



111 WHITETHORN BRAE, KINALLEN, DROMORE, BT25 2DH

- An Exceptionally Well Presented Detached Property Occupying A Pleasant Setting Within This Popular Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Spacious Lounge With Bay Window And Brick And Tiled Fireplace
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Four Good Sized Bedrooms (Two With Laminated Timber Floor)
- Tiled Bathroom With White Suite
- Enclosed Rear Garden Laid In Lawn With Patio Area

PRICE: OFFERS IN THE REGION OF £149,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D66

REF: MK161020SR

- Garden To Front Laid In Lawn With Tarmac Driveway
- Oil Fired Central Heating System
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Cloakroom. Laminated timber floor.

LOUNGE:

15' 4" x 13' 8" (4.68m x 4.17m)

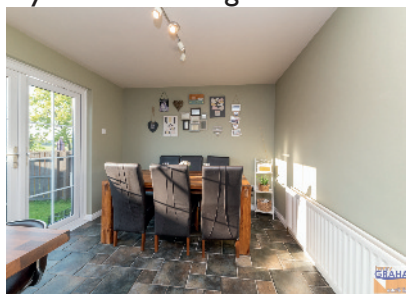
Brick and tiled fireplace. Laminated timber floor. Bay window.



MODERN FITTED KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

22' 4" x 10' 2" (6.80m x 3.10m)

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Dining bar. Part tiled walls. Tiled floor. PVC double glazed door to driveway. PVC double glazed double doors rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

13' 7" x 12' 4" (4.15m x 3.76m)

Measurements taken to widest points. Laminated timber floor.



BEDROOM (2):

10' 3" x 8' 2" (3.13m x 2.48m)

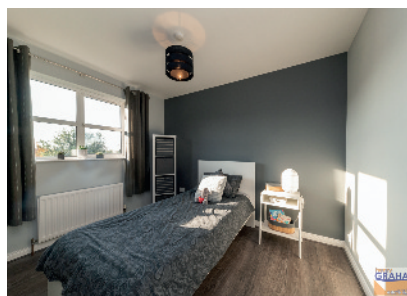
Laminated timber floor.



BEDROOM (3):

9' 11" x 9' 5" (3.03m x 2.88m)

Measurements taken to widest points and to include stairbox.



BEDROOM (4):

9' 9" x 7' 0" (2.98m x 2.13m)

TILED BATHROOM:

White suite. Bath with mixer tap and shower attachment. Mira Play electric shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Separate hotpress.



OUTSIDE

Enclosed rear garden laid in lawn with patio area. Outside tap and light. Garden to front laid in lawn with tarmac driveway. PVC oil storage tank. Oil fired boiler.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £90, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2019 to March 2020 £933.03

DIRECTIONS

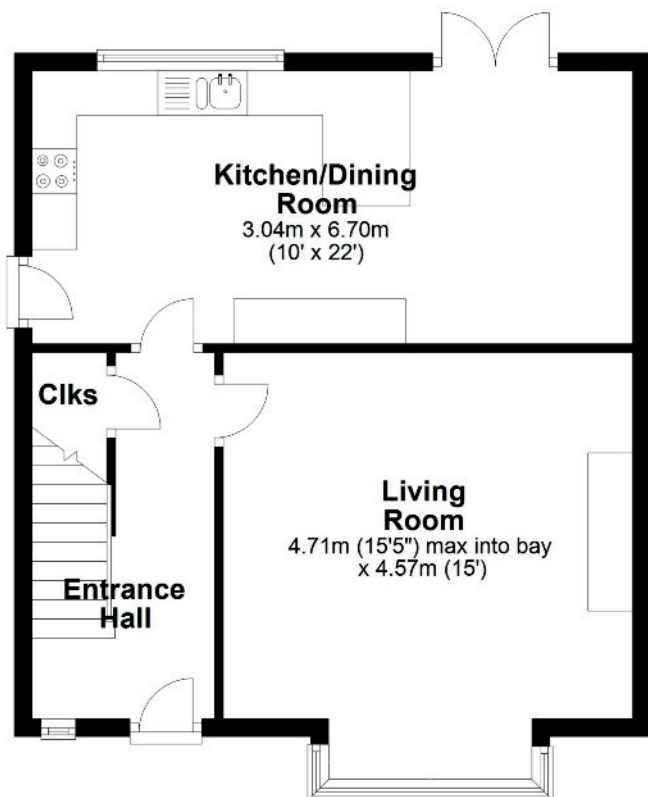
From Kinallen Road turn into Whitethorn Brae. At the end of the road turn left. Number 111 is straight ahead.

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



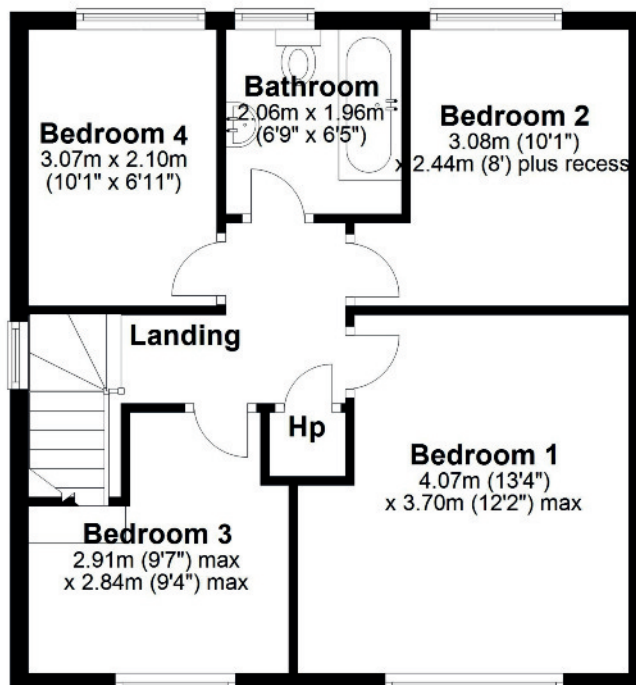
Ground Floor

Approx. 50.0 sq. metres (538.2 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



Total area: approx. 98.2 sq. metres (1057.4 sq. feet)

111 Whitethorn Brae, Kinallen



Energy Rating	Current	Potential
A 90-100		
B 81-90		
C 69-80		
D 55-68		
E 49-54		
F 39-48		
G 31-38		

VALUATION SERVICE

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

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