



7 HAWTHORN HILL, DROMARA, DROMORE, DOWN, BT25 2HY

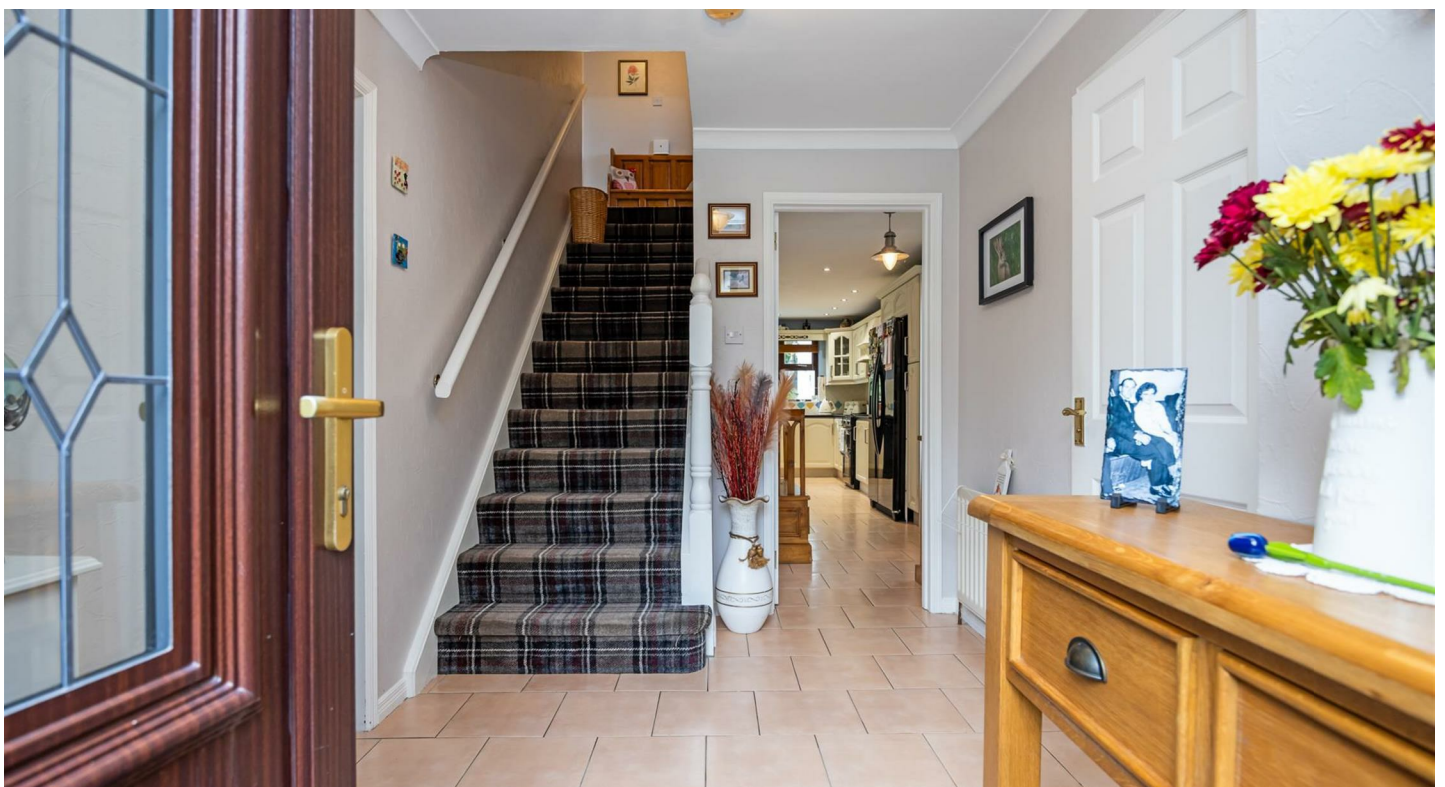


OFFERS AROUND £225,000

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. The property comprises entrance hall, living room with feature wood burning stove, dining room, kitchen with dining area, downstairs w.c, three bedrooms and a family bathroom.

Outside the property further benefits from a double storey detached garage with utility area, ample off street parking and well maintained gardens to both the front and rear with an array of mature shrubbery. The property is situated on a private elevated site with stunning views of the surrounding countryside and is within easy commuting distance to all of the local amenities.

With so much to offer in this family home early viewing is a must.



At a glance:

- Detached House
- Three Bedrooms
- Living Room with Wood Burning Stove
- Kitchen with informal dining
- Beautifully Presented Throughout
- Detached Double Storey Garage with Utility Area
- Family Bathroom
- Dining Room
- Downstairs W/C
- Popular and Convenient Location

Entrance Hall

16'2" x 3'3"

PVC glazed front door into bright and spacious entrance hall with tiled floor.

Living Room

18'1" x 11'5"

Bright living room with two windows to front and parquet style flooring. Feature fireplace with wood burning stove and wooden mantle. Ceiling cornicing.

Dining Room

11'8" x 11'5"

Sliding doors with access to rear garden.

Kitchen/Dining

22'4" x 11'1"

Range of high and low units with integrated sink and drainer and tiled splash backs. Recess for dish washer and American style fridge/freezer. Electric oven and hob with overhead extractor fan. Breakfast bar area. Tiled floor. Door to rear. Access to under stair storage cupboard.

WC

7'5" x 3'0"

White suite encompassing low flush W/C and wash hand basin. Tiled floor and partly tiled walls.

Landing

3'1" x 6'8"

Bedroom One

13'3" x 11'5"

Front facing. Two built in robes.

Bedroom Two

6'7" x 11'0"

Side facing. Built in robe.

