



## 6 Tirruadh Drive, Draperstown, BT45 7HD

Offers Around £289,950



### Features

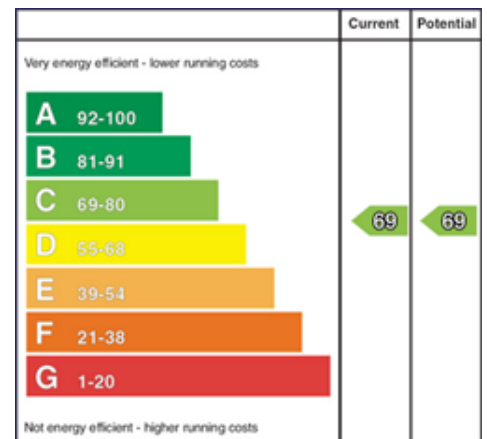
- Stunning five bedroom/three reception room detached dwelling extending to c.2,800 sq.ft. located at the front of the popular Tirruadh development in the heart of Draperstown.
- Detached garage with fabulous upstairs games room/office with built-in bar (insulated and with central heating/K-Glass windows).
- Packed with high spec finishings throughout including: oak joinery to staircase/doors/flooring; black granite worktops; sound proof K-Glass windows, underfloor heating (to ground floor), etc.
- Superb internal accommodation including: spacious open plan kitchen/dining/living area, 5 No. well-proportioned double bedrooms (master with en suite/walk-in dresser), multiple reception rooms, etc.
- Fully enclosed and private rear with garden, featured paving area with BBQ and outdoor seating.
- Attractive outbuilding - ideal for storage or those requiring a small workshop.
- End plot offering ample asphalt car parking facilities for multiple vehicles.
- External and internal security cameras and alarm system.
- Walking distance to all local schools, shops and amenities.
- Early viewing highly recommended to avoid disappointment.
- Included in the sale (internally): all floor coverings, light fittings, window blinds and curtain poles; American-style fridge/freezer; Heritage range cooker (oil fired); integrated dishwasher.

### Contact Us

Viewing By Appointment Only

028 796 42271

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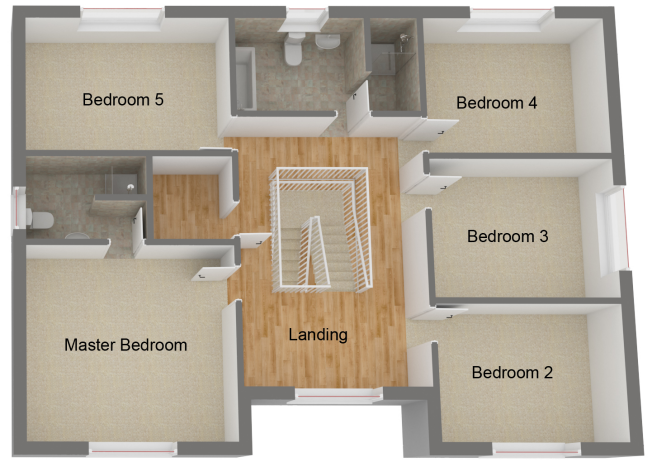
Please Scan QR Code or visit [burnshomes.co.uk](http://burnshomes.co.uk) for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

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Approximate Gross Internal Area = 262 sq m / 2818 sq ft



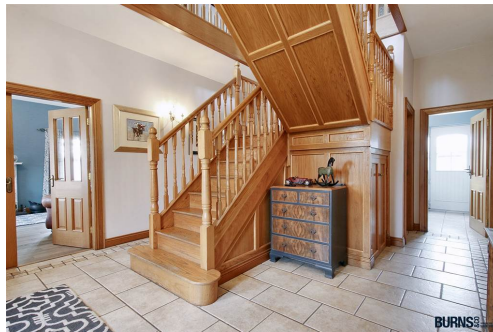
Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1190819)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.