

**Tim Martin**  
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**38 Barclay Manor  
Dromara  
BT25 2HX**

**Offers Around  
£195,000**

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## SUMMARY

A tastefully presented semi detached chalet bungalow, ideally situated at the end of the cul-de-sac adjacent to the open countryside and within walking distance to the village.

The property has been updated in recent year and includes a modern integrated kitchen with adjoining dining and conservatory. Spacious lounge, one bedroom and luxury contemporary bathroom on the ground floor. Upstairs features two bedrooms.

Externally, the property has gardens to front and rear and laid out in lawns and include a south facing rear garden.

A bitmac driveway provides ample parking and leads to a detached garage.

The property is located within walking distance to the village of Dromara hosting coffee shops and restaurants. Dromara primary school and the local church are close by. Belfast, Hillsborough and Lisburn are all a convenient commute.

## FEATURES

- Tastefully presented semi- detached chalet bungalow.
- Spacious Lounge with Cast Iron Stove, Kitchen / Dining and Conservatory
- Bedroom and Luxury Contemporary Bathroom Situated on the Ground Floor
- Two Bedrooms with Built-In Wardrobes
- Spacious Driveway and Detached Garage
- Oil Fired Central Heating and Double Glazing
- Walking Distance to the Village.
- Gardens to Front and Rear
- Private South Facing Rear Garden
- Convenient Commuting to Belfast, Hillsborough and Lisburn

## **Entrance Hall**

Wood laminate floor; cloak cupboard under stairs; LED spotlighting.

## **Lounge 15'3 x 11'4 (4.65m x 3.45m)**

Inglenook fireplace with enclosed cast iron stove with back boiler and ceramic hearth and high level pine mantle; built-in pine tv and hifi stands with tv aerial connection point; corniced ceiling.

## **Bedroom 3 9'8 x 9'4 (2.95m x 2.84m)**

Currently used as an office.

## **Bathroom 9'3 x 6'5 (2.82m x 1.96m)**

Contemporary white suite comprising freestanding bath with centrally located chrome mixer taps and telephone shower attachment; quadrant tiled shower cubicle with electric shower unit; glass sliding doors and side panels; floating vanity unit with fitted wash hand basin and chrome mono mixer tap and drawers under; close coupled wc; vertical towel radiator and matching bathroom cabinet; ceramic tiled walls and floor; extractor fan; LED lighting.

## **Dining Room 12'11 x 8'9 (3.94m x 2.67m )**

Ceramic tiled floor; corniced ceiling; LED lighting; sliding patio door and side panel to conservatory archway to:-

## **Kitchen 14'4 x 10'0 (4.37m x 3.05m)**

1½ tub porcelain sink unit with chrome swan neck mixer tap; extensive range of modern laminate high and low level cupboards and drawers; formica worktops; integrated Beko electric double oven and 4 ring ceramic hob with stainless steel and glass extractor canopy over; integrated Beko dishwasher; integrated Beko larder fridge; space for microwave; part tiled walls; ceramic tiled floor; LED lighting; vertical wall radiator; built-in larder cupboard; corniced ceiling.

## **Conservatory 13'2 x 9'8 (4.01m x 2.95m)**

Three wall lights; glazed door to gardens.

## **First Floor / Landing**

Hotpress with copper cylinder and Willis type immersion heater.

## **Bedroom 2 12'6 x 12'4 (3.81m x 3.76m)**

Two double built-in wardrobes with cupboards under.

## **Bedroom 3 11'4 x 10'11 (3.45m x 3.33m)**

Three double built-in wardrobes with cupboards over; access to eaves storage to either side of bedroom; Velux window with fitted blind.

## **Outside**

Spacious bitmac drive with ample parking.

