

simon**BRIEN**
RESIDENTIAL

3 Linen Lane,
Dromore, BT25 1TX



Asking Price £225,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Recently Constructed Detached Family Home
- Exceptionally Well Presented Accommodation
- Four Bedrooms
- Spacious Open Plan Living/Kitchen/Dining
- Separate Utility Room And Cloakroom
- Bathroom And Two Ensuite Shower Rooms
- Oil Fired Central Heating And Double Glazing
- Pleasant Site With Wooded Outlook, Gardens And Driveway Parking
- Popular And Convenient Location On Periphery Of Dromore Town Centre Close To Motorway Networks Connecting Belfast And Other Surrounding Towns

SUMMARY

Exceptionally well located on the periphery of Dromore town centre this recently constructed detached family home has beautifully proportioned and well-presented accommodation throughout.

In brief, there are four generous bedrooms, two with ensembles, principal bathroom and superb open plan living/kitchen/dining area which is undoubtedly the hub of this fine property. In addition, the property is positioned on a pleasant wooded site with gardens to rear and driveway parking.

Close to all local amenities within the town as well as transport routes connecting Belfast, Hillsborough and further afield the property is likely to be of interest to the young family in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

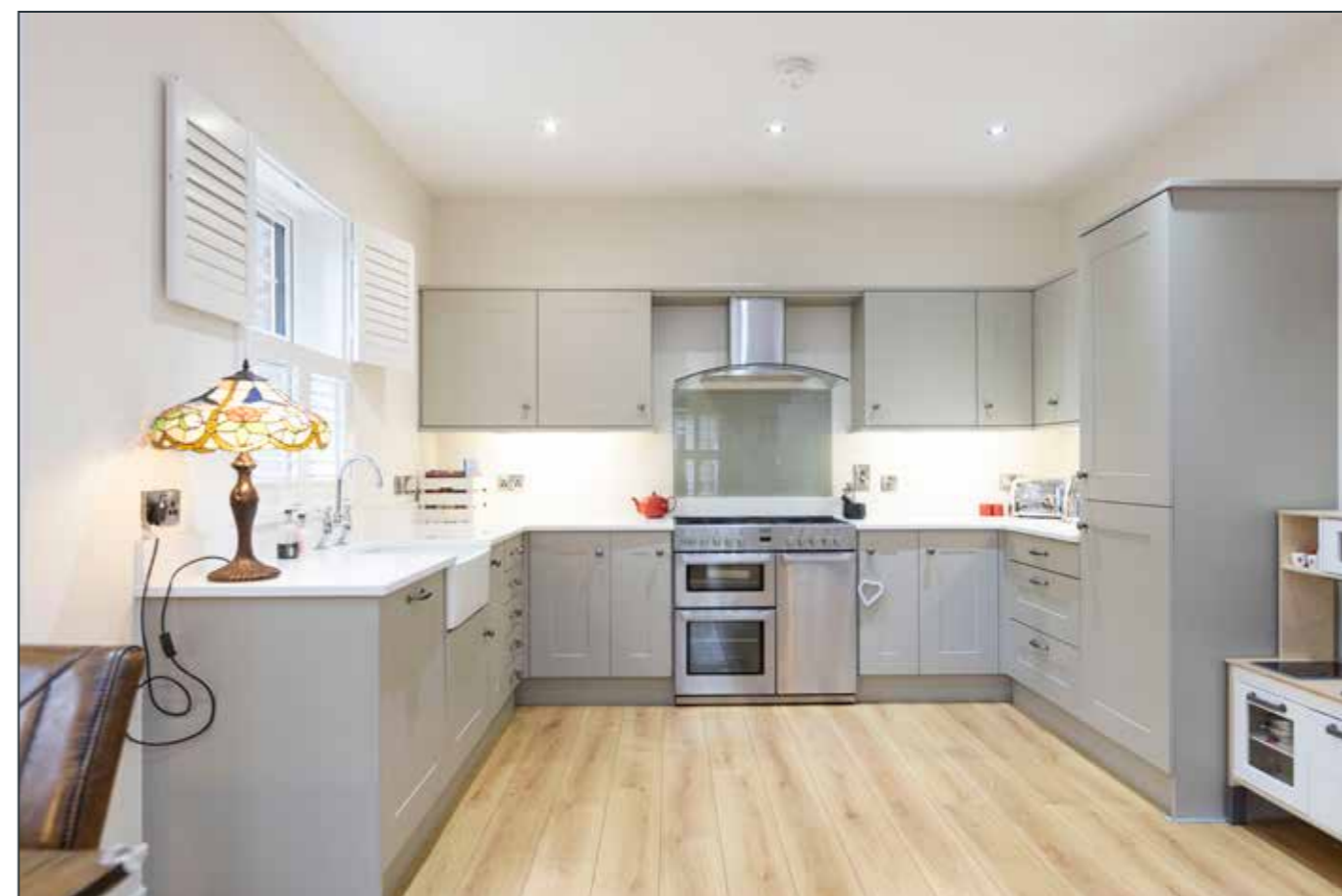
GROUND FLOOR

ENTRANCE HALL:

Hardwood door. Tiled floor.

