



This well proportioned detached, family home occupies a super sized site with good sized surrounding gardens. The accommodation is ideal for family requirements, with 4 reception rooms, modern fitted kitchen, utility room and four excellent sized bedrooms, master with ensuite and main bathroom. The property benefits from oil heating and double glazed windows.

Externally there is driveway parking for several cars and integral double garage.

The property is just on the outskirts of Dromore and only a short stroll from cafes, bars and restaurants. It is a short drive from the main A1 dual carriageway whether going North or South and is in easy commuting distance to many local towns.

With all this fine home has to offer, we expect a new family to be interested in adding their own stamp.

Offers Over  
£397,500

53 Hillsborough Road,  
DROMORE,  
BT25 1QN

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Viewing by  
appointment  
through agent  
028 9066 3030



- Detached Family Home on Good Sized Site with Integral Double Garage
- Spacious Entrance Hall with Cloakroom/wc
- Lounge with Attractive Fireplace
- Dining Room/Play Room with doors to Conservatory
- Casual Sitting Room
- Modern Fitted Kitchen Open Plan to Casual Dining Area
- Four Well Proportioned Bedrooms, Ensuite Shower Room
- Family Bathroom
- Good Sized Gardens in Lawns with Large Corner, South Facing Patio Area
- Excellent Tarmac Car Parking for Several Cars to Integral Double Garage
- Setting Offers Convenience with Dromore Minutes Away, With all the Amenities It Has to Offer

The Property Comprises:

## Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE PORCH: Ceramic tiled floor. Door and side panels to . . .

ENTRANCE HALL:

CLOAKROOM/WC: Low flush wc, wooden vanity unit with wash hand basin, ceramic tiled floor.

LOUNGE: 17' 1" x 14' 4" (5.21m x 4.37m) Attractive fireplace with cast iron inset and tiling, grate and hearth, laminate wood effect floor.



Double doors and glazing to . . .

DINING/PLAY ROOM: 13' 7" x 10' 3" (4.14m x 3.12m)

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Door and glazing to . . .

CONSERVATORY: 12' 10" x 11' 3" (3.91m x 3.43m) Ceramic tiled floor, tongue and groove ceiling, uPVC door to rear.



SITTING ROOM/BEDROOM (5): 12' 7" x 8' 10" (3.84m x 2.69m)

MODERN FITTED KITCHEN: 12' 9" x 11' 10" (3.89m x 3.61m) Range of high and low level units, granite work surfaces, 1.5 bowl stainless steel sink unit, integrated fridge freezer, integrated dishwasher, integrated Stanley oven, built-in wine rack, tiled floor, part tiled walls, low voltage spotlights, island unit with units, granite work surfaces, integrated microwave.



Open plan to . . .

DINING AREA: 12' 9" x 11' 10" (3.89m x 3.61m)



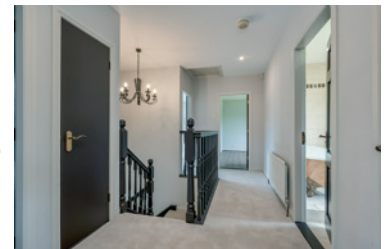
REAR HALL: Tiled floor, door and glazing to rear, door to garage.

UTILITY ROOM: 11' 7" x 6' 5" (3.53m x 1.96m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, tile floor, part tiled walls.

First Floor

LANDING: Shelved airing cupboard and store cupboard.

PRINCIPAL BEDROOM: 14' 3" x 12' 5" (4.34m x 3.78m) Built-in robes.



ENSUITE SHOWER ROOM: 8' 11" x 8' 0" (2.72m x 2.44m) White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, tiled floor, low voltage spotlights, extractor fan, heated towel rail.



BEDROOM (2): 12' 0" x 11' 4" (3.66m x 3.45m) Laminate wood effect floor.

BEDROOM (3): 11' 3" x 11' 2" (3.43m x 3.4m)



BEDROOM (4): 10' 8" x 8' 6" (3.25m x 2.59m) Built-in robes.

FAMILY BATHROOM: 11' 0" x 6' 8" (3.35m x 2.03m) White suite comprising low flush wc, fully tiled shower cubicle, free standing bath on feet with telephone hand shower, vanity unit with wash hand basin, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

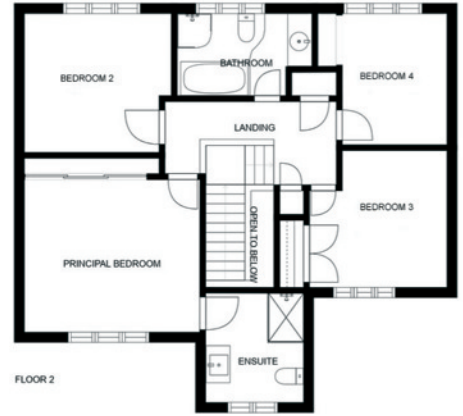
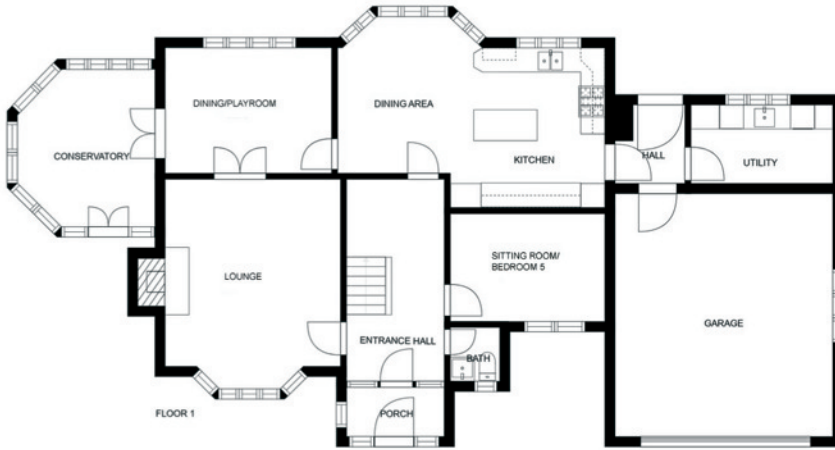


## Outside

Extensive south facing rear garden in lawns with delightful corner patio area. Excellent tarmac driveway parking for several cars.

INTEGRAL DOUBLE GARAGE: 19' 9" x 17' 9" (6.02m x 5.41m) Up and over door, Beam vacuum system.





SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

**Location:**

From A1 Dual Carriageway heading South, take first turn off to Dromore and 53 Hillsborough Road is on the right hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

**Energy Rating**

Epc Type: Domestic  
 Current: E45  
 Potential: D62  
 EPC Landmark Code: 0643-3920-6200-0322-9204  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		62
<b>E</b> 39-54	45	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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