



12 DRUM MANOR

Dromara BT25 2JF

- Three Bedrooms
- Family Bathroom
- Living Room
- Kitchen and Dining
- Downstairs W/C
- Enclosed rear garden
- Popular Location
- End Town House

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

Offers Around £149,950

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, Dromara, BT25 2JF



Entrance Hall

18'6" x 4'9" (5.64 x 1.45)

Solid wooden glazed front door leading to bright spacious entrance hall with tiled floor.

Living Room

13'8" x 13'3" (4.17 x 4.04)

Fireplace with tiled hearth and wooden surround. Wooden laminate flooring. Built in cupboard.

Kitchen

15'4" x 7'11" (4.67 x 2.41)

Range of high or low rise units with stainless steel sink and drainer and tile splash back. Integrated oven and hob and

stainless extractor fan. Integrated dishwasher and fridge/freezer.

Wooden laminate flooring.

Dining Room

14'8" x 9'5" (4.47 x 2.87)

Wooden laminate flooring. With glazed sunroom area and patio doors leading to rear.

W/C

6'0" x 3'3" (1.83 x 0.99)

White suite encompassing low flush W/C and wash hand basin with tiled splash back. Tiled floor.

FIRST FLOOR

Bedroom One

15'6" x 10'0" (4.72 x 3.05)

Front facing.

Bedroom Two

13'2" x 9'9" (4.01 x 2.97)

Rear facing.

Bedroom Three

9'2" x 8'5" (2.79 x 2.57)

Rear facing.

Bathroom

White suite encompassing low flush W/C, wash hand basin and bath with overhead shower. Tiled walls and floor.

OUTSIDE

To the front door - gravel driveway with space for off road parking.

Feature flowerbeds with shrubbery. To the rear - enclosed rear garden laid in lawn.

Directions



Floor Plan

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