



ULSTER PROPERTY SALES

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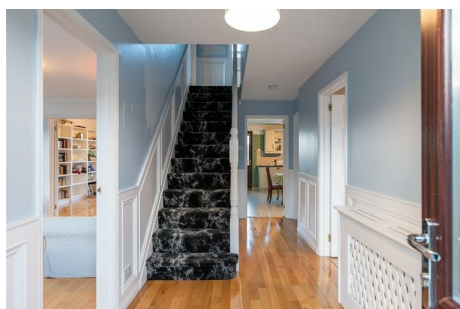
BALLYNAHINCH BRANCH

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Down, BT24 8DN

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NETWORK STRENGTH - LOCAL KNOWLEDGE



12 HAWTHORN HILL

Dromara BT25 2HY

- Detached chalet bungalow
- Four bedrooms
- Master bedroom with ensuite
- Downstairs w.c
- Sitting room
- Living room
- Kitchen/dining area
- Family bathroom
- Detached garage
- Fantastic views

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Around £249,950

12 Hawthorn Hill

, Dromara, BT25 2HY



Entrance Hall

18'0" x 6'7" (5.49m x 2.01m)
PVC glazed front door leading to entrance hall. wood laminate flooring, stairs to first floor.

Living Room

15'0" x 12'0" (4.57m x 3.66m)
Living room, two windows to front, wood flooring, cast iron fireplace with wood surround, tiled flooring. Double bi-fold doors leading to sitting room:

Sitting Room

14'1" x 12'0" (4.29m x 3.66m)
Window to rear, wood flooring, door leading to kitchen/dining:

Kitchen/Dining Room

14'1" x 17'4" (4.29m x 5.28m)
Range of high and low level units incorporating stainless steel sink unit, space for range style cooker, cooker hood with extractor fan, tiled splash back, plumbed for washing machine, space for fridge/freezer, tiled flooring, door to rear.

WC

3'1" x 10'5" (0.94m x 3.18m)
White suite incorporating low flush wc, vanity unit, wall panelling, tiled flooring.

Bedroom 1

11'3" x 11'0" (3.43m x 3.35m)
Ground floor bedroom, front facing room, wood flooring.

Landing

3'4" x 7'8" (1.02m x 2.34m)

Bedroom 2

13'3" x 12'1" (4.04m x 3.68m)
Ensuite and walk in wardrobe.

En-suite

Skylight window, white suite comprising low flush wc., pedestal wash hand basin, corner shower, wall tiling and tiled flooring.

Dressing Area

6'2" x 5'10" (1.88m x 1.78m)

Bedroom 3

9'7" x 13'8" (2.92m x 4.17m)
Window to side, door to:

Bathroom

White suite comprising low flush w.c. wash hand basin and panel bath with overhead shower. Tiled floor and walls.

Bedroom 4

9'10" x 9'9" (3.00m x 2.97m)
Window to side, door to:

Garage

Plumbed for wash machine and tumble dryer. Up and over door.

Outside

To the front is an enclosed garden laid out in lawn with plantings and a long tarmac driveway with ample parking. The rear and side is an enclosed garden with patio area, lawns and fantastic views over the surrounding countryside.



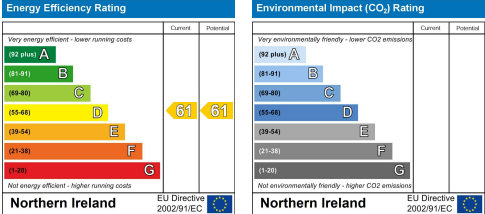
Directions



Floor Plan



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BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWARDS 028 9181 1444	



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