



## **71 MOSSVALE MEADOWS, DROMORE, BT25 1GF**

- A Most Impressive And Exceptionably Well Presented Semi Detached Property Occupying A Prime Setting Within This Highly Desirable New Development Close To Dromore Town Centre And Primary School
- Spacious Lounge With Multi Fuel Stove
- Spacious And Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances / Utility Room
- Three Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Bath, Quadrant Shower Cubicle And Chrome Finish Heated Towel Rail
- Spacious And Enclosed Rear Garden Laid In Lawn And Patio Area
- Premium Detached Brick Garage And Tarmac Driveway

**PRICE: OFFERS IN THE REGION OF £225,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B84**

**REF:DL300424HG**

- Woodgrain Effect PVC Double Glazed Windows And External Doors
- Oil Fired Central Heating System With Grant Vortex Boiler
- Excellent B84 Energy Efficiency For Reduced Running Costs
- This sale represents a superb opportunity to acquire one of these recently constructed and spacious homes, early viewing is highly recommended.

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL

#### CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin.

#### LOUNGE:

4.92m (16'2") x 3.45m (11'4")

Multi fuel stove on slate hearth with brick inset and pitch pine mantle.

#### LUXURY FITTED AND SPACIOUS KITCHEN / DINING AREA: 5.55m (18'3") x 4.40m (14'5")

Measurement taken to widest points. Range of high and low level units. Quartz effect round edge work surfaces. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Integrated double oven and ceramic hob. Extractor hood in stainless steel canopy. Under unit lighting. Integrated fridge freezer. Integrated dishwasher. Part tiled walls. Recessed spotlights. PVC double glazed double doors leading to paved patio area and rear garden. Tiled floor.

#### UTILITY ROOM:

Range of built in units. Quartz effect worktops. Part tiled walls. Tiled floor. PVC double glazed back door.



## FIRST FLOOR

### BEDROOM (1):

3.76m (12'4") x 3.40m (11'2")

Measurement to include range of built in robes with sliding doors.



### LUXURY SHOWER EN-SUITE:

Large shower cubicle with thermostatic shower. Wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Ceramic tiled floor.



### BEDROOM (2): 4.37m (14'4") x 2.95m (9'8")

### BEDROOM (3): 2.52m (8'3") x 2.50m (8'2")

### LUXURY BATHROOM WITH WHITE SUITE:

Panelled bath. Centre mount mixer tap and shower attachment. Quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Ceramic tiled floor. Separate hotpress.

Wooden folding ladder to floored roofspace with light.

**OUTSIDE:** Front garden laid in lawn. Tarmac driveway. Spacious and enclosed rear garden laid in lawn. PVC oil storage tank. Outside tap and lights.

### PREMIUM DETACHED GARAGE: 5.39m (17'8") x 3.25m (10'8")

Roller shutter door. Light and power. Grant vortex condensing type oil fired boiler. Plaster finish walls and ceiling. PVC double glazed pedestrian door and double glazed window.

**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 2024 to March 2025 £1,162.54

**SERVICE CHARGE:** A service charge of £112 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

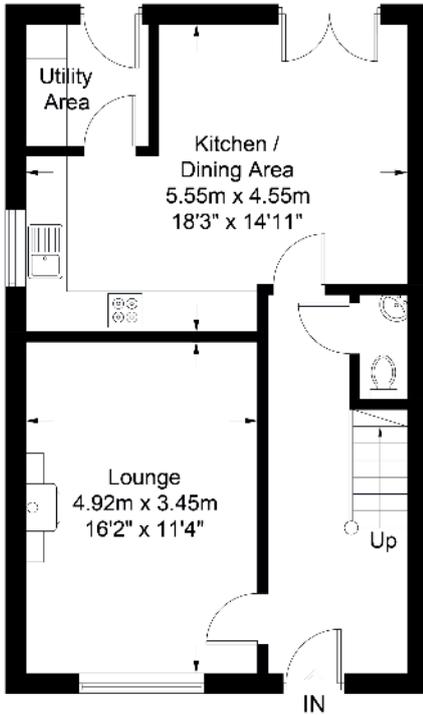
**DIRECTIONS:** From Hillsborough Road turn into Mossvale Road the turn left into Mossvale Meadows

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

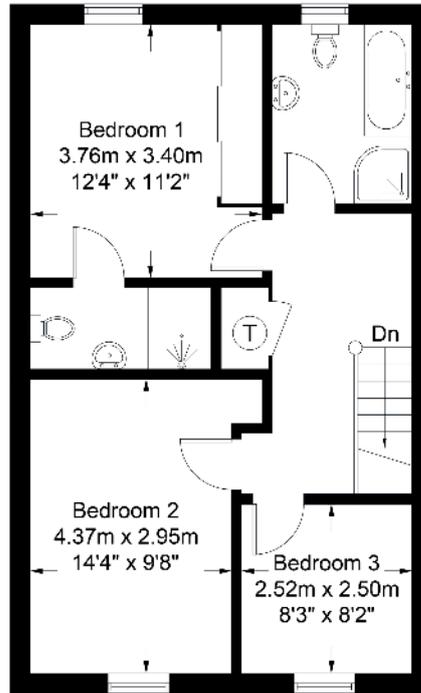


### 71 Mossvale Meadows

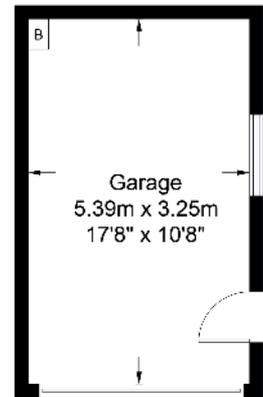
Approximate Gross Internal Area  
Ground Floor = 54.2 sq m / 583 sq ft  
First Floor = 53.8 sq m / 579 sq ft  
Garage = 17.5 sq m / 188 sq ft  
Total = 125.5 sq m / 1350 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075679)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VALUATION SERVICE

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

[www.hgraham.co.uk](http://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.