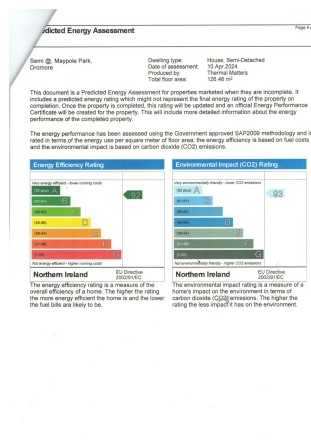




14b Maypole Park  
Dromore  
County Down  
BT25 1SH

Situated within walking distance from many of Dromore's historical features this spacious new build 3 bed semi-detached property is ideal for the commuter being located only a minute's drive from the A1 dual carriageway with links to Belfast, Lisburn, Newry and Dublin.

- 3 Bedrooms (Master Ensuite)
- Open Plan Kitchen living and dining room.
- Separate Lounge.
- Utility Room.
- Main bathroom with separate shower cubicle.
- UPVC windows and facias.
- Gas Fired Central Heating boiler.
- Solar panels to latest building control regulations.
- Pressurised water system.
- Floor coverings and built-in in appliances included.
- Tarmaced parking to front
- Large rear garden with patio area overlooking the surrounding countryside.
- Gross internal area 1365 sq ft or 126.9 m2.
- EPC current 92 / potential 93



Price  
£235,000

**Property Partners**  
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## 14b Maypole Park

Dromore

BT25 1SH

### Accommodation comprises:

#### Entrance Hall: (20'4 x 6'4) (6.20m x 1.93m)

Laminated flooring, 1 double panel radiator, 1 double power point.

#### Separate WC and wash hand basin downstairs:

1 single panel radiator. Laminated flooring.

#### Lounge : (15'2 x 11'1) (4.62m x 3.38m)

Multi fuel stove . 3 double points, 1 double panel radiator. Laminated flooring. 1 television point and internet point.

#### Utility Room (11'1 x 6'7) (3.37m x 2m)

Range of high and low level units. 1 ½ bowl stainless steel sink unit. Gas fired Central Heating. Laminated flooring. 1 double panel radiator. 2 double power points.

#### Kitchen with Dining and Living Area: (17'10 x 16'4) (5.43m x 4.98m)

Range of high and low level units . Built in appliances include: Indesit hob, oven, microwave, dishwasher, fridge/freezer, extractor fan, 5 double power points. 1 television and internet point. 1 double panel radiator. Spotlights. Double doors to rear garden and patio area.

### Upstairs:

**Landing:** Airing cupboard with 1 single panel radiator. 1 double power point.

#### Master Bedroom : (17'10 x 12'1) (5.42m x 3.69m)

4 double power points. 1 television point and internet point. Picture window looking overlooking the countryside. 1 double power point.

#### Ensuite Shower room : (8'3 x 3'10) (2.52m x 1.17m)

Double shower cubicle with UPVC cladding. Wash hand basin with vanity unit, wc . Towel radiator. Spotlights. Composite flooring.

#### Bedroom 2: (15'2 x 10') (4.62m x 3.05m)

3 double power points. 1 television and internet point. 1 double panel radiator.

#### Bedroom 3 (9'3 x 7'6) (2.82m x 2.28m)

1 double panel radiator . 2 double power points. 1 television and internet point.

#### Bathroom (11'4 x 6'7 ) (3.46 x 2m)

Bath shower cubicle with shower and UPVC cladding. Wash hand basin with vanity unit. WC. Spotlights. Composite flooring.

### Outside:

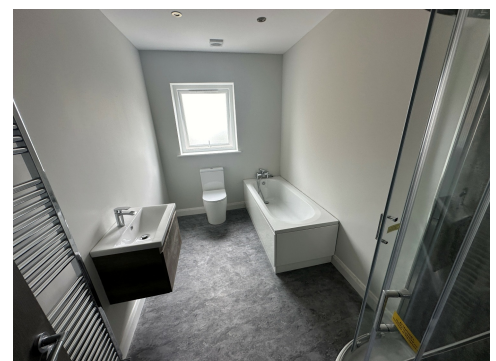
Tarmaced carparking to front.

Rear garden overlooking the surrounding countryside.

Paved patio area to rear.

Outside tap.

Outside lights to front and back door.



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We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you.