



## 12 MAYPOLE PARK, DROMORE, BT25 1SH

- An Exceptionally Well Presented Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Brickset And Tiled Fireplace Plus PVC Double Glazed French Doors To Rear Decking Area
- Dining Area With Laminated Timber Floor
- Kitchen
- Three Good Sized Bedrooms With Laminated Timber Floor
- Modern Fitted Tiled Bathroom With White Suite

**PRICE: OFFERS IN THE REGION OF £124,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E54**

**REF: GN010421SR**

- Tarmac Parking Area To Front
- Enclosed And Private Rear Garden Laid In Lawn With Decking Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC double glazed entrance door. Laminated timber floor.

### LOUNGE:

**19' 2" x 11' 1" (5.83m x 3.39m)**

Measurements taken to widest points. Brickset and tiled fireplace with open fire. Laminated timber floor. PVC double glazed French doors to rear decking area and garden.

### DINING AREA:

**10' 5" x 9' 11" (3.18m x 3.01m)**

Laminated timber floor. Open plan to kitchen.

### KITCHEN:

**13' 3" x 6' 8" (4.05m x 2.04m)**

Range of high and low level units. Wood strip effect round edge work surfaces. Concealed extractor unit. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Part tiled walls. Plumbed for washing machine. PVC double glazed door to rear garden. Open plan to dining area.





## FIRST FLOOR

### BEDROOM (1):

16' 5" x 10' 7" (5.00m x 3.23m)

Measurements taken to widest points. Laminated timber floor.



### BEDROOM (2):

13' 2" x 8' 1" (4.02m x 2.46m)

Laminated timber floor.



### BEDROOM (3):

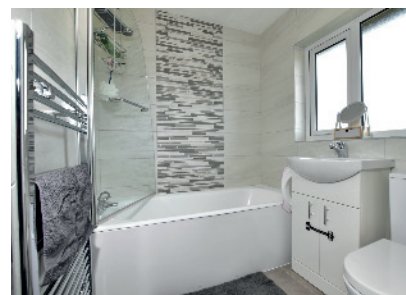
9' 11" x 8' 3" (3.03m x 2.51m)

Laminated timber floor.



### MODERN FITTED TILED BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Chrome finish heated towel rail. Separate hotpress and store on landing.



## OUTSIDE

Tarmac parking area to front. Enclosed and private rear garden laid in lawn with decking area. Gravelset area. PVC oil storage tank. Oil fired boiler. Outside tap and light.

### 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 £719.44

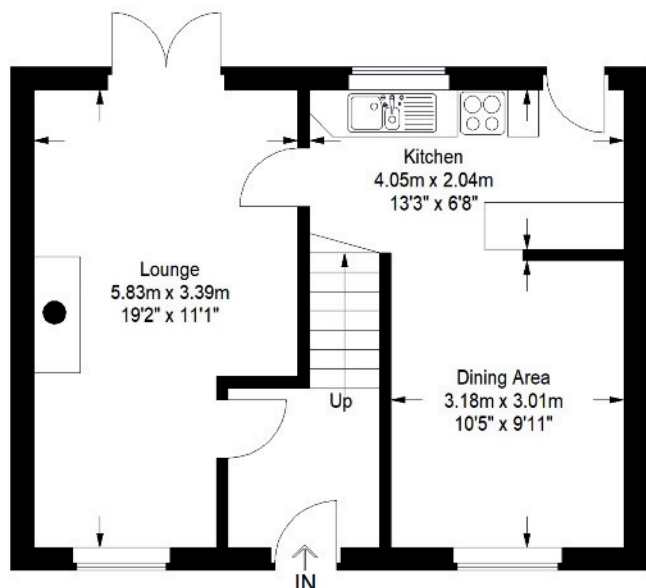
### DIRECTIONS

From Maypole Hill turn onto Maypole Park. Take the first left. Number 12 is at the end of the cul de sac.

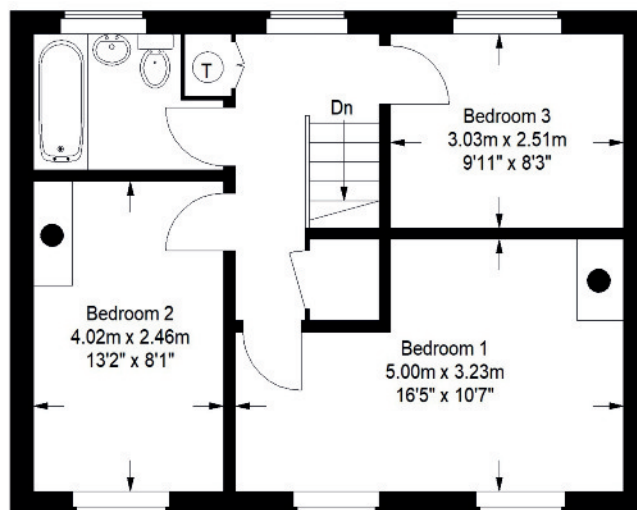
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 12 Maypole Park

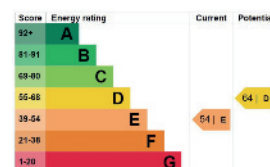


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 746501)



## VALUATION SERVICE

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

# www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.