



10 Chancellors Court represents a superb opportunity to acquire a fantastically appointed three bedroom semi-detached in a popular residential development within striking distance of Dromore Town Centre. Providing fixtures and fittings to the highest standard throughout, number 10 provides a superb blank canvas with nothing needing done apart from simply moving in.

This superb address offers ease of access for the city commuter and is ideally positioned between Lisburn, Hillsborough and Banbridge with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

In short, the property comprises of a separate front lounge with wood burner, downstairs WC, utility room, kitchen diner with breakfast island, sun room, three well-appointed bedrooms, main bedroom with en-suite shower room and a separate family bathroom with modern white suite.

The property further benefits from UPVC double glazing throughout, oil fired central heating, tarmac driveway with ample private off-street parking and a landscaped rear garden with excellent privacy.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around
£229,950

10 Chancellors Court,
DROMORE,
BT25 1TU

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Three Bedroom Semi Detached in the Popular Chancellors Court, Dromore
- Ideally Positioned in a Quiet Cul-De-Sac Location
- Close to Local Leading Schools and Easy Access to Both Belfast Airports
- Excellent Transport Links to Belfast, Lisburn, Hillsborough and Banbridge
- Close Proximity to Dromore Town Centre, Banbridge Outlet, Sprucefield Shopping Centre and Hillsborough Village
- Front Reception Room with Wood Burning Stove
- Open Plan Kitchen Diner with Breakfast Island
- Utility Room, Downstairs WC and Spacious Sun Room
- Three Well Proportioned Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Family Bathroom with Modern White Suite
- Tarmac Driveway with Ample Private Off Street Parking
- Enclosed Landscaped Rear Garden with Excellent Privacy
- Oil Fired Central Heating and UPVC Double Glazing Throughout
- Superb Energy Rating with Low Running Costs
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Composite front door with fan glass top light to:

RECEPTION HALL: Tiled floor, picture window with outlook to side. Cloaks area.

LIVING ROOM: 17' 2" x 14' 0" (5.23m x 4.27m) (at widest points). Outlook to front. Laminate wood effect flooring. Feature cast iron wood burning stove with slate hearth, wood sleeper mantelpiece. Generous under stairs storage with built-in shelving.



KITCHEN/DINER: 14' 5" x 11' 6" (4.39m x 3.51m) (at widest points). Outlook to side. Fitted kitchen with range of high and low level units, laminate work tops, stainless steel sink unit with chrome mixer tap and side drainer, integrated dishwasher and Belling four ring ceramic hob, stainless steel extractor fan above. Integrated double oven with grill below, integrated full length fridge. Breakfast island with seating area and additional built-in storage, tiled floor, low voltage spotlighting. Square archway to:



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SUN ROOM: 10' 3" x 9' 0" (3.12m x 2.74m) (at widest points). Outlook to rear garden. Tiled floor, uPVC double glazed French doors leading to rear patio garden.



UTILITY ROOM: Range of high and low level units, laminate worktops, stainless steel sink unit with side drainer, chrome mixer tap, plumbed for washing machine, space for tumble dryer. Full length freezer, tiled floor, extractor fan. uPVC double glazed access door to rear garden with side light and access to electric meter.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, wash hand basin with chrome mixer tap and built-in cabinet below, tiled floor, extractor fan.



First Floor

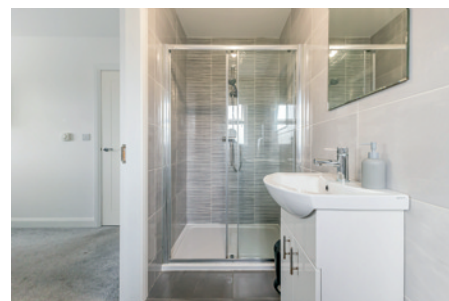
LANDING: Hotpress with access to water cylinder. Access to partly floored roofspace via Slingsby ladder, light.

FAMILY BATHROOM: White suite comprising low flush wc with push button wash hand basin with chrome mixer tap and vanity unit below. Panelled bath with chrome mixer tap and telephone attachment, fully tiled walls, tiled floor. Corner shower unit with glass sliding door, shower with chrome thermostatic control valve and telephone attachment. Chrome heated towel rail.



BEDROOM (1): 13' 5" x 10' 2" (4.09m x 3.1m) (at widest points). Outlook to rear.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, wash hand basin with vanity unit below, corner shower unit with glass sliding door, chrome thermostatic control valve and telephone attachment, fully tiled walls, tiled floor. Frosted glass window, chrome heated towel rail, extractor fan.



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BEDROOM (2): 13' 9" x 9' 3" (4.19m x 2.82m) (at widest points). Outlook to front.



BEDROOM (3): 9' 8" x 7' 9" (2.95m x 2.36m) (at widest points). Outlook to front. Built-in storage.



Outside

Tarmac driveway with off-street parking for 2-3 cars.

Rear garden with easterly aspect. Part patio, part laid in lawns. Bin storage. Access to oil tank and oil boiler. Outside light and tap, side gate leading to front.

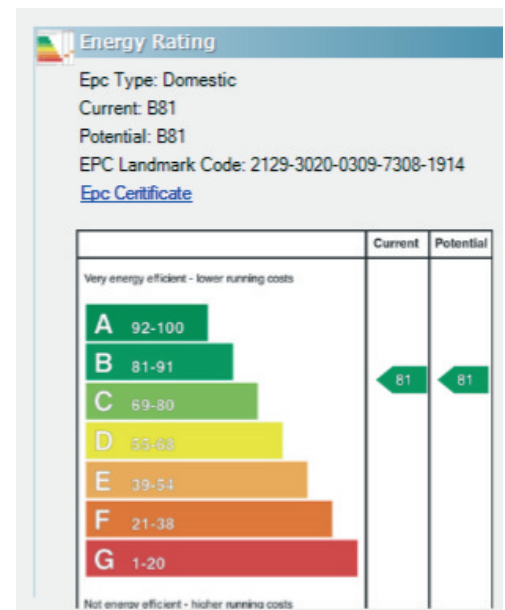


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Location:

Chancellors Court is located just off the Diamond Road, Dromore.



Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
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