

Ballynahinch Branch

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Downpatrick Branch

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General Enquiries

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For any enquiry relating to
this property, please contact

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37 The Belfry
Dromore
BT25 1TR

Offers In The
Region Of £259,950

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Detached & Immaculate Family Home
- Four Bedrooms
- Spacious Lounge with Wood Burning Stove
- Modern & Open Plan Kitchen/Dining Area
- South Facing Conservatory
- Ground Floor W.C & First Floor Family Bathroom
- Detached Garage
- Oil Fired Central Heating
- Approx 1500 Sq Ft Home
- EPC 63 D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



37 The Belfry

Dromore, BT25 1TR



Directions

The Belfry is located on The Diamond Rd Dromore by travelling through The Spires development. When entering The Belfry No 37 is the first house directly facing the Junction.

Welcome to 37 The Belfry, a charming detached house located in the picturesque town of Dromore. This delightful property, built in 2001, offers a generous living space of 1,500 square feet, making it an ideal family home. As you enter, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the house is designed to provide both comfort and functionality, ensuring that every member of the family has their own space to relax and unwind. The property boasts four well-proportioned bedrooms, providing ample accommodation for families or those who desire extra space for guests or a home office. The bathroom is conveniently located to serve the needs of the household. One of the standout features of this home is the parking provision, with space available for up to four vehicles, making it a practical choice for families with multiple cars or visitors. Situated in a friendly neighbourhood, 37 The Belfry is not only a lovely home but also a wonderful community to be part of. With its modern build and thoughtful design, this property is sure to appeal to those seeking a comfortable and stylish living environment.

GROUND FLOOR

Bright and inviting entrance hallway with access to the ground floor W.C which comprises wash hand basin and W.C. Leading in through to spacious Lounge with carpet laid, dual aspect windows & wood burning stove installed. To the back of the ground floor you have a stunning open plan space with great range of high and low level units comprising integrated hob & oven with space for a washing machine & fridge freezer with tiled flooring throughout leading onwards into perfectly placed south facing conservatory.

FIRST FLOOR

Great sized landing with access to the Hot Press and Bedrooms. Bedroom one with laminate flooring, fitted slide robes and dual aspect windows. Bedroom two with laminate flooring and rear view aspect. Bedroom three with laminate flooring & rear view aspect. Bedroom four again with laminate flooring. Family bathroom comprising white four piece suite with fully tiled walls.

OUTSIDE

Gated & stoned driveway allowing parking for a few cars with a well maintained front lawn leading to the detached garage which is plumbed for washing machine with access to side around to the fully enclosed & private south facing garden with grass lawn and deck patio area leading from conservatory doors.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchieclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com



37 The Belfry, Dromore