



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

2 Derrylough Hill  
Banbridge  
BT32 5JT

|           |   |
|-----------|---|
| Bedroom   | 4 |
| Reception | 1 |
| Bathroom  | 2 |



JOYCE CLARKE  
TAKING YOU HOME PROUDLY

Spacious bungalow with garage and stable block set upon generous elevated site with panoramic views

Offers in Region of: £395,000

### Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

[www.joyceclarke.team](http://www.joyceclarke.team)  
[sales@joyceclarke.team](mailto:sales@joyceclarke.team)  
2 West Street, Portadown, BT62 3PD





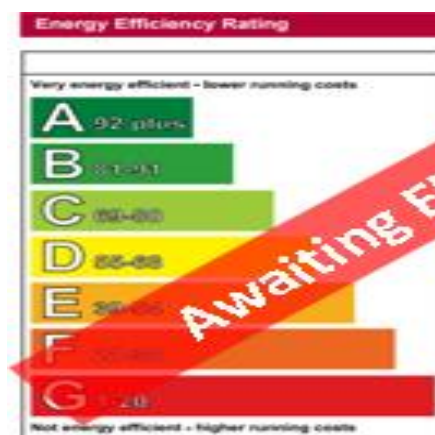
# JOYCE CLARKE

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We anticipate strong interest in 2 Derrylough Hill, Banbridge given it's superb location and panoramic viewings of the countryside. This spacious bungalow has plenty to offer, with flexible accommodation comprising of three / four bedrooms, living room with feature fireplace and open fire, open plan kitchen dining, family bathroom and utility and WC. An integral garage is also a great addition to this family home. The property sits upon a generous plot with a wonderful elevated aspect, and wrap around gardens. There is a stable block with two stables, and provision for this to be converted to a garage is so desired. There is approximately 13.59 acres of top quality land that is also available by separate negotiation. Viewing strictly by appointment.



- Detached bungalow set upon generous site with fabulous views of the countryside
- Flexible accommodation offering 3 or 4 bedrooms
- Living room with attractive feature fireplace and open fire
- Open plan kitchen dining with a range of integrated appliances
- Utility and downstairs WC
- Family bathroom with four piece suite
- Integral garage
- Stable block
- Wrap around gardens laid in lawn with mature plants and trees
- Option to purchase 13.59 acres of adjoining farmland (see separate listing)





## ENTRANCE

Hardwood entrance door with ornate stained glass and side panel. Leading to hallway. Double panel radiator. Hotpress.

## LIVING ROOM

3.73m x 3.94m (12' 3" x 12' 11")

Front aspect reception room with ornate fireplace, cast iron insert, tiled hearth and open fire. Double panel radiator. TV point. Cornicing.

## KITCHEN DINING

3.92m x 3.80m (12' 10" x 12' 6")

Solid wood kitchen with a range of high and low level units and glazed display cabinets. Integrated Belling oven and four ring ceramic hob with extractor oven, Creda dishwasher. 1 1/2 bowl stainless steel sink and drainer. Single panel radiator. Part tiled walls.

## UTILITY

1.65m x 1.98m (5' 5" x 6' 6")

Low level units. Stainless steel sink and drainer. Tiled floor. Space for washing machine. Single panel radiator.

## WC

1.05m x 1.66m (3' 5" x 5' 5")

WC. Window.

## DINING / RECEPTION

3.72m x 3.43m (12' 2" x 11' 3")

Front aspect double room. Double panel radiator.





**BEDROOM TWO**

2.80m x 3.38m (9' 2" x 11' 1")

Rear aspect double. Single panel radiator. Built in wardrobe.

**BEDROOM THREE**

2.80m x 2.97m (9' 2" x 9' 9")

Rear aspect. Single panel radiator.

**BATHROOM**

2.11m x 2.78m (6' 11" x 9' 1")

Four piece comprising of shower enclosure, bath, pedestal style sink, WC. Single panel radiator. Window, extractor.

**MASTER BEDROOM**

3.71m x 3.37m (12' 2" x 11' 1")

Front aspect double bedroom. Single panel radiator.

**INTEGRAL GARAGE**

4.18m x 5.74m (13' 9" x 18' 10")

Up and over door. Boiler. Power and light. Access to roofspace.

**STABLE**

3.31m x 3.54m (10' 10" x 11' 7")

Water and electric.

**STABLE**

3.15m x 3.54m (10' 4" x 11' 7")

Water and electric.

**OUTSIDE**

Wrap around gardens laid in lawn with mature plants. Tarmac driveway. Paved patio. Outside tap.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.