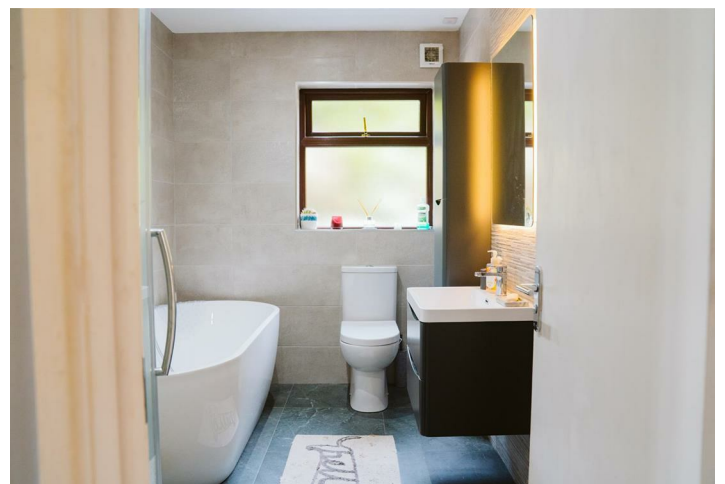
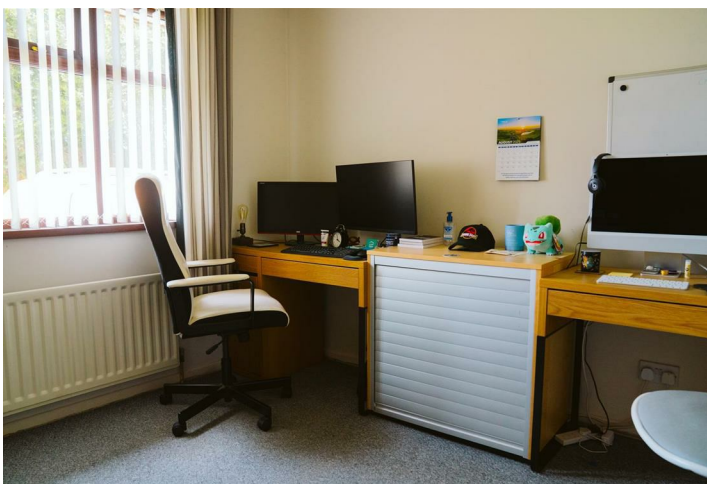
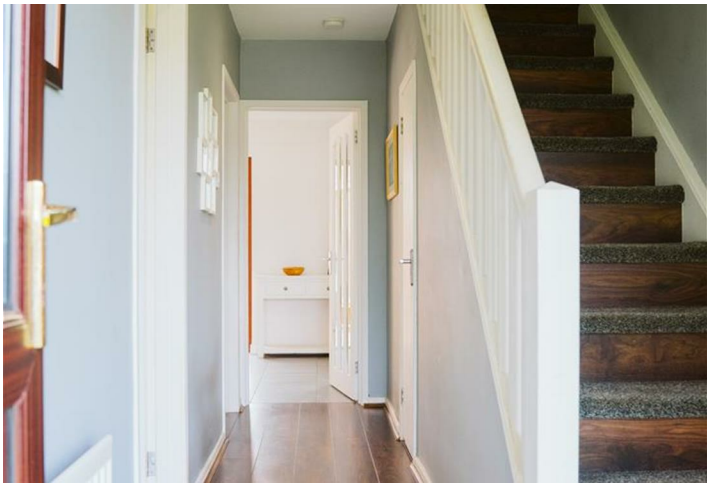
## **Capital Rateable Value**

£105,000. Rates Payable = £955.29 (per annum) approx

## **Tenure**

Leasehold.

