



12 HAWTHORN HILL, DROMARA, DOWN, BT25 2HY



OFFERS AROUND £225,000

We are delighted to offer for sale this beautifully presented family home situated just outside Dromara in Kinallen. Only on internal inspection will you fully appreciate the level of finish that has gone into this home and when you get to the rear of the property the fantastic panoramic views are sure to blow you away. The property comprises entrance hall, living room, sitting room, kitchen with dining area, downstairs w.c, family bathroom and four bedrooms, master with ensuite facilities. Outside the property further benefits from a large detached garage, ample off street parking and a low maintenance family friendly garden to the rear, set on a private elevated site which makes the most of the view. With so much to offer in this family home early viewing is a must.



## At a glance:

- Detached chalet bungalow
- Master bedroom with ensuite
- Sitting room
- Kitchen/dining area
- Detached garage
- Four bedrooms
- Downstairs w.c
- Living room
- Family bathroom
- Fantastic views

### Entrance Hall

18'0" x 6'7"

PVC glazed front door leading to entrance hall. wood laminate flooring, stairs to first floor.

### Living Room

15'0" x 12'0"

Living room, two windows to front, wood flooring, cast iron fireplace with wood surround, tiled flooring. Double bi-fold doors leading to sitting room:

### Sitting Room

14'1" x 12'0"

Window to rear, wood flooring, door leading to kitchen/dining:

### Kitchen/Dining Room

14'1" x 17'4"

Range of high and low level units incorporating stainless steel sink unit, space for range style cooker, cooker hood with extractor fan, tiled splash back, plumbed for washing machine, space for fridge/freezer, tiled flooring, door to rear.

### WC

3'1" x 10'5"

White suite incorporating low flush wc, vanity unit, wall panelling, tiled flooring.

### Bedroom 1

11'3" x 11'0"

Ground floor bedroom, front facing room, wood flooring.

### Landing

3'4" x 7'8"

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### Bedroom 2

13'3" x 12'1"

Ensuite and walk in wardrobe.

### En-suite

Skylight window, white suite comprising low flush wc,, pedestal wash hand basin, corner shower, wall tiling and tiled flooring.

### Dressing Area

6'2" x 5'10"

### Bedroom 3

9'7" x 13'8"

Window to side, door to:

### Bathroom

White suite comprising low flush w.c, wash hand basin and panel bath with overhead shower. Tiled floor and walls.

### Bedroom 4

9'10" x 9'9"

Window to side, door to:



## Garage

Plumbed for wash machine and tumble dryer. Up and over door.

## Outside

To the front is an enclosed garden laid out in lawn with plantings and a long tarmac driveway with ample parking. The rear and side is an enclosed garden with patio area, lawns and fantastic views over the surrounding countryside.

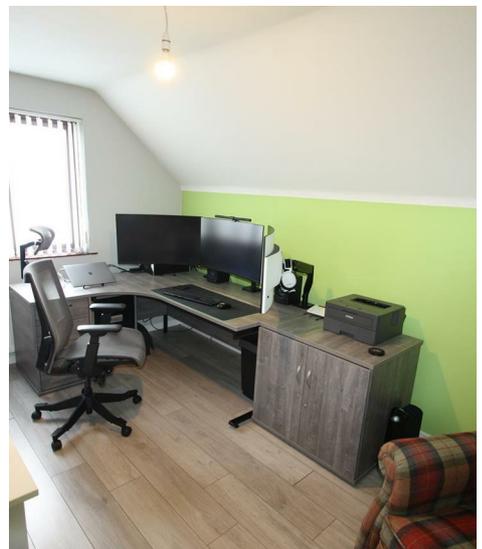










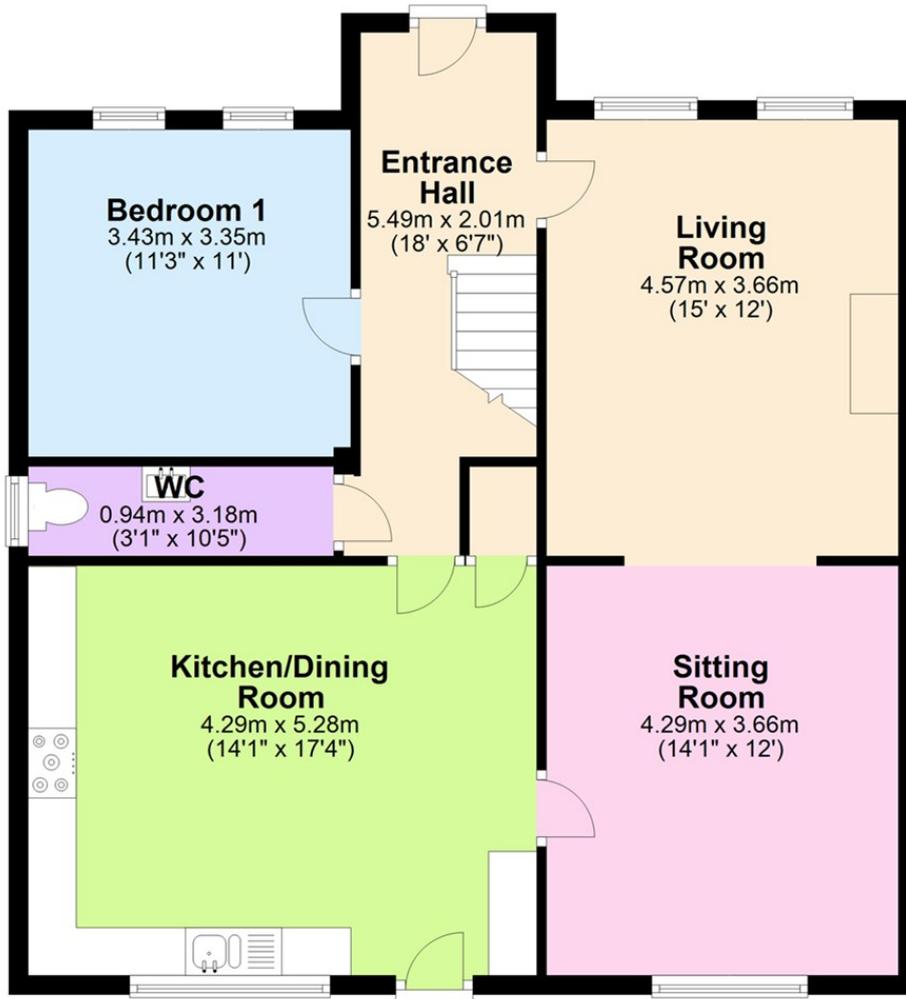






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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