



## 7 Dromore Road, Ballynahinch BT24 8AY

### OIRO £249,500

We are delighted to offer for sale this 3 bedroom detached property on the Dromore Road in Ballynahinch occupying a spacious, mature site and conveniently located within walking distance of the local amenities within the town and offering easy access for commuting to Lisburn, Belfast and beyond.

Detached house | Extensive site | 2 Reception | 3 Bedrooms | Attached garage | Chain free | Oil fired central heating | Mostly PVC double glazed |

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Number 7 sits on a generous site with extensive mature gardens with shrub beds and specimen trees to the rear.

The accommodation briefly comprises lounge, sitting room, kitchen with dining area, three bedrooms and bathroom.

Outside there is on site parking, an attached garage, workshop and store. The property benefits from oil fired central heating.

The extensive site offers great scope to extend and modernise making this an ideal opportunity to update and create a home suiting personal tastes whilst retaining the attractive original features.

With so much to offer in such a good location, early viewing is recommended.

Photographs are outlined for illustrative purposes only.

## GROUND FLOOR :

### Entrance hall

Hardwood door with stained glass panel and side windows. Wall panelling. Cornice. Understairs storage cupboard. Single panelled radiator.

### Lounge

w: 3.6m x l: 4.35m (w: 11' 10" x l: 14' 3")

Period fireplace with hardwood surround, tiled inset and hearth. Cornice. Picture rail. Double panelled radiator. Single panelled radiator.

### Kitchen/dining

w: 2.5m x l: 6.62m (w: 8' 2" x l: 21' 9")

Good range of high and low level units. Stainless steel sink unit, mixer tap. Cooker space. 'Neff' slimline dishwasher. Part tiled walls. Double panelled radiator. Single panelled radiator.

Dining area.

### Sitting room

w: 3.67m x l: 5.71m (w: 12' x l: 18' 9")

Tiled fireplace. Cornice. Picture rail. 2 double panelled radiators.

## FIRST FLOOR:

### Landing

Access to roofspace.

### Bedroom 1

w: 3.6m x l: 4.48m (w: 11' 10" x l: 14' 8")

Bay window. Cornice. Picture rail. Double panelled radiator.

### Bedroom 2

w: 3.32m x l: 3.62m (w: 10' 11" x l: 11' 11")

Built in wardrobe. Cornice. Picture rail. Double panelled radiator.

### Bedroom 3

w: 2.4m x l: 2.57m (w: 7' 10" x l: 8' 5")

Cornice. Picture rail. Single panelled radiator.

### Bathroom

Panelled bath, mixer tap and telephone shower fitting. Pedestal wash hand basin. Low flush WC. Wall tiling. Extractor fan. Double panelled radiator.



Hot press with copper cylinder.

### Outside

#### Garden

Boundary wall to front. Timber gates. Concrete driveway. Paved paths. Mature shrub beds.

Large rear garden laid in lawn with shrub beds and specimen trees. Patio area.

PVC oil storage tank.

#### Attached garage

w: 2.8m x l: 10.87m (w: 9' 2" x l: 35' 8")

Up and over door. Pedestrian door. Light and power. Oil fired central heating boiler.

#### Workshop

w: 3.9m x l: 7.12m (w: 12' 10" x l: 23' 4")

#### Store

w: 1.72m x l: 2.25m (w: 5' 8" x l: 7' 5")

Tool store

### Required info under Trading Standards Guidance

#### TENURE

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

#### RATES PAYABLE

Details from the LPSNI website - estimated rates bill 2025/26 £1371.06





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>37</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.