



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

41 Ballindarragh Road

Markethill

BT60 1QB

Bedroom	4
Reception	3
Bathroom	4



Impressive detached family home with stable yard and sand school within easy reach of Markethill

Offers in Region of: £475,000

Opening Times

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

Open during lunchtime

Viewing strictly by appointment only

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TAKING YOU HOME

We have the perfect property for those searching for an impressive detached country residence within easy reach of Markethill, Armagh and Newry. 41 Ballindarragh Road is an individually designed home with an array of luxurious features throughout the home. Accessed via a sweeping driveway this beautiful property has so much to offer you and your family with four large double bedrooms, two of which have modern shower rooms. There are three reception rooms to include dual aspect formal living room, lounge with multi fuel stove and sunroom. The open plan kitchen dining has a great range of storage units complimented by integrated appliances. A utility room is situated next to this. Number 41 also offers full ground floor living if so desired with a full bathroom and fifth bedroom / snug downstairs. The family bathroom is a work of art! Recently fitted this is a real show piece with free standing bath, walk in rimless shower enclosure and attractive feature wall panelling. A large detached garage sits to one side of the property with store and WC. There is a wash area adjacent to this with drainage. A welcome addition is the well maintained stable yard which comprises of four stables, feed store, tack room, preparation area and lean to. There is an all weather sandschool for exercising with a turn out grass area next to it. There are two separate entrances to this property, and superb gardens to the front and side. Rarely does a property like this come onto the open market so we highly recommend early viewing.



- Beautifully designed residence extending to approximately 2600sq ft
- Stable block, prep area, tack room and sand school with small turnout paddock
- Three welcoming reception rooms to include sunroom
- Four double bedrooms to first floor
- Spacious kitchen dining with great range of storage units and integrated appliances
- Full bathroom and bedroom / snug to ground floor
- Stunning bathroom suite to include free standing bath and walk in rimless shower
- Large garage / workshop with automated roller door and workshop
- Within easy reach of Markethill



ENTRANCE

Composite entrance door with glazed side panels leading to hallway. Tiled floor. 2x single panel radiators.

LOUNGE

3.93m x 5.07m (12' 11" x 16' 8")
Dual aspect reception room. Feature fireplace with open fire, cast iron surround and granite hearth. 2x double panel raditors. TV point. Cornicing.

LIVING ROOM

3.93m x 4.86m (12' 11" x 15' 11")
Dual aspect reception room. Multi fuel stove set in brick chamber upon tiled heart and beam mantle. TV point. 2x double panel radiators. Cornicing. Open to sunroom.

SUNROOM

4.11m x 4.01m (13' 6" x 13' 2")
Exposed red brick walls. 2x double panel raditors. UPVC door to rear.

KITCHEN / DINING

4.30m x 3.91m (14' 1" x 12' 10")
Excellent range of high and low level units with solid wooden doors. Intergrated appliances to include eye level oven and grill, ceramic four ring hob with extractor over, dishwasher, fridge freezer. 1 & 1/2 bowl sink with drainer and mixer tap. Tiled flooring. Recessed lighting. Double panel radiator.

UTILITY

2.33m x 2.99m (7' 8" x 9' 10")
High and low level storage with space for washing machine. Stainless steel sink and drainer with mixer tap. Tiled flooring. Part glazed UPVC door to rear.

GROUND FLOOR BATHROOM

1.97m x 2.97m (6' 6" x 9' 9")
Four piece suite comprising of corner shower cubicle with MIRA sport electric shower, bath, pedestal style sink and WC. Tiled floor and part tiled walls. Double panel radiator. Recessed lighting.

SNUG / GROUND FLOOR BEDROOM

2.98m x 3.31m (9' 9" x 10' 10")
Rear aspect room. Wooden flooring. Double panel radiator.

HALL

Tiled floor. Single panel radiator. Part glazed UPVC door to side.

LANDING

Gallery style landing. Double door hotpress. Built in storage closets. Radiator.

BATHROOM

2.64m x 3.00m (8' 8" x 9' 10")
Luxurious modern bathroom suite comprising of walk in shower enclosure with waterfall shower head and recessed shelving, free standing bath with centre taps and telephone shower head attachment, WC, large sink unit with mixer tap and vanity storage. Wall panelling. Heated towel rail. Tiled flooring and part tiled walls. Recessed lighting. Window. Extractor.

MASTER BEDROOM

3.93m x 5.09m (12' 11" x 16' 8")
Dual aspect double bedroom. Double panel radiator.

BEDROOM TWO

4.33m x 3.93m (14' 2" x 12' 11")
Dual aspect double bedroom. Single panel radiator.



ENSUITE
1.71m x 2.27m (5' 7" x 7' 5")
Modern shower room comprising of walk in rimless shower enclosure with waterfall shower head and recessed shelving. Sink with mixer tap and vanity unit below. Dual flush WC. Heated towel rail. Tiled flooring and part tiled walls. Wall panelling. Recessed lighting. Window. Extractor.

BEDROOM THREE
3.94m x 4.87m (12' 11" x 16' 0")
Dual aspect double bedroom. Double panel radiator. Thermostat.

BEDROOM FOUR
2.99m x 3.79m (9' 10" x 12' 5")
Rear aspect double bedroom. Single panel radiator.

ENSUITE
1.23m x 2.22m (4' 0" x 7' 3")
Modern shower room comprising of shower enclosure with mains fed shower. Pedestal style sink and WC. Single panel radiator. Tiled floor and part tiled walls. Recessed lighting. Window. Extractor.

OFFICE
1.62m x 2.26m (5' 4" x 7' 5")
Single panel radiator.

GARAGE
5.46m x 6.11m (17' 11" x 20' 1")
Remote access roller door. Power and lighting. Store. Window. Pedestrian door. Wash area with drainage for vehicles

STORE
2.32m x 4.55m (7' 7" x 14' 11")
Access door to side.

WC
0.79m x 2.35m (2' 7" x 7' 9")
Floatink sink. WC.

STABLE YARD WITH FOUR STABLES
Tack room
1.86m x 3.08m (6' 1" x 10' 1")
Power & light. Radiator.

PREP AREA 3.35m x 3.08m
Drainage area for wooling pony / horse. Hot and cold water. Power and light.

4 stables with power and light. Half door. Feed store to side. Concrete yard with drainage.

Sand school. Turn out paddock.

OUTSIDE
Pillared entrance with double gates leading to sweeping driveway laid in tarmac. Extensive lawn area to front and