



# 10 HEATHERBANK, KINALLEN, DROMORE, BT25 2BA



- An Exceptionally Well Presented Detached Property Occupying A Spacious Setting Within This Highly Desirable Residential Location
- Entrance Hall With Double Glazed And Panelled Entrance Door Plus Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Lounge With Granite And Tiled Fireplace Plus Laminated Timber Floor
- Separate Family Room With Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms (One With Shower Room En Suite / Two With Built In Robes)

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

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D56**

**REF: DLI1052698SR**

- Bathroom With White Suite Including Mira Sport Electric Shower
- Part Floored Roofspace With Aluminium Sliding Ladder
- Front Garden Laid In Lawn With Brick Set Driveway
- Enclosed and Private Spacious Rear Garden With Paved Patio Area And Decking Area
- Integral Garage With Up And Over Door
- Oil Fired Central Heating System
- Double Glazed Windows In Wooden Frames

**ACCOMMODATION** Measurements are approximate

## ENTRANCE HALL:

Double glazed and panelled entrance door with double glazed side panels. Laminated timber floor. Glazed double doors through to lounge.

## CLOAKROOM:

Low flush suite. Pedestal wash hand basin with tiled splashback. Close couple low flush wc. Tiled floor.

## LOUNGE:

**21' 11" x 11' 9" (6.67m x 3.57m)**

Measurements taken to widest points. Granite and tiled fireplace with open fire. Laminated timber floor. Double glazed sliding patio door to rear patio area and garden.

## FAMILY ROOM:

**10' 9" x 10' 7" (3.28m x 3.23m)**

Laminated timber floor.

## KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

**17' 1" x 10' 10" (5.20m x 3.29m)**

Range of high and low level units. Wood grain effect round edge work surfaces. Integrated Kenwood oven. Integrated induction hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Space for fridge freezer. Plumbed for dishwasher. Part tiled walls. Tiled floor. Access to integral garage. Double glazed and panelled door to side covered storage area.



## FIRST FLOOR

### LANDING:

Laminated timber floor. Access to roofspace. Hotpress.

### BEDROOM (1):

14' 5" x 10' 10" (4.39m x 3.29m)

Measurements to include built in robes with sliding mirror doors and fitted interior. Laminated timber floor.



### SHOWER ROOM EN SUITE:

Shower cubicle with Mira Sport electric shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Velux roof window.



### BEDROOM (2):

16' 10" x 11' 9" (5.13m x 3.57m)

Measurements taken to widest points and to include built in robes with sliding mirror doors and fitted interior. Laminated timber floor. Velux roof window.



### BEDROOM (3):

14' 5" x 9' 5" (4.39m x 2.88m)

Laminated timber floor. Under eave storage.

### BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Mira Sport electric shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Velux roof window.



### ROOFSPACE:

Aluminium sliding ladder. Part floored.

### OUTSIDE

Front garden laid in lawn with brick set driveway. Paved path. Enclosed and private spacious rear garden laid in lawn with paved patio area. Decking area. Outside tap and light. PVC oil storage tank. Covered storage area to side.



### INTEGRAL GARAGE:

16' 9" x 10' 10" (5.10m x 3.30m)

Up and over door. Light and power. Work bench. Single drainer stainless steel sink unit with taps. Plumbed for washing machine. Oil fired boiler.

## TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £50. 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 £1,426.00

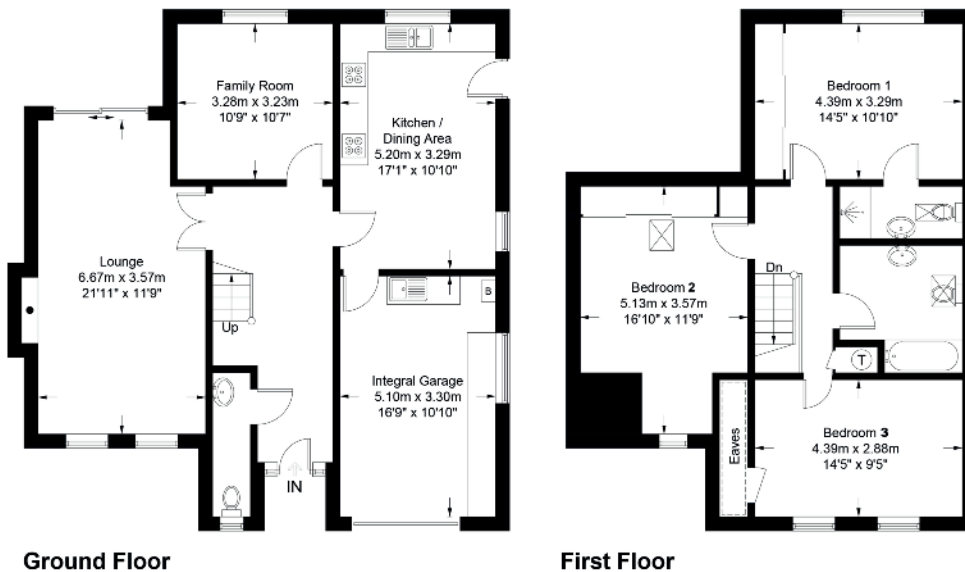
## DIRECTIONS

From Kinallen Road turn into Heatherbank. Number 10 is on the right.

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### 10 Heatherbank

 = Reduced headroom below 1.5m / 5'0"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1300928)

## 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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