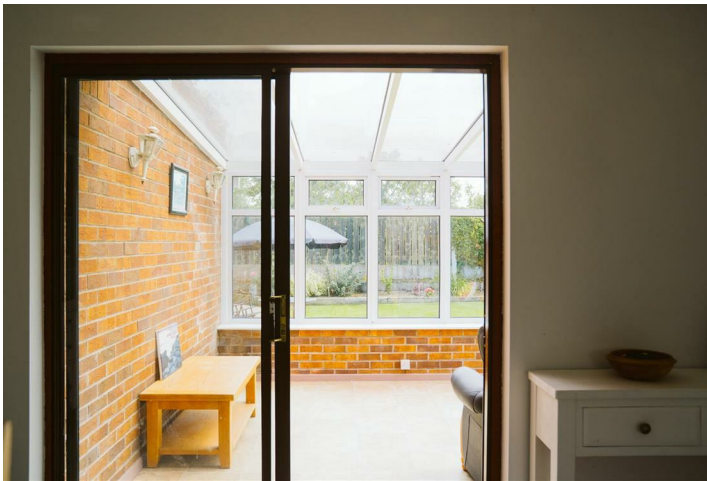








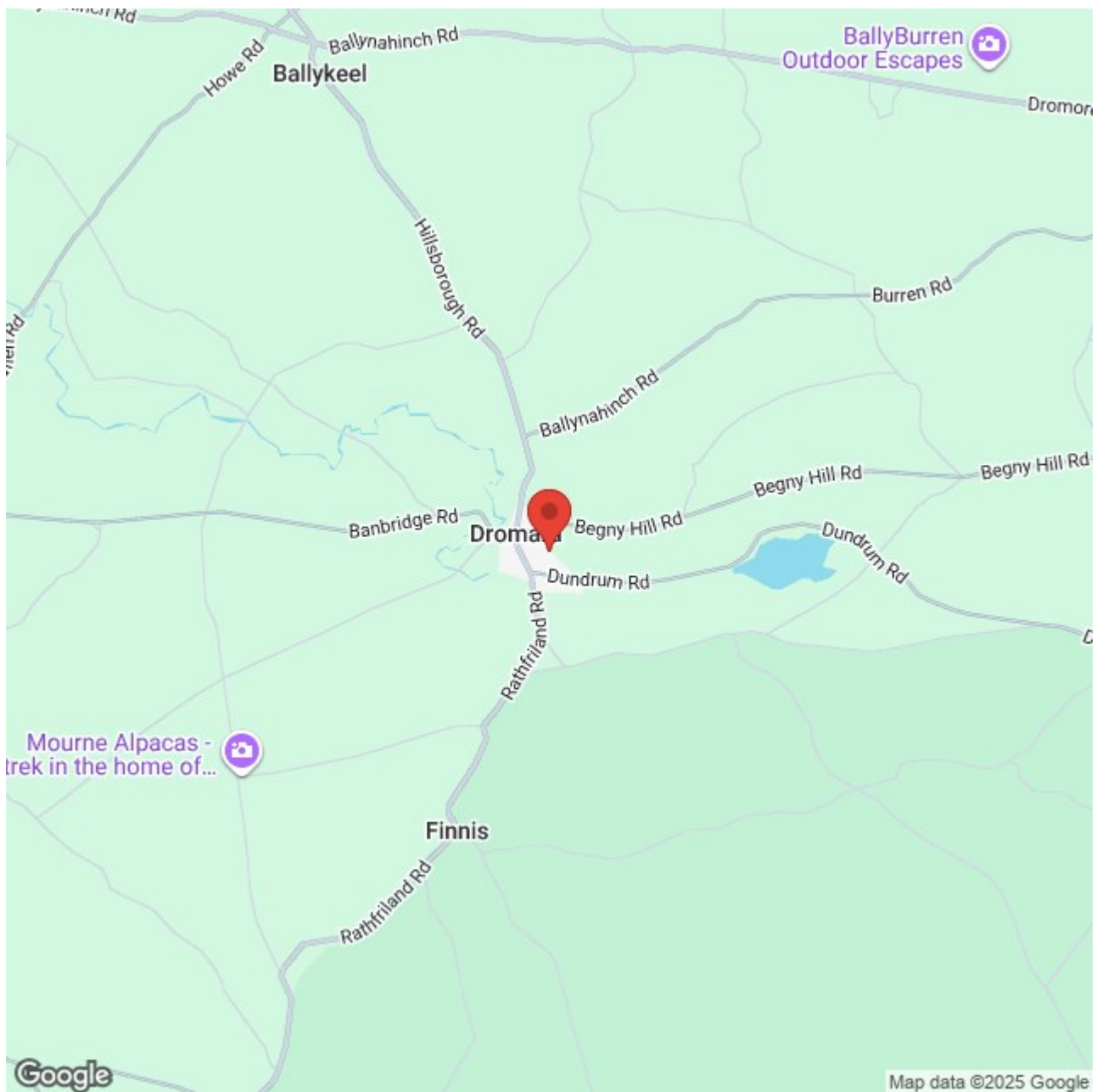












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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