



We are delighted to offer this modern family home in this highly sought after development within Dromore, County Down. Set within a prime position at the end of a quiet cul-de-sac it has been extended and lightly renovated by its current owners. Convenient to all local amenities and local schools it is also just a short distance from the A1 dual carriageway ideal for those commuting to Lisburn, Sprucefield, Belfast and the South.

The deceptively spacious accommodation should appeal many with features such as multi-fuel stove, recently fitted kitchen and extended sunroom. Light and bright accommodation throughout makes this an ideal family home with open plan living kitchen dining to the rear. With nothing to do but move in and enjoy an early inspection is highly recommended.

Asking Price
£259,950

12 The Belfry,
DROMORE,
BT25 1TR

Viewing by
appointment with
& through agent
028 9266 1700



- Detached & Extended Family Home in a Prime Cul De Sac Location
- Luxury Fitted Kitchen Open Plan to Living / Dining Area With uPVC Double Glazed Doors Leading Outside
- Formal Lounge to Front Multi-Fuel stove
- Utility Room & Separate WC
- 4 Well Proportioned Bedrooms including Principal with modern Ensuite Shower Room
- Modern Bathroom with White Suite
- Driveway Parking for multiple vehicles
- Oil Fired Central Heating
- Modern Intruder Alarm System (with remote app controlled option)
- uPVC double glazed, fascia's and soffits
- Detached Single Garage
- Recently re-paved sheltered rear patio to a fully enclosed rear garden
- Comfortable Commuting Distance of Many Parts of the Province Via the A1 Road Network
- Rarely do detached homes of this spec

The Property Comprises:

Ground Floor

Panel Hall Door with glazed inset to . . .

BRIGHT RECEPTION HALL: Enclosed under stairs storage, telephone point and ceramic tiled floor.

CLOAKROOM: Ceramic tiled wood look flooring, white suite comprising low flush w/c and vanity sink unit.

LOUNGE/DINING: 27' 4" x 12' 2" (8.33m x 3.71m) Laminate wood strip flooring, Multi-fuel stove on slate heath, attractive bay window, television point, cornice to ceiling and double glazed patio doors.



KITCHEN/DINING: 22' 0" x 14' 0" (6.71m x 4.27m) Range of high and low level units, ceramic tiled splashback to oven, Rangemaster cooker, one and a half bowl stainless steel sink, integrated dishwasher, integrated fridge freezer, integrated larder storage cupboard, recessed spot lighting, ceramic tiled floor.



Opening into.....

SUN ROOM: Continuation of ceramic tiled floor, recessed spot lighting and uPVC double doors out to rear garden.

UTILITY ROOM: 8' 1" x 7' 5" (2.46m x 2.26m) Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, tumble drier space, extractor fan, partial wall tiling and tile floor.



First Floor

LANDING: Access to roof space and Hot Press.



PRINCIPAL BEDROOM: 12' 3" x 11' 6" (3.73m x 3.51m) Telephone point.

ENSUITE SHOWER ROOM: White suite comprising low flush w/c, vanity unit, shower cubicle with Mira shower, extractor fan.



BEDROOM (2):



BEDROOM (3): 12' 1" x 9' 11" (3.68m x 3.02m)

BEDROOM (4): 12' 4" x 8' 2" (3.76m x 2.49m)



BATHROOM: Ceramic tiled flooring, low flush WC, vanity sink unit, fully tiled shower cubicle with Mira Sport shower, panel bath and chrome heated towel rail.



Outside

DETACHED GARAGE: 19' 0" x 11' 1" (5.79m x 3.38m) Light and power.

Neat enclosed front garden in lawn well stocked with shrubs. Enclosed rear garden in lawn with raised rockery/shrub area, paved patio area, water tap. Garden Shed. Central heating boiler house. Pebble driveway.





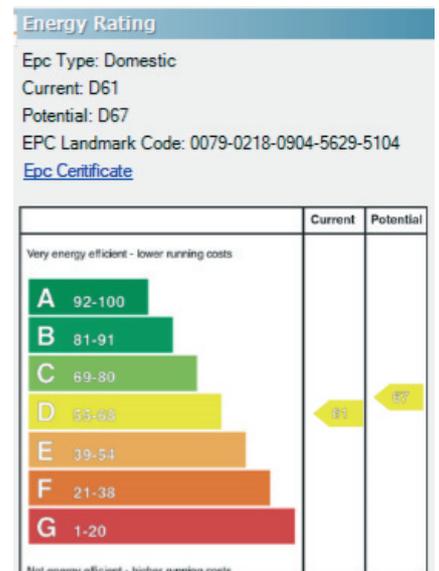
Tenure: We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details

Rates Payable: For the period April 2023 to March 2024 £1,449.90

Location:

When leaving Dromore via Pound Hill/Diamond Road continue out the road and turn right into The Spires. Follow the signs through the development to the Belfry and turn right into the first cul-de-sac within The Belfry and no.12 is straight ahead.

Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
www.templetonrobinson.com



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