CLOAKROOM:

Low flush WC. Wash hand basin.





LIVING/KITCHEN/DINING:
34' 2" x 15' 0" (10.41m x 4.57m)

In the kitchen: Excellent range of high and low level units. Belfast sink. Granite worktops. Recess for range cooker. Integrated fridge/freezer and dishwasher.

In the living area: Wood burning stove.

UTILITY ROOM:
11' 11" x 7' 2" (3.63m x 2.18m)

High and low level units. Inset sink. Plumbed for washing machine.

FIRST FLOOR

BEDROOM (2):
11' 11" x 10' 0" (3.63m x 3.05m)



ENSUITE:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin. Heated towel rail.

BEDROOM (3):
15' 0" x 14' 0" (4.57m x 4.27m)

Potential additional family room.

BEDROOM (4):
10' 0" x 8' 3" (3.05m x 2.51m)

BATHROOM:

Contemporary white suite. Freestanding bath, mixer taps, telephone hand shower. Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin. Tiled floor. Part panelled walls. Low voltage lighting.





SECOND FLOOR

MASTER BEDROOM: 19' 9" x 19' 0" (6.02m x 5.79m)

Built-in wardrobe.

ENSUITE:

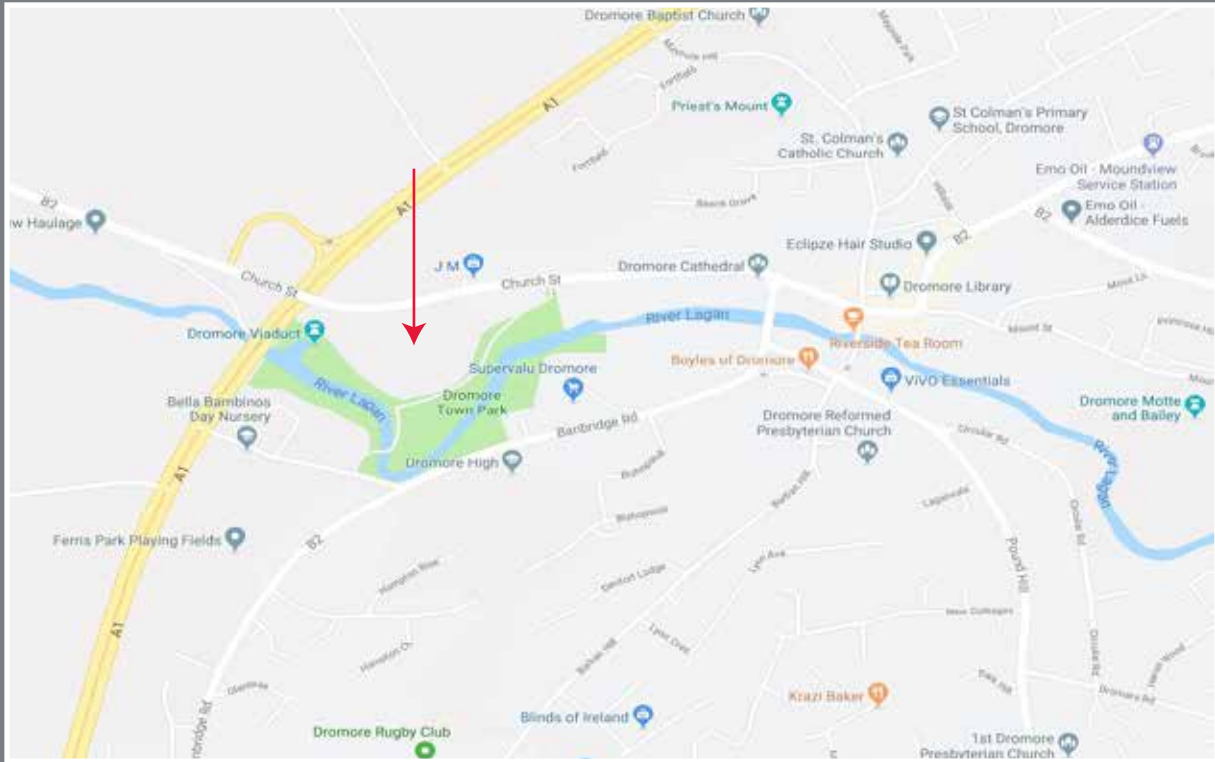
Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

OUTSIDE

Tiered garden with lawns and driveway parking.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/G/19/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	86	86
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9302-7686-8939-1290-4263

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