



2 CHURCH GREEN, DROMORE, BT25 1LL



- A Most Impressive And Exceptionally Well Presented Semi Detached Property Situated Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Laminated Timber Floor
- Open Plan Lounge With Multi Fuel Burning Stove On Tiled Hearth
- Separate Living Room/Bedroom 4
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Utility Room With Laminated Timber Floor
- Gallery Landing With Study Area

PRICE: OFFERS IN THE REGION OF £194,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C74

REF: DLI40224SR

- Three Bedrooms (One With Luxury Shower Room En Suite)
 - Luxury Shower Room
 - Partly Floored Roofspace With Slingsby Style Ladder
 - Tarmac Driveway And Parking Area To Front / Enclosed Rear Patio Garden Laid In Paving
 - Gas Fired Central Heating System With Smart Home Controls / Alarm System
 - PVC Double Glazed Windows / PVC Fascias And Soffits
- ACCOMMODATION** Measurements are approximate

ENTRANCE HALL:

PVC composite double glazed entrance door. Laminated timber floor. Storage under stairs. Recessed spotlights.

OPEN PLAN LOUNGE:

13' 0" x 10' 3" (3.96m x 3.13m)

Multi fuel burning stove on tiled hearth. Laminated timber floor. Recessed spotlights. Open plan to luxury kitchen/dining area.



LIVING ROOM:

12' 4" x 10' 4" (3.75m x 3.14m)

LUXURY KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

17' 8" x 10' 0" (5.39m x 3.05m)

Range of integrated appliances, Range of high and low level units. Quartz work tops. Integrated fridge freezer. Integrated microwave. Integrated oven. Integrated hob. Integrated dishwasher. Extractor unit in stainless steel and glass canopy. Single drainer sink unit with swan neck mixer tap. Dining bar. PVC double glazed double doors to rear patio garden. Part tiled walls. Tiled floor. Recessed spotlights. Open plan to lounge.

UTILITY ROOM:

10' 6" x 7' 3" (3.20m x 2.21m)

Range of high and low level units. Woodgrain effect work surfaces. Circular sink unit with mixer tap. Plumbed for washing machine. Ideal gas fired boiler. Laminated timber floor. Double glazed door to rear patio garden.



FIRST FLOOR GALLERY LANDING:

Study area. Hotpress.

BEDROOM (1):
15' 3" x 11' 1" (4.65m x 3.37m)
Laminated timber floor.



LUXURY SHOWER ROOM EN SUITE:

Shower cubicle with electric shower. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Concealed flush wc. Tiled walls. Laminated tiled floor. Recessed spotlights. Chrome finish heated towel rail.



BEDROOM (2):
14' 4" x 8' 8" (4.36m x 2.63m)

BEDROOM (3):
10' 7" x 8' 10" (3.22m x 2.70m)

LUXURY SHOWER ROOM:

Shower enclosure with Aqualisa shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Chrome finish heated towel rail. Wall mounted LED backlit mirror.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Tarmac driveway and parking area to front. Paved area to side. Spacious and enclosed rear patio garden laid in paving. Outside tap and light.



DIRECTIONS

From Diamond Road turn into Church Meadows. At the end of the road turn left then right into Church Green. Number 2 is on the left.

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



TENURE:

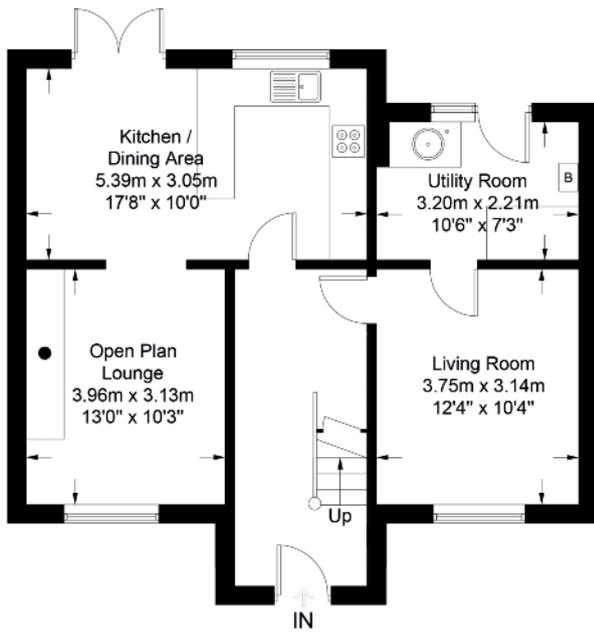
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

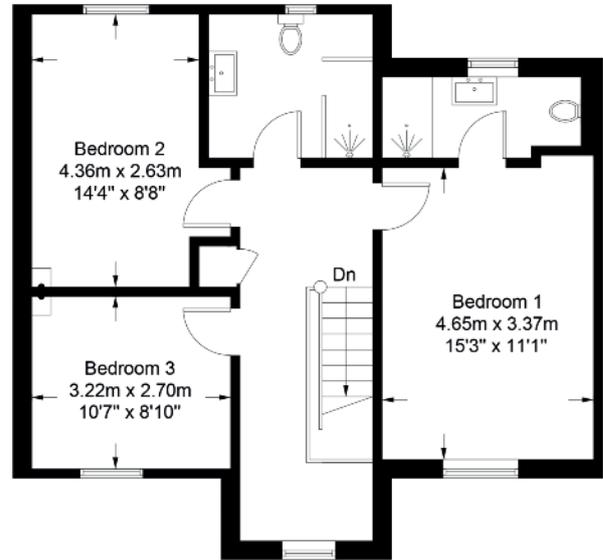
For period April 2023 to March 2024 £1,159.92



2 Church Green



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1047979)

VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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