



**7 Cumber Grange**  
Drumaness  
BT24 8XW

Offers In The Region Of  
**£159,950**

- Spacious Semi-Detached Bungalow
- Three Bedrooms, all with Robes.
- Kitchen with Dining Space
- Large Bright Living Room
- Family Bathroom
- Oil Fired Central Heating
- PVC Double Glazing
- Enclosed Garden to Rear
- Storage Shed
- Call Caroline on 02897564400

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7 Cumber Grange, Drumaness

We welcome to the market, this tastefully decorated, super family home positioned in a quiet cul de sac in the centre of Drumaness.

The property has ample parking facilities, a good-sized detached store room and enclosed gardens to the rear, with raised entertainment area. The property comprises a living room, kitchen with a dining area, three bedrooms, all with robes and a modern fitted bathroom. There is the option to extend the property with a first floor, subject to the relevant planning and approvals. Further benefitting from oil fired central heating and PVC double glazing. Conveniently situated to the village amenities and within easy commute to Ballynahinch, Belfast, Downpatrick & Newcastle. Contact Caroline in our Ballynahinch branch to view, 02897564400.

#### PORCH

8' 9" x 5' (2.67m x 1.52m)

#### ENTRANCE HALL

#### LIVING ROOM

14' 8" x 11' 8" (4.47m x 3.56m)

#### KITCHEN/DINER

11' 9" x 11' 8" (3.58m x 3.56m)

#### BEDROOM 1

10' 9" x 11' 2" (3.28m x 3.4m)

#### BEDROOM 2

11' 9" x 9' 10" (3.58m x 3m)

With built in robes.

#### BEDROOM 3

8' 10" x 8' 7" (2.69m x 2.62m)

With robes.

#### BATHROOM

8' 1" x 6' 10" (2.46m x 2.08m)

With hot press.

#### STORE ROOM

12' 4" x 7' 11" (3.76m x 2.41m)

#### OUTSIDE

To the front of the property, there is a tarmac driveway and garden laid in lawn. To the rear there is a secure garden, paving and raised entertainment area. Further benefitting from large store room.



#### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

#### 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.