



## **27 HILLSBOROUGH ROAD, DROMORE, BT25 IDE**

- A Well Presented Detached Property Occupying A Spacious Setting Within This Popular Residential Location Convenient To The A1 For Easy Commuting To Lisburn/Belfast Or South Of Ireland
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Bay Window Plus Brick Built And Tiled Fireplace With Open Fire
- Living Area With Decorative Wooden And Tiled Fireplace With Open Fire
- Dining Area With Wood Burning Stove On Raised Slate Hearth Plus Wood Effect Tiled Floor
- Kitchen With Integrated Double Oven And Gas Hob
- Rear Hall With PVC Composite Double Glazed Door And Wood Effect Tiled Floor

**PRICE: OFFERS IN THE REGION OF £249,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D60**

**REF: DL020725SR**

- Three Bedrooms With Built In Robes
  - Bathroom With White Suite Including Large Shower Cubicle
  - Tarmac Driveway And Parking Area To Front / Enclosed Rear Patio Garden Plus Raised Garden Area With Dog Pens/Pigeon Sheds
  - Garage With Roller Shutter Door
  - Gas Fired Central Heating System
  - Mahogany Effect PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate.



### **ENTRANCE HALL:**

Mahogany effect PVC double glazed entrance door with double glazed side panels and double glazed window above. Laminated timber floor.

### **LOUNGE:**

**17' 9" x 12' 6" (5.40m x 3.81m)**

Measurements taken into bay window and to widest points. Brick built and tiled fireplace with open fire. Laminated timber floor.



### **LIVING AREA:**

**15' 3" x 12' 8" (4.64m x 3.86m)**

Measurements taken into bay window. Decorative wooden and tiled fireplace with open fire. Laminated timber floor. Open plan to dining area.

### **DINING AREA:**

**12' 8" x 10' 4" (3.86m x 3.15m)**

Measurements taken into bay window and to widest points. Wood burning stove on raised slate hearth. Wood effect tiled floor. Open plan to living area. Open plan to rear hall.



### **KITCHEN WITH INTEGRATED OVEN AND HOB:**

**12' 6" x 12' 3" (3.80m x 3.74m)**

Measurements taken to widest points. Range of high and low level units. Quartz work tops. Integrated double oven. Integrated gas hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel Franke sink unit with swan neck mixer tap. Plumbed for washing machine. Space for fridge freezer. Part tiled walls. Wood effect tiled floor. Open plan to rear hall.



**REAR HALL:** PVC composite double glazed door to rear patio garden. Storage under stairs. Wood effect tiled floor.

## FIRST FLOOR GALLERY LANDING

### BEDROOM (1):

13' 10" x 12' 6" (4.21m x 3.81m)

Measurements to include range of built in robes.



### BEDROOM (2):

12' 4" x 11' 9" (3.76m x 3.58m)

Measurements to include range of built in robes.



### BEDROOM (3):

12' 4" x 9' 3" (3.76m x 2.81m)

Measurements to include built in robes.



### BATHROOM:

White suite. Large shower cubicle with Mira Jump electric shower. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. High flush wc. Storage cupboard with Worcester gas fired boiler. Tiled walls. Laminated tiled floor. Heated towel rail.



### OUTSIDE

Tarmac driveway and parking area to front. Raised flowerbeds. Double gates to rear patio garden. Paved patio area to front. Enclosed rear patio garden. Outside tap and light. Steps to raised rear garden area with dog pens/pigeon sheds. External store.



### GARAGE:

17' 10" x 11' 8" (5.44m x 3.55m)

Roller shutter door. Light and power.



### DIRECTIONS

From Market Square continue onto Hillsborough Road. Number 27 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

## TENURE:

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

## RATES PAYABLE:

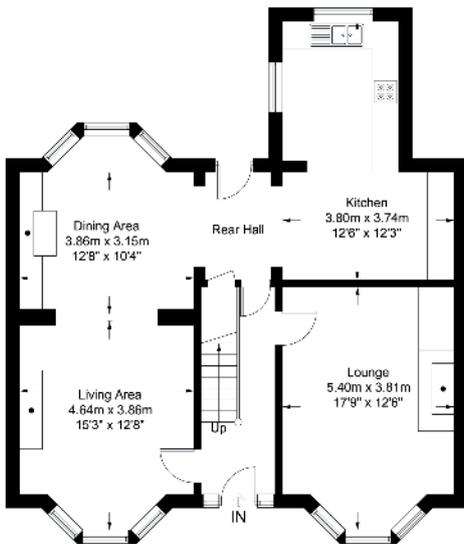
For period April 2025 to March 2026 £1,267.08



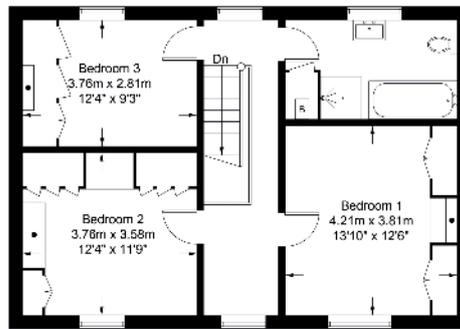
### 27 Hillsborough Road, Dromore

Approximate Gross Internal Area  
 Ground Floor = 81.9 sq m / 881 sq ft  
 First Floor = 62.9 sq m / 677 sq ft  
 Garage = 19.3 sq m / 208 sq ft  
 Total = 164.1 sq m / 1766 sq ft

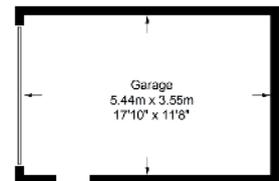
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	62 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218763)

## VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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