



## **47 THE BELFRY, DROMORE, BT25 1TR**

- An Exceptionally Well Presented Detached Property Occupying A Pleasant Setting Within This Popular Residential Location Convenient To Dromore And AI For Commuting To Both Lisburn And Belfast
- Entrance Hall With Double Glazed Entrance Door And Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Lounge/Dining Area With Decorative Wooden And Tiled Fireplace Plus Laminated Timber Floor
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Three Bedrooms (One With Luxury Shower Room En Suite / Two With Built In Robes)
- Bathroom With White Suite

**PRICE: OFFERS IN THE REGION OF £199,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D57**

**REF: DL310125SR**

- Front Garden Laid In Lawn With Spacious Tarmac Driveway
  - Enclosed Rear Garden Laid In Lawn With Paved Patio Area
  - Detached Garage With Roller Shutter Door
  - Oil Fired Central Heating System / Alarm System
  - PVC Fascias And Soffits
  - PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate.

### **ENTRANCE HALL:**

Double glazed entrance door. Storage under stairs. Laminated timber floor.

### **CLOAKROOM:**

Low flush suite. Pedestal wash hand basin with tiled splashback. Close couple low flush wc. Tiled floor.

### **LOUNGE/DINING AREA:**

**20' 5" x 11' 11" (6.23m x 3.63m)**

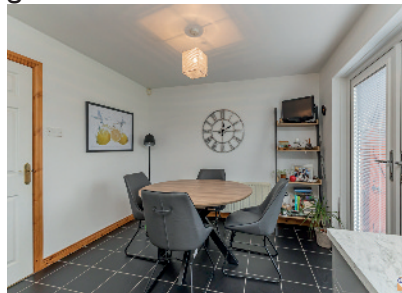
Measurements taken to widest points. Decorative wooden and tiled fireplace with open fire. Laminated timber floor.



### **LUXURY KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:**

**18' 11" 8' 5" (5.76m x 2.57m)**

Range of high and low level units. Quartz effect work tops. Integrated double Nordmende oven. Integrated induction hob. Integrated Nordmende microwave. Integrated dishwasher. Integrated fridge freezer. Extractor unit in black stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Tiled floor. PVC double glazed double doors to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

11' 7" x 9' 10" (3.52m x 2.99m)

Measurements to include built in robes.



### LUXURY SHOWER ROOM EN SUITE:

Large quadrant shower cubicle with thermostatic shower. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Laminated tiled floor.



### BEDROOM (2):

12' 0" x 9' 9" (3.67m x 2.97m)

Built in robes.

### BEDROOM (3):

8' 11" x 8' 9" (2.72m x 2.66m)

Measurements to include stair box.



### BATHROOM:

White suite. Panelled bath with mixer tap and Aqualisa electric shower. Pedestal wash hand basin with mixer tap and tiled splashback. Close couple low flush wc. Part tiled walls. Separate hotpress on landing.

### OUTSIDE

Front garden laid in lawn with spacious tarmac driveway. Paved path to entrance door. Enclosed rear garden laid in lawn with paved patio area. Gravel set area to rear. Paved path to side. Outside tap and light. PVC oil storage tank.



### DETACHED GARAGE:

18' 7" x 9' 5" (5.67m x 2.87m)

Roller shutter door. Light and power. Plumbed for washing machine. Oil fired boiler.



### DIRECTIONS

From Diamond Road turn into The Spires. At the end of the road turn left then right. At the end of the road turn left onto The Priory then right onto The Belfry. Turn left then left again. Number 47 is on the left.

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

**TENURE:**

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

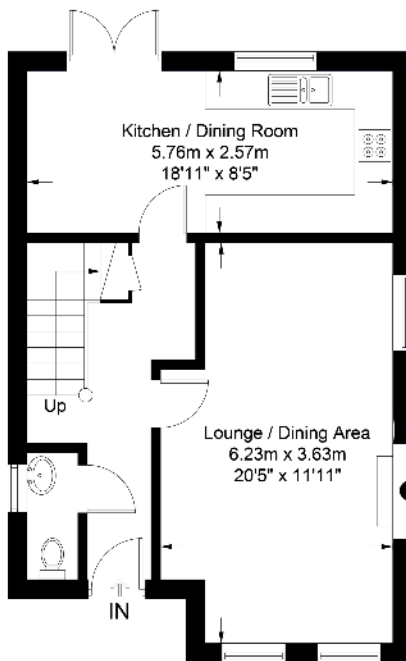
**RATES PAYABLE:**

For period April 2024 to March 2025 £1,213.08

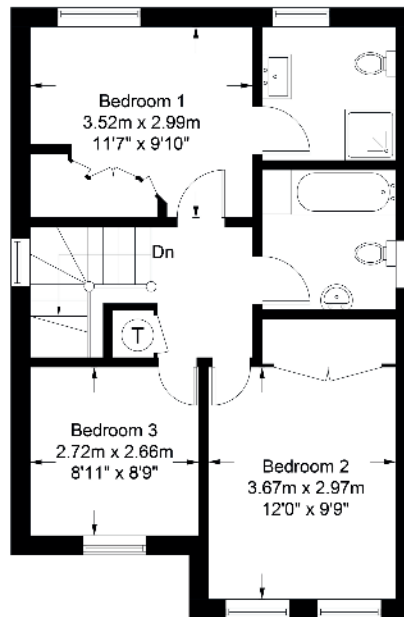


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	97 D	69 D
39-54	E		
21-38	F		
1-20	G		

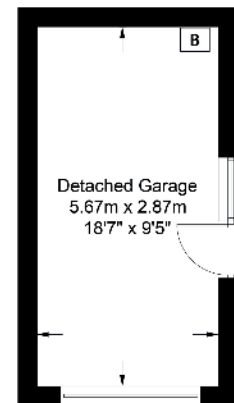
**47 The Belfry**



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1164146)

## 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)

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