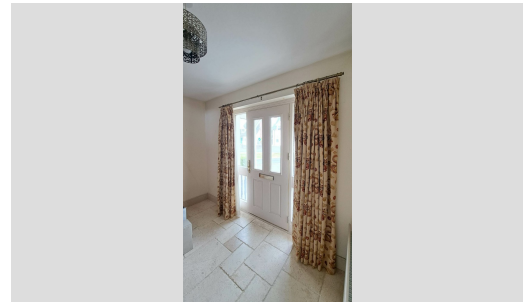
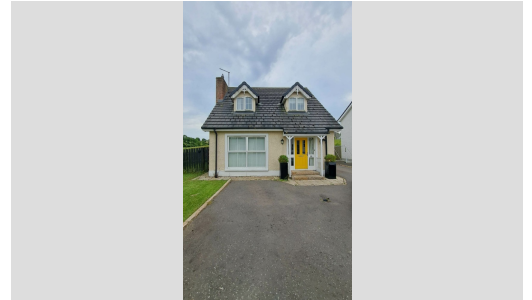


**Cairns and Downing**  
**1 Meeting Street**  
**Dromore**  
**BT25 1AQ**  
**t: 028 9622 3011**  
**email: [info@cairnsanddowning.co.uk](mailto:info@cairnsanddowning.co.uk)**

## **22 Church Meadows, Dromore**

### **Starting Bid: £194,950.00**



For sale by Cairns and Downing via the [iamsold Bidding Platform](#)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to welcome to the market this superb chalet style detached 3 bedroom family home in the heart of Dromore. Located just off the Diamond Road this home is certain to impress, with plenty of space and being well finished throughout. The location couldn't be better, being a short walk into Dromore town and a quick jaunt to the A1 taking you easily to all major surrounding cities. Dromore itself boasts plenty of restaurants, schools, boutiques and local amenities, all of which are on your doorstep.

Internally this home offers a spacious entrance hall through the semi open plan lounge, kitchen diner.

The lounge area avails of an open fire and the kitchen boasts a gorgeous handmade wooden kitchen and quartz worktops, doors lead to the rear garden. There is also a utility room and downstairs WC. Upstairs are 3 bedrooms, the master benefitting from an ensuite and 2 bedrooms having built in slide robes along with a family bathroom.

Outside there is a garage, and having a highly sought after south facing garden the space surrounding this property is fantastic for family BBQ's and enjoying the good weather!

Fantastic 3 Bedroom Chalet style detached home  
Spacious open plan living accommodation  
Utility and downstairs WC  
3 Double bedrooms, master with an ensuite  
Slide robes built into 2 bedrooms  
Oil fire heating  
Detached garage  
South facing garden  
Highly sought after development  
EPC D  
Tenure: TBC  
Rates: £1208.25

TO VIEW OR MAKE A BID Contact Cairns and Downing or iamsold, [www.iamsoldni.com](http://www.iamsoldni.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any

services being taken by you.

## Disclaimer

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