



7 Bracken Valley, Dromore, Down, BT25 1TA

Offers over £295,000

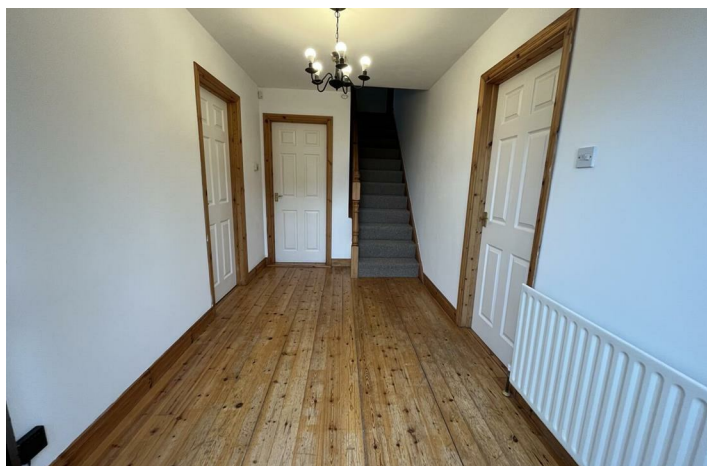
- 4 Bedrooms (Master Ensuite)
- Fitted Kitchen
- Main bathroom
- Oil Fired Central Heating
- Neat front garden
- 2 Reception Rooms
- Utility Room
- UPVC D/G windows
- Detached Garage
- Enclosed rear garden. Alarm system.

7 Bracken Valley, Dromore BT25 1TA

Located within walking distance from Dromore Town Centre with links to local schools, bus routes shops, chemists, doctor's surgery and veterinary practices this beautiful detached property is also within easy access to motorway with links to Belfast, Newry and Dublin.



Council Tax Band: Northern Ireland



Lounge

This spacious lounge is bright and inviting, featuring polished wooden floors and a traditional fireplace set against a plain wall. The room benefits from natural light streaming through a large window and a sliding glass door that leads outside, creating a warm and airy atmosphere perfect for relaxing or entertaining.

Kitchen/Dining Room

10'5" x 15'1" max

The kitchen and dining room offers a practical layout with cream cabinetry and dark countertops, complemented by tiled flooring that adds durability and ease of maintenance. Integrated appliances include an oven beneath a stainless steel extractor hood. A window above the sink provides a view outside, while a breakfast bar extends from the counter, ideal for casual dining or food preparation.

Utility Room

5'10" x 5'2"

The utility room is a useful addition, featuring a stainless steel sink set into white cabinets and tiled flooring that matches the kitchen. A door provides direct access to the garden or outside area, making it convenient for laundry and household chores.

Living Room

10'1" x 11'4"

The living room provides a more private, quieter space with polished wooden floors and two tall windows allowing plenty of daylight to fill the room. The neutral décor and simplicity of the space offer a versatile room that can be tailored to personal tastes.

Entrance Hall

11'10" x 7'2"

The entrance hall is welcoming and spacious with polished wooden floors and white walls, complemented by simple wood trim. The area leads directly to the ground floor rooms and features a staircase with carpeted steps and a wooden banister, guiding you naturally to the first floor.

Bathroom

8' x 7'3"

The bathroom is fitted with a modern suite including a corner bath, a separate shower cubicle, a toilet, and a pedestal basin. The neutral tiles with a mosaic pattern add texture and style to the room, while a window ensures natural light and ventilation.

Bedroom 1

13'7" x 11'4"

Bedroom 1 is a good-sized room featuring two large windows that provide an abundance of natural light. The flooring is a wood laminate, with simple white walls and wood trim,

offering a neutral canvas ready to be personalised. This bedroom benefits from an en-suite bathroom for added convenience.

Bedroom 2

Bedroom 2 features laminate flooring and white walls with wood trim. A large window fills the room with daylight, creating a bright and pleasant environment suitable as a bedroom or flexible living space.

Bedroom 3

10'5" x 11'6"

Bedroom 3 is a slightly smaller room with laminate flooring and white walls. A window overlooks the outside, bringing in natural light to complement the simple, clean design of the room.

Bedroom 4

6'9" x 8'2"

Bedroom 4 is the smallest bedroom, carpeted and painted in neutral tones. Windows on two sides provide good natural lighting, and the room includes a small storage area and an en-suite bathroom, perfect as a guest room or home office.