Bedroom Three

9'10" x 7'5"

Side facing.

Bathroom

White suite encompassing low flush W/C, wash hand vanity unit with feature basin, bath and separate corner shower. Towel radiator. Feature flooring and tiled walls. Velux window.

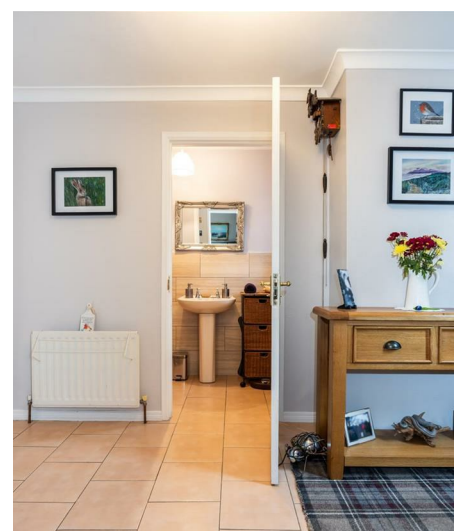
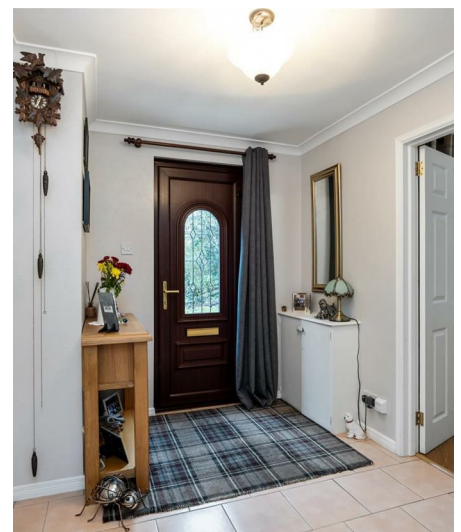
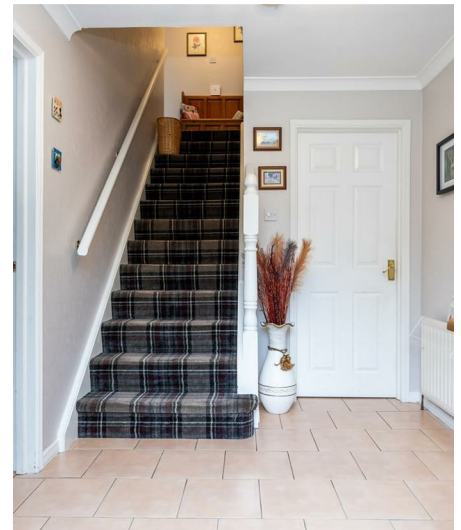
Garage

Roller door. Power and light.

Utility Area

10'3" x 11'2"

Door to side. Recess for washing machine and tumble dryer.



Garage first floor

21'0" x 8'4"

Window to front. Storage cupboard.

OUTSIDE

The property is situated on an elevated site with stunning views of the surrounding countryside. Approached via tarmaced driveway with ample space for parking and access to the detached garage. To the front - area laid in lawn and paved patio area with feature flowerbeds and an array of mature shrubbery. To the rear - paved area ideal for outside entertaining and area laid in lawn with mature trees and shrubbery.











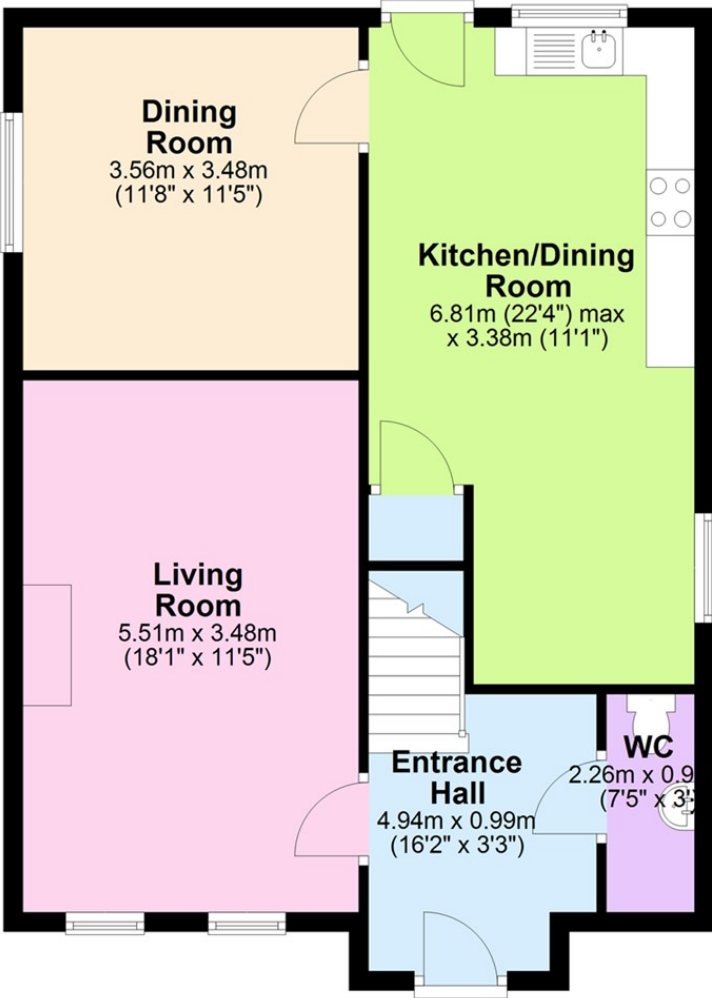






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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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