



2 CHURCHVIEW MEADOWS, DRUMLOUGH, ROYAL HILLSBOROUGH, BT26 6TS



- An Exceptionally Well Presented Detached Property Situated Within This Highly Desirable Development Convenient To Royal Hillsborough And Recently Built In 2022
- Entrance Hall With PVC Composite Triple Glazed Entrance Door And Tiled Floor
- Lounge With Electric Stove And Bay Window
- Living Area With Wood Burning Stove And Wood Effect Tiled Floor
- Kitchen/Dining Area With Integrated Appliances Plus PVC Double Glazed Double Doors To Rear Patio Area
- Utility Room And Adjoining Cloakroom With Low Flush Suite
- Four Bedrooms (One With Shower Room En Suite / Two With Built In Robes)

PRICE: OFFERS IN THE REGION OF £360,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B83

REF: DL08052622SR

- Bathroom With White Suite Including Freestanding Bath Tub
 - Part Floored Roofspace With Slingsby Style Ladder
 - Lawn Area To Front With Paved Path To Entrance Door And Tarmac Driveway
 - Enclosed Rear Garden Laid In Lawn With Paved Patio Area And Area To Side
 - Garage With Roller Shutter Door
 - Oil Fired Central Heating System / Alarm System
 - PVC Double Glazed Windows
 - Excellent B83 Energy Rating For Lower Running Costs
- ACCOMMODATION** Measurements are approximate



ENTRANCE HALL:

PVC composite triple glazed entrance door. Tiled floor.



LOUNGE:

15' 9" x 10' 0" (4.79m x 3.06m)

Measurements taken to widest points and into bay window. Electric stove on hearth. Laminated timber floor.



LIVING AREA:

15' 9" x 9' 5" (4.79m x 2.88m)

Measurements taken to widest points and into bay window. Wood burning stove on hearth. Wood effect tiled floor. Storage under stairs. Open plan to kitchen/dining area.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

17' 2" x 11' 7" (5.23m x 3.54m)

Range of high and low level units. Wood grain effect round edge work surfaces. Integrated double Zanussi oven. Integrated Zanussi hob. Extractor unit in stainless steel canopy. Integrated fridge freezer. Integrated dishwasher. Bowl and a half single drainer stainless steel Franke sink unit with swan neck mixer tap. Dining bar. Part tiled walls. Wood effect tiled floor. Recessed spotlights. PVC double glazed double doors to rear patio area and garden. Open plan to living area.



UTILITY ROOM:

8' 0" x 6' 6" (2.45m x 1.98m)

Built in units. Wood grain effect round edge work surface. Single drainer stainless steel Blanco sink unit with mono style mixer tap. Plumbed for washing machine. Part tiled walls. Wood effect tiled floor. Recessed spotlights. PVC double glazed door to rear patio area and garden.

CLOAKROOM:

Low flush suite. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor. Recessed spotlights.

FIRST FLOOR

BEDROOM (1):

11' 5" x 10' 5" (3.48m x 3.17m)

Measurements taken to widest points.



SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights.

BEDROOM (2):

12' 3" x 8' 3" (3.74m x 2.51m)

Measurements to include built in robes.



BEDROOM (3):

11' 11" x 9' 4" (3.62m x 2.85m)

Measurements taken to widest points.

BEDROOM (4):

11' 10" x 8' 11" (3.61m x 2.71m)

Measurements taken to widest points and to include built in robes.



BATHROOM:

White suite. Freestanding bath tub with centre mount mixer tap and shower attachment. Wall mounted vanity unit with wash hand basin with mono style mixer tap. Tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor. Recessed spotlights. Separate hotpress on landing.

ROOFSPACE:

Slingsby style ladder. Part floored.



OUTSIDE

Lawn area to front with paved path to entrance door. Tarmac driveway. Enclosed rear garden laid in lawn with paved patio area and area to side. PVC oil storage tank. Outside tap and light.

GARAGE:

17' 7" x 11' 4" (5.35m x 3.45m)

Roller shutter door. Light and power. Firebird oil fired boiler. PVC double glazed entrance door.



DIRECTIONS

From Dromara Road turn into Churchview Meadows. Number 2 is on the right.

TENURE:

We have been advised the tenure for this property is freehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2026 to March 2027 £1,857.00

SERVICE CHARGE:

A service charge of £160.00 per annum (01/04/25-31/03/26) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

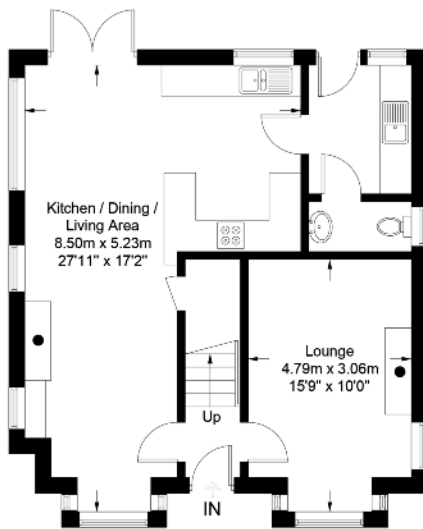
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



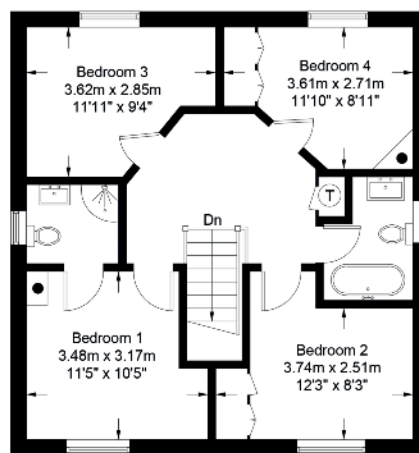
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

2 Churchview Meadows

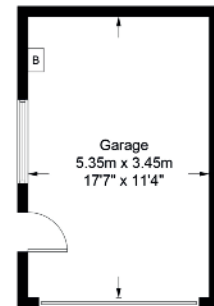
Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 135.9 sq m / 1463 sq ft



Ground Floor
644 sq ft / 59.8 sq m



First Floor
621 sq ft / 57.7 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID129228)

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