



1 Tirruadh Road Draperstown BT45 7HB

Guide Price £169,950



Features

- Exceptionally well maintained four bedroom/three reception detached dwelling extending to c.1,835 sq.ft. located towards the front of the popular Tirruadh development on the edge of Draperstown.
- Dwelling is in a prime location towards the front of the development, just off the Tobermore Road.
- Detached garage.
- Master bedroom with en suite.
- Ample car parking for multiple vehicles via tarmac driveway to front and side.
- Spacious plot including attractive side and rear gardens.
- Rear garden is fully enclosed and with flagged BBQ area, ideal for those with kids or pets.
- Recently repainted internally / new carpets fitted to master bedroom and lounge.
- Walking distance to all village shops, schools and amenities.
- Service charge: c. £50 per annum.
- Wired for burgular alarm.
- Included in the sale: carpets, floor coverings; light fittings; window blinds; oven & hob; extractor hood; integrated dishwasher; TV aerial; brown wheelie bin; plants & shrubs.

Contact Us

Viewing By Appointment Only
028 796 42271
enquiries@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		
D (55 to 68)		
E (39 to 54)	46	58
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		

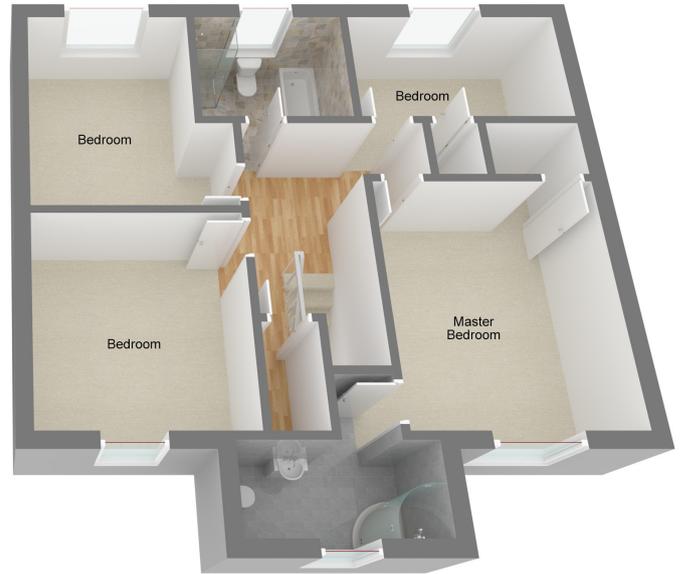
Please visit
<http://www.burnshomes.co.uk/buy/1-tirruadh-road>
for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

1 Tirruadh Road, Draperstown

Approximate Gross Internal Area
170.5 sq m / 1835 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. (ID573312)



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.