



4 POUND HILL, DROMORE, BT25 1PX

- A Most Outstanding And Exceptionally Well Presented Detached Bungalow Occupying A Pleasantly Elevated Setting With Open Outlooks And Private Aspects
- Highly Desirable Location Within Walking Distance Of Dromore Town Centre, Local Shops, Pubs And Schools
- Entrance Hall With PVC Double Glazed Entrance Door And Solid Oak Floor
- Spacious Lounge With Oak And Cast Iron Fireplace
- Spacious And Modern Fitted Kitchen And Dining Area
- Utility Room With PVC Double Glazed Back Door
- Three Bedrooms

PRICE: OFFERS IN THE REGION OF £194,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F35

REF:GN240421HG

- Spacious And Luxury Tiled Bathroom With Bath And Quadrant Shower Cubicle
- Front Garden With Outlook Over Dromore Town
- Spacious Parking And Turning Area To Rear / Garage
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Early Viewing Is Highly Recommended

ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL:

PVC double glazed entrance door and side panels. Solid oak floor. Coving.

SPACIOUS LOUNGE:

5.45m (17'11") x 3.78m (12'5")

Large windows with pleasant aspect over front garden. Oak fire surround with cast iron inset and polished granite hearth.

SPACIOUS AND MODERN FITTED KITCHEN/DINING AREA:

5.45m (17'11") x 3.75m (12'4")

Excellent range of high and low level units. Granite effect round edge work surfaces. Blanco single drainer stainless steel sink unit with mono style mixer tap. Concealed extractor hood. Part tiled walls. Plumbed for dishwasher.

UTILITY ROOM:

Range of built in units. Plumbed for washing machine. PVC double glazed back door and side panel.



BEDROOM (1):
3.64m (11'11") x 3.17m (10'5")

BEDROOM (2):
3.64m (11'11") x 3.14m (10'4")

BEDROOM (3):
2.65m (8'8") x 2.56m (8'5")
Built in robe.



SPACIOUS AND LUXURY TILED BATHROOM:

White suite. Cast iron panelled bath with mixer tap. Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Ceramic tiled floor and walls with border feature. Hotpress.



OUTSIDE

Spacious elevated setting. Front garden laid in lawn. Concrete driveway leading to stone covered spacious parking and turning area to rear. Outside tap and lights. Boiler store with powerpoints. Oil fired boiler.

GARAGE:
5.20m (17'1") x 3.38m (11'1")
Up and over door. Light and power.

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 £1079.16

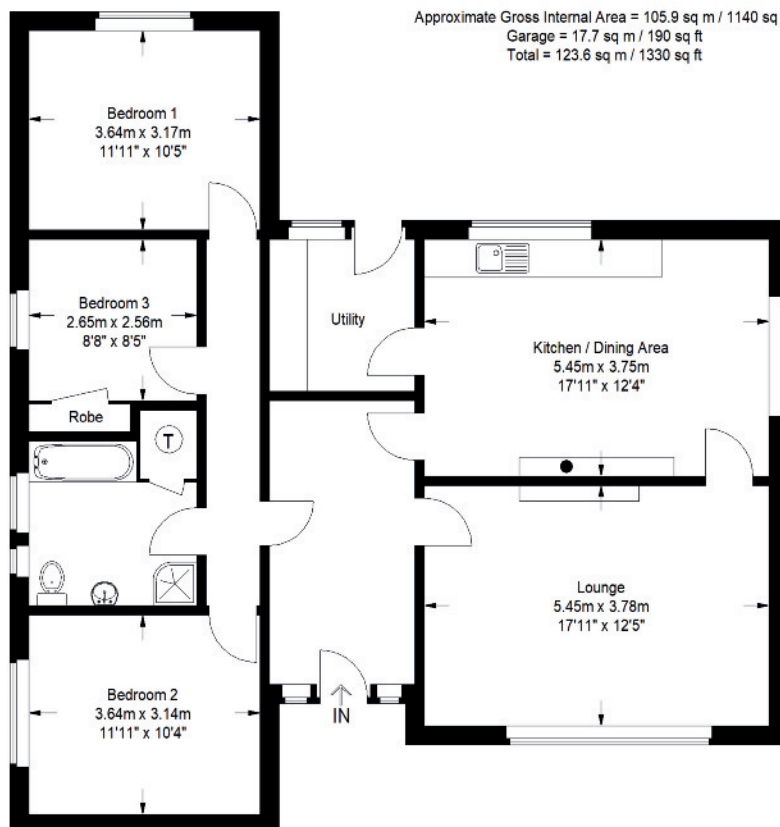
DIRECTIONS: From Dromore Centre proceed along Meeting Street and continue into Pound Hill, number 4 is on the right.

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

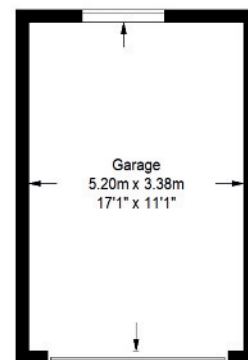


4 Pound Hill, Dromore

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft
Garage = 17.7 sq m / 190 sq ft
Total = 123.6 sq m / 1330 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	35 F	
1-20	G		



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID754765)



VALUATION SERVICE

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

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