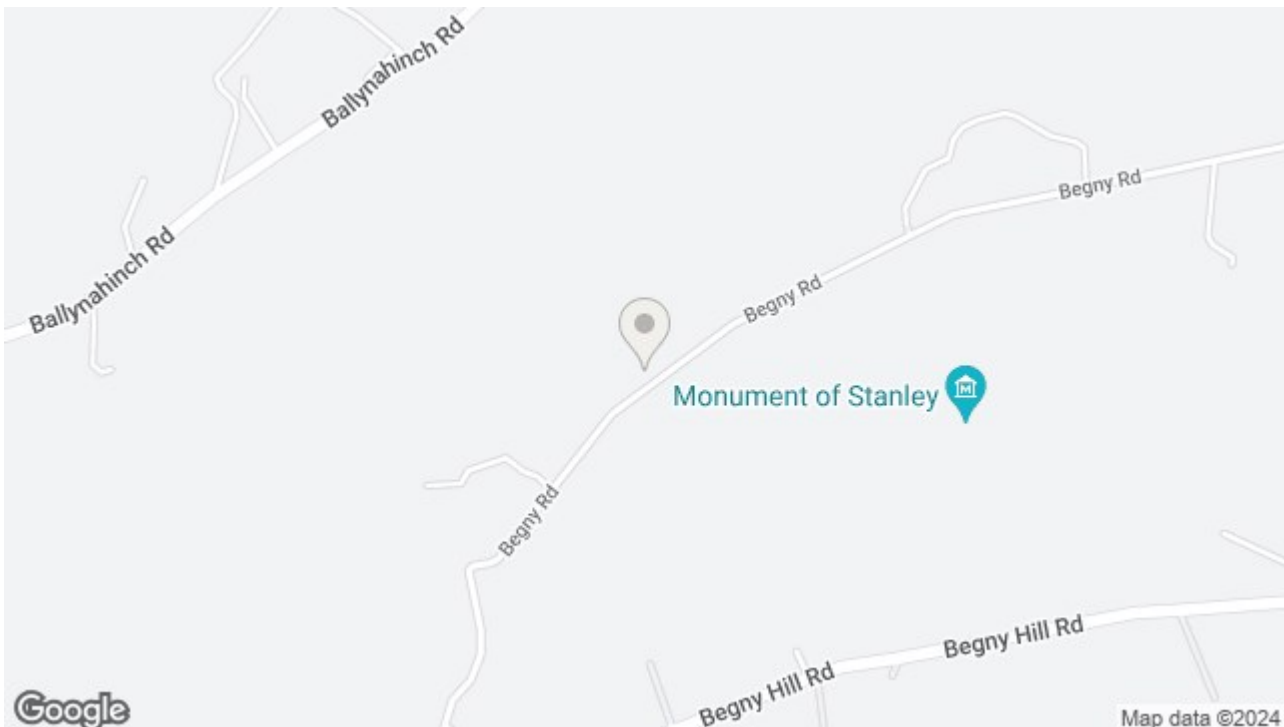




21 BEGNY ROAD, DROMARA, DROMORE, BT25 2AW



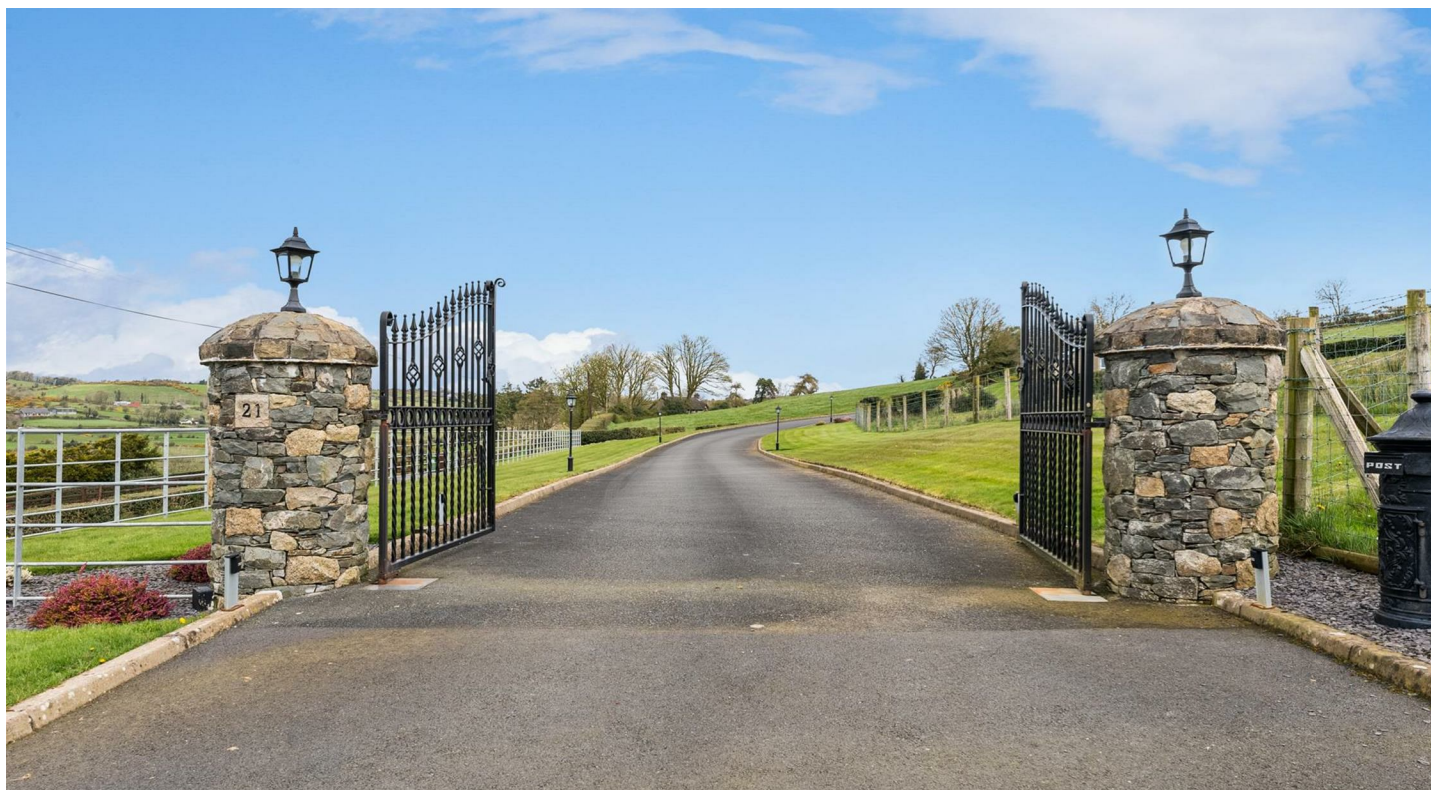
£425,000

We are pleased to offer for sale this modern detached bungalow situated on the popular Begney Road situated just outside Dromara. The bright spacious accommodation is beautifully presented throughout leaving little for the prospective purchaser to do but move in their furniture.

The property comprises a spacious entrance hall with solid wood flooring, living room, sunroom, large kitchen with living and dining area, with a luxury kitchen and multi fuel stove, utility room with w.c, four bedrooms, master bedroom with ensuite and a family bathroom.

Outside the property is situated on an elevated site approached by electric gates with fantastic views and large gardens surrounding the property further complemented by a large detached double garage.

With so much to offer in this fantastic family home it is sure to appeal to many, so early viewing is advised.



## At a glance:

- Detached bungalow
- Master bedroom ensuite
- Living room
- Family bathroom
- Large gardens
- Four bedrooms
- Kitchen/ Living/ dining area
- Separate w.c
- Double Garage
- Fantastic views

### Entrance Hall

24'1" x 32'4"

Glazed front door leading to spacious entrance hall.

### Living Room

15'10" x 22'6"

Bright living room with solid wood flooring a feature fireplace. Stunning countryside views.

### Sun Room

13'9" x 14'2"

Currently used as a dining area. Tiled floor and door to side.

### Kitchen/ Living/ Dining Area

30'3" x 22'7"

Large kitchen/ living/ dining area with feature brick fireplace with multi fuel stove and tiled flooring.

