

FOR SALE



T. PATTERSON STEWART

AUCTIONEER AND ESTATE AGENT

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**31 DROMORE ROAD, FINTONA,
CO TYRONE**

**SUPERIOR MODERN
DETACHED RESIDENCE**

With spacious mature Grounds



LOCATION **Within the Town Boundary, in a popular residential area, beside the Health Centre**

This 2600 sq ft Property is approached by an asphalt Driveway with Lawns either side, incorporating a variety of flowering Shrubs and Trees, and bounded by a mature hedge, which affords maximum privacy. The Property has been very well maintained and is in superb condition throughout

ACCOMMODATION

ENTRANCE PORCH/HALLWAY 25' 0" x 3' 11" with Oak Flooring and

CLOAKSPACE

LOUNGE 22' 0" x 9' 5" with marble Fire Surround & Gas Stove, corniced Ceiling

LIVING ROOM 18' 6" x 9' 11" with Cast Iron Fireplace with Solid-fuel Stove and Oak Flooring

DINING KITCHEN 26' 3" x 14' 0" with Maple Flooring, generously fitted with Medium Oak Units and Centre Island, fitted Electrics including Oven, Fridge, Dishwasher, Microwave Oven

UTILITY ROOM 11' 9" x 5' 2" with tiled Floor and Fitted Units, with

TOILET & WHB off, with white Suite, half-tiled Walls

STUDY 9' 6" x 5' 2"

FIRST FLOOR

MASTER BEDROOM

16' 5" x 11' 0" with fitted Medium Oak Wardrobe Units and

EN SUITE SHOWER ROOM

with White Suite, half-tiled Walls, tiled Floor

BEDROOM 2

14' 9" x 13' 1" with

EN SUITE SHOWER ROOM

with White Suite, half-tiled Walls, tiled Floor

BEDROOM 3

13' 9" x 11' 6" with off-white fitted Wardrobe Units and laminated Floor

BEDROOM 4

13' 0" x 9' 11" with off-white fitted Wardrobe Units and laminated Floor

BATHROOM & TOILET

9' 10" x 7' 11" with White Suite, Jacuzzi Bath, Quadrant 900 Shower, half-tiled Walls, tiled Floor

HOTPRESS

with Immersion Heater

FLOORED ROOFSpace

with Slingsby Ladder access

The House has u PVC Georgian-style double-glazed Windows, Pine Internal Doors, Architrives and Skirting, and Oil-fired Central Heating.

OUTSIDE OFFICE

11' 6" x 6' 6"

DETACHED DOUBLE GARAGE/WORKSHOP

39' 6" x 23' 0"

With TOILET & WHB, INSULATED ROOFSpace, CAVITY WALLS, ROLLER SHUTTER DOORS, AND OIL-FIRED CENTRAL HEATING

EPC Ref No 9964-0129-6940-7934-0992

Energy efficiency band E

Viewing invited, strictly by Appointment with the Agent





