



9 HEATHERBANK, KINALLEN, DROMORE, BT25 2BA



- A Most Outstanding And Exceptionally Well Presented Split Level Detached Property Occupying A Spacious Setting Within This Highly Desirable Residential Location
- Entrance Hall With Double Glazed Composite Entrance Door
- Lounge With Attractive Fireplace And Pleasant Outlook Over Front Garden
- Separate Family Room
- Spacious Kitchen And Dining Area With Integrated Appliances And Patio Doors
- Four Good Sized Bedrooms (One With Built In Robes With Sliding Mirror Doors)
- Recently Fitted Luxury Bathroom With Shower Bath And Mira Electric Shower

PRICE: OFFERS IN THE REGION OF £275,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E54

REF:DL02042698HG

- Front Garden Laid In Lawn With Spacious Tarmac Driveway
- Spacious And South Facing Rear Garden Laid In Lawn With Paved Patio Area And Private Aspects
- Integral Double Garage With Two Up And Over Doors
- Oil Fired Central Heating System With New Condensing Boiler Fitted 2023 (Energy Rating Carried Out Prior To New Boiler)
- PVC Double Glazed Windows And Patio Doors / Oak Internal Doors
- Early Viewing Is Highly Recommended



ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL:

PVC composite double glazed entrance door with side panels. Part tiled floor. Double doors to lounge. Double doors to family room. Oak balustrade with glass panels. Recessed spotlights. Cloakroom. Hotpress.



LOUNGE:

14' 8" x 12' 8" (4.47m x 3.85m)

Painted fire surround with slate hearth and inset. Open fire.



FAMILY ROOM:

12' 7" x 9' 3" (3.84m x 2.81m)

SPACIOUS KITCHEN AND DINING AREA WITH INTEGRATED OVEN AND HOB:

20' 6" x 11' 8" (6.26m x 3.56m)

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated Belling oven. Integrated Belling gas hob. Extractor hood in stainless steel canopy. Double drainer bowl and a half stainless steel sink unit with mixer tap. Plumbed for dishwasher. Part tiled walls. Tiled floor. Recessed spotlights. PVC double glazed double doors to rear patio area and garden.



BEDROOM (1): 11' 9" x 9' 9" (3.57m x 2.97m)

BEDROOM (2): 11' 8" x 9' 11" (3.56m x 3.02m)

BEDROOM (3): 11' 3" x 11' 0" (3.43m x 3.36m)

Measurements to include built in robes with sliding mirror doors.

BEDROOM (4): 11' 0" x 9' 9" (3.36m x 2.97m)

RECENTLY FITTED LUXURY BATHROOM: Panelled shower bath and shower screen. Mixer tap. Mira Electric shower. Tiled surround. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush wc. Part tiled walls and tiled floor. Charcoal finish heated towel rail. Recessed spotlights.

OUTSIDE: Front garden laid in lawn with spacious tarmac driveway. Paved steps to entrance door. Spacious and south facing rear garden laid in lawn with paved patio area. Private aspects. Outside tap and light. PVC oil storage tank.

INTEGRAL DOUBLE GARAGE:
17' 11" x 17' 10" (5.46m x 5.44m)

Measurements taken to widest points. Two up and over doors. Light and power. Recently fitted condensing type oil fired boiler. Plumbed for washing machine.

DIRECTIONS: From Kinallen Road turn into Heatherbank. Number 9 is on the left.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £50, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £1,373

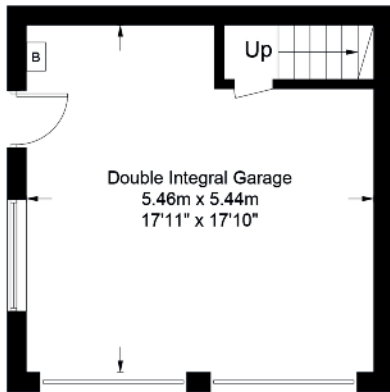
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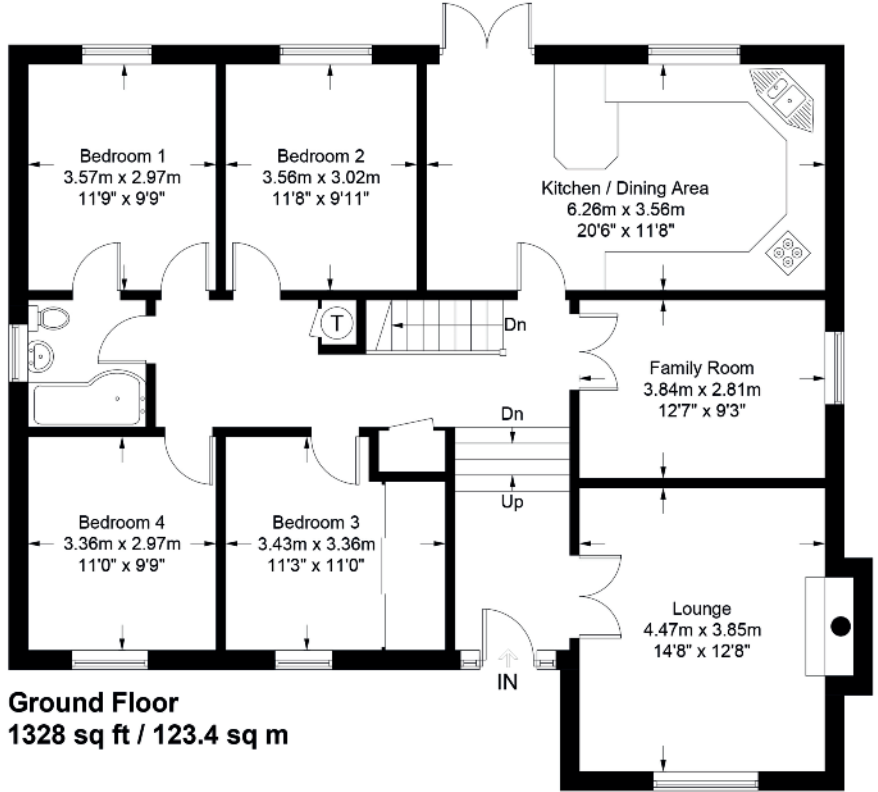
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		

9 Heatherbank, Kinallen

Approximate Gross Internal Area = 1655 sq ft / 153.8 sq m
(Including Double Integral Garage)



Lower Ground Floor
327 sq ft / 30.4 sq m



Ground Floor
1328 sq ft / 123.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288545)



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