



1 Denfort Lodge, Dromore, Down, BT25 1QB

Offers in the region of £199,950

- 3 Bedrooms
- Fitted Oak Kitchen
- UPVC D/G windows , doors and fascia boards
- Large Detached Garage with roller door
- Large enclosed rear garden with Pergola
- Lounge with Dining Room
- White bathroom suite
- Oil Fired Central Heating
- Outside store
- Stencilled Concrete Driveway

1 Denfort Lodge, Dromore BT25 1QB

Nestled in the charming area of Dromore, Denfort Lodge presents an excellent opportunity for those seeking a semi-detached family home. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation and rest, making it an ideal setting for families or individuals alike.

The house features a well-appointed bathroom, ensuring convenience for daily routines.

Denfort Lodge is situated in a friendly neighbourhood, offering a sense of community while still being close to local amenities. With its inviting atmosphere and practical living spaces, this home is a wonderful choice for anyone looking to settle in Dromore. Whether you are a first-time buyer or seeking a new family residence, Denfort Lodge is a property worth considering.



Council Tax Band: Northern Ireland





Entrance Hall

12'3" x 6'

1 single panel radiator. Solid oak floor. 1 single power point. 1 telephone point. Storage understairs.

Lounge

12'4" x 12'4"

Open fire with cast iron inset and stone surround. High output back boiler. Granite hearth. Laminate flooring. 1 double panel radiator. 2 double power points. Cornicing.

Dining Room

10'8" x 8'9"

Laminate flooring. 1 double panel radiator. 1 double power point. Cornicing.

Kitchen

10'7" x 9'5"

Range of high and low level oak units. Stainless steel sink unit. Built in appliances include. Belling double oven. Newworld hob. Plumbed for automatic washing machine. Tiled floor and partly tiled walls. 1 double panel radiator. 2 double power points. 2 single power points.

Upstairs

Laminated flooring. Hotpress with Immersion heater.

Bedroom 1

12' x 8'7"

Wall to wall built in mirrored slide robes. 1 single panel radiator. 3 double power points. Laminated flooring.

Bedroom 2

11' x 10'6"

Laminated flooring. 2 double power points. 1 single panel radiator.



Bedroom 3

8'7" x 7'10"

1 single panel radiator. 2 double power points. Laminated flooring. Built in wardrobe.

Bathroom

8' x 5'6"

White suite comprising shower bath with 'Mira' electric shower off mains water. WC, Vanity unit with wash hand basin. Fully tiled walls. Tiled floor. UPVC ceiling.

Outside

20' x 14'

Detached Garage. Remote control roller door. 5 double power points. Heavy duty power point. 1 single heavy duty power point. Separate WC and wash hand basin.

Outside store

10' x 8'3"

1 double power point.
Pergola with decking.
Rear Garden with patio area and canopy.
Oil Fired Central Heating boiler.
UPVC Oil tank
Outside Power Point.
Outside tap.
Outside lights.
Neat front Garden.

Directions

Viewings

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

EPC Rating:

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