Luxury kitchen with a range of high and low level unit including granite worktops, island unit, recess for range style cooker and American fridge freezer. Stainless steel sink unit and integrated dishwasher and microwave. Tiled floor.

### Utility Room

12'1" x 8'1"

A range of high and low level units with recess for washing machine and tumble dryer. Door to rear. Tiled floor.

### WC

3'11" x 8'1"

White suite comprising low flush w.c and wash hand basin. Tiled floor and splash area.

### Master Bedroom

13'5" x 17'10"

Front facing bedroom with built in sliding robes and ensuite.

### En-suite

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and walls.

### Bedroom 2

13'4" x 13'8"

Rear facing bedrooms.

### Bedroom 3

13'4" x 12'8"

Rear facing bedroom..

### Bedroom 4

13'5" x 16'2"

Front facing bedroom.



## Bathroom

13'4" x 10'2"

White suite comprising low flush w.c, wash hand basin, shower cubicle and bath. Tiled floor and walls.

## Double Garage

Two electric roller doors. Power and light.

## Outside

The property is approached by a sweeping tarmac driveway with electric gates and gardens to the front laid out in lawns. To the rear is a large parking area, a raised decked area and gardens laid out in lawns. Fantastic countryside views.



















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
028 7772 5192

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

RENTAL DIVISION  
028 9070 1000

**PRS** Property Redress Scheme

**OFT** Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas  
©Ulster Property Sales is a Registered Trademark