



## **75 BARBAN HILL, DROMORE, BT25 1PS**

- A Detached Cottage Occupying An Extensive Setting Within This Popular Location / Cash Offers Only
- Property Is In Need Of Refurbishment And Upgrading / Some Works Have Commenced But Not Completed / Sold As Seen
- Front And Rear Gardens Plus Paddock To Rear / Total Area Approximately 0.5 Acre
- Tarmac Driveway And Parking Area
- Lounge
- Two Bedrooms
- Kitchen And Bathroom Have Been Removed
- Please note, energy rating was carried out prior to works and central heating system being removed

**PRICE: OFFERS IN THE REGION OF £129,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F34 (see note)**

**REF:GN281119HG**

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Hardwood glazed entrance door.

### LOUNGE:

14' 4" x 9' 10" (4.37m x 3.00m)

### KITCHEN:

14' 3" x 9' 1" (4.34m x 2.78m)

Units and bathroom wall have been removed.

### BEDROOM (1):

14' 2" x 9' 5" (4.33m x 2.88m)

### BEDROOM (2):

10' 9" x 9' 8" (3.27m x 2.94m)

## OUTSIDE

Extensive setting with front and rear gardens and paddock to rear extending to approximately 0.5 acre. Tarmac driveway and parking area. Outside store.

### DIRECTIONS:

From Banbridge Road turn into Barban Hill, number 75 is on the right.

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

The owner has started alterations and works, the property is being sold as seen.







# 75 Barban Hill

Approximate Gross Internal Area  
53.6 sq m / 577 sq ft

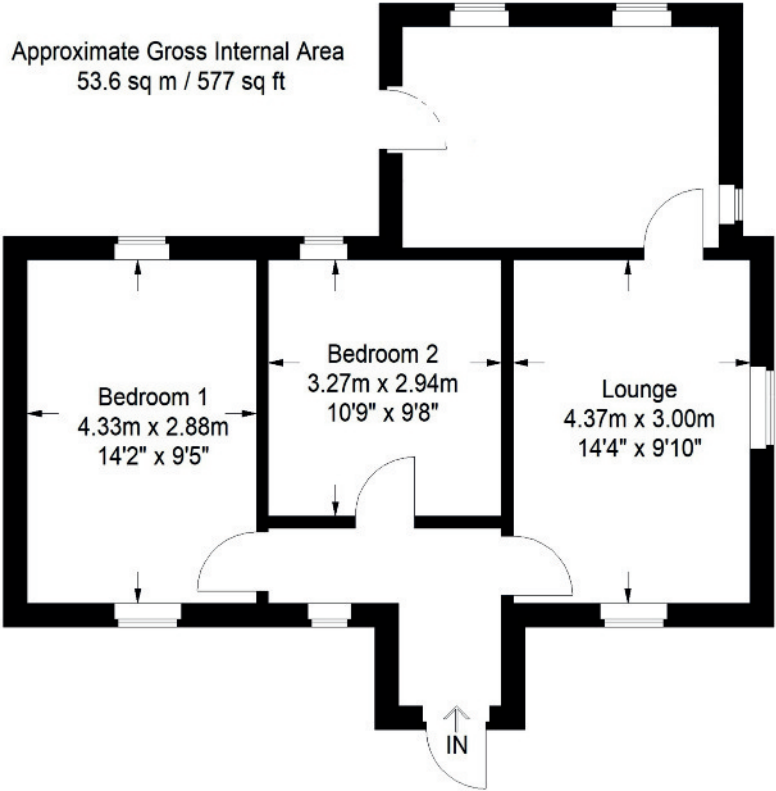
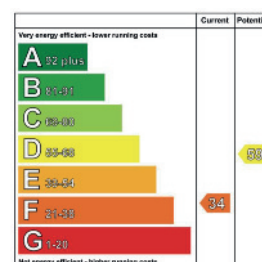


Illustration for identification purposes only, measurements are approximate, not to scale.  
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	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 49-54		
<b>F</b> 35-48		
<b>G</b> 1-34		
Not energy efficient - higher running costs		



## VALUATION SERVICE

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

**www.hgraham.co.uk**

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