear garden. The property has a low maintenance exterior with garden to rear being fully enclosed.

### 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](mailto: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](mailto:banbridge@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Leanne Glover**

[leanne@quinnestateagents.com](mailto:leanne@quinnestateagents.com)  
07703612260

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



42 Woodvale, Dromara

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.

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