



2 QUILLYBURN HALL, DROMORE, BT25 1FY

- A Most Impressive And Exceptionally Well Presented Detached Property Within This Highly Desirable And Exclusive Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Hall With PVC Composite Entrance Door
- Spacious Lounge With Bay Window And Impressive Wall Mounted Inset Log Effect Gas Fire
- Luxury Kitchen/Dining/Living Area With Range Of Integrated Appliances And Wood Burning Stove
- Utility Room With Range Of Built In Units And Integrated Convectional Microwave
- Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (One With Walk In Robe And Luxury Shower Room En Suite)
- Luxury Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £220,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C75

REF: GN011220SR

- Sloping Flowerbed To Front With Pavior Brickset Path To Entrance Door Plus Tarmac Driveway / Enclosed And Private Rear Patio Garden Laid In Paving
- Garden House With Power (Currently Used As A Bar)
- Oil Fired Central Heating System / Alarm System With Camera
- PVC Double Glazed Windows / PVC Fascias And Soffits

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC composite entrance door with double glazed side panels and fanlight window. Storage under stairs. Recessed spotlights.

LOUNGE:

18' 11" x 15' 2" (5.77m x 4.63m)

Feature wall mounted inset glass panelled log effect gas fire. Bay window. Double doors through to kitchen/dining/living area. Recessed spotlights.

LUXURY KITCHEN/DINING/LIVING AREA WITH RANGE OF INTEGRATED APPLIANCES:

24' 8" x 13' 8" (7.53m x 4.17m)

Excellent range of high and low level units. Granite work tops. Integrated double Nordmende oven. Integrated induction hob. Integrated fridge/freezer. Integrated dishwasher. Concealed extractor hood. Bowl and a half stainless steel sink unit with single granite drainer and Quooker tap. Centre island unit with wood strip effect round edge work surface and dining bar. Feature wood burning stove. Part tiled walls. Tiled floor. Recessed spotlights. PVC double glazed double doors to rear patio garden.

UTILITY ROOM:

9' 9" x 7' 9" (2.98m x 2.37m)

Measurements taken to widest points. Range of built in units. Plumbed for washing machine. Space for tumble dryer. Integrated convectional microwave. Tiled floor. Double glazed door to rear patio garden.

CLOAKROOM:

Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled floor.



FIRST FLOOR

BEDROOM (1):
15' 7" x 13' 7" (4.74m x 4.13m)

WALK IN ROBE:
10' 9" x 5' 3" (3.27m x 1.59m)
Built in shelving. Recessed spotlights.



LUXURY SHOWER ROOM EN SUITE:

Shower enclosure with thermostatic shower and drencher head. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Chrome finish heated towel rail.

BEDROOM (2):
15' 0" x 9' 5" (4.57m x 2.88m)
Measurements to include range of built in robes.



BEDROOM (3):
11' 5" x 9' 7" (3.49m x 2.93m)

LUXURY BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Separate hotpress.



OUTSIDE

Sloping flowerbed to front with pavior brickset path to entrance door. Tarmac driveway. Enclosed and private rear patio garden laid in paving. Oil fired boiler. PVC oil storage tank. Garden shed. Outside tap and light. External power sockets.

GARDEN HOUSE:
8' 6" x 7' 8" (2.59m x 2.33m)
Built in shelving. Power.



DIRECTIONS

From Banbridge Road turn into Quillyburn Manor. At the end of the road turn left then continue into Quillyburn Hall. Number 2 is on the right.

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



TENURE:

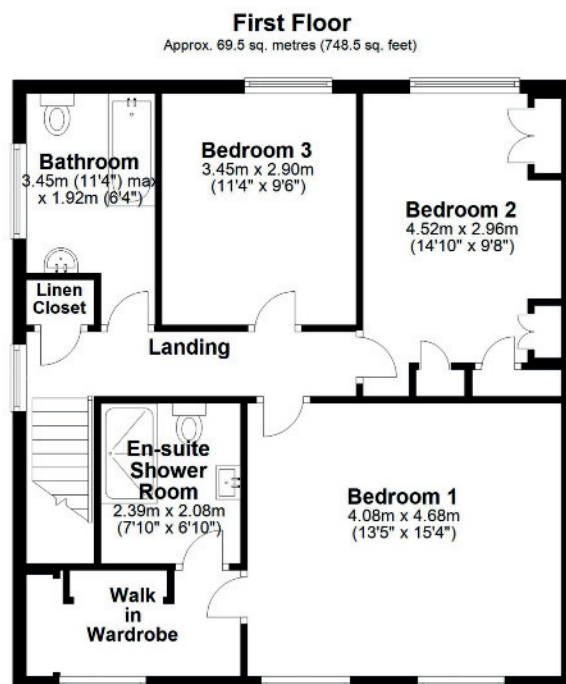
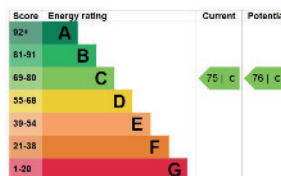
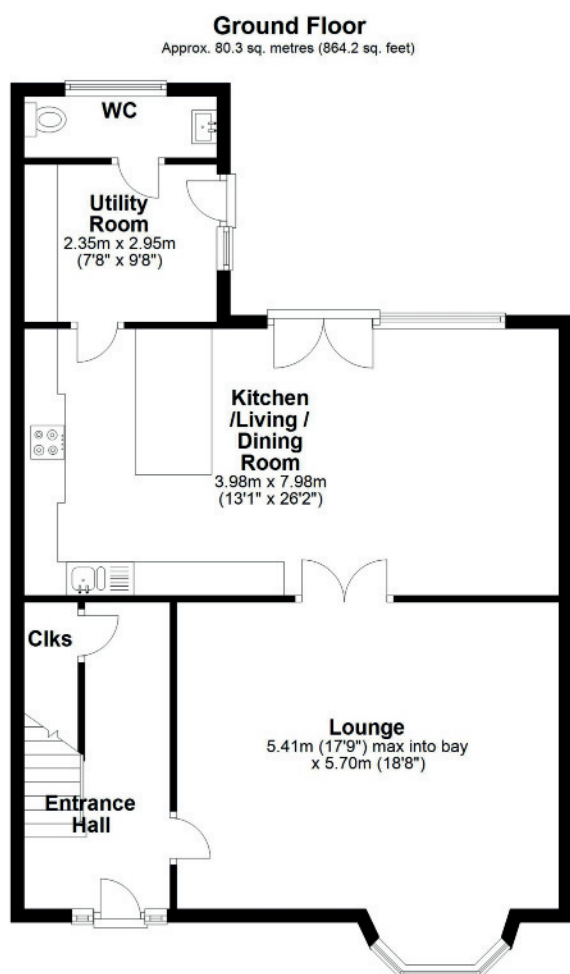
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2020 to March 2021 £1,438.88

SERVICE CHARGE:

A service charge of £159.12 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



Total area: approx. 149.8 sq. metres (1612.7 sq. feet)
2 Quillyburn Hall, Dromore

VALUATION SERVICE

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

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