Ensuite

The ensuite bathroom is compact and practical, with a corner shower cubicle, a toilet, and a small basin. Light walls and wood-effect flooring create a clean and fresh feel to this private bathroom.

Landing

The first floor landing provides access to the bedrooms and bathroom. It is carpeted with wood trim around doors and banisters, creating a warm and functional space with natural light from a window at the end of the landing.

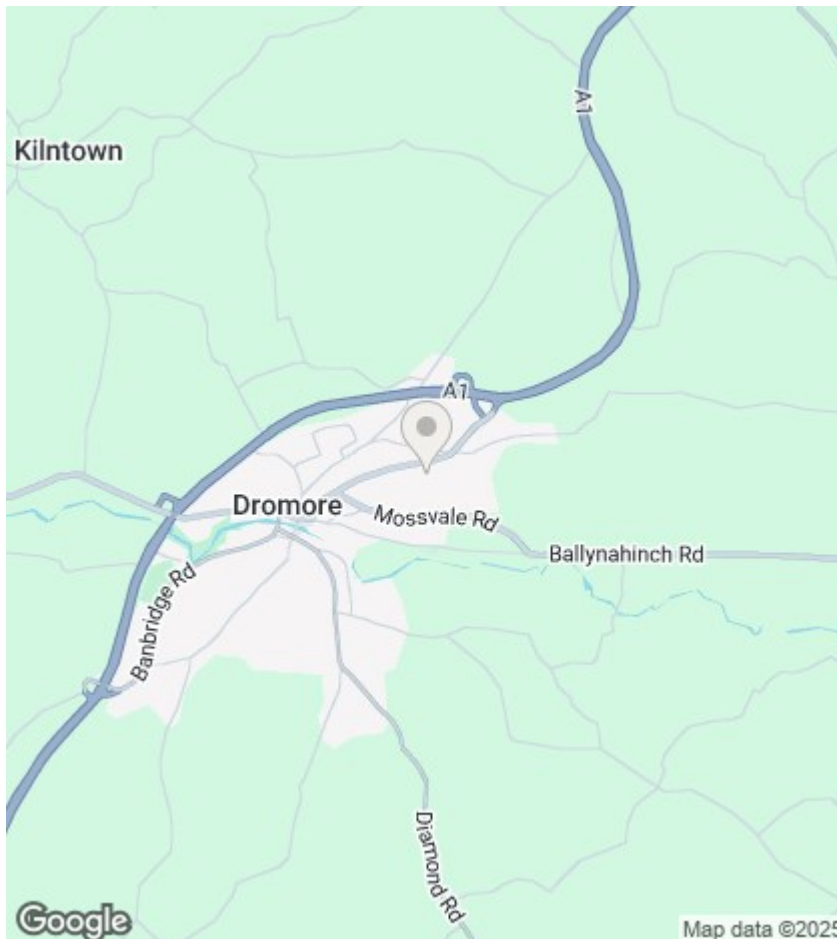
Rear Garden

The rear garden features a paved patio area adjoining the house, leading to a tiered vegetable or flower bed with a retaining wall. The upper section of the garden slopes upward with mature trees and shrubs providing privacy and a natural backdrop, creating a peaceful outdoor space.

Detached Garage

17'9" x 10'4"

The detached garage is a practical space with dimensions suitable for one car and additional storage. It is positioned to the side of the property with external access.



Directions

Viewings

Viewings by arrangement only. Call 028 92 693800 to make an appointment.

EPC Rating:

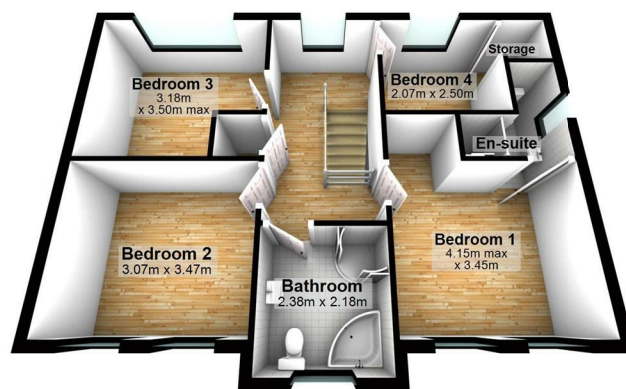
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Ground Floor



First Floor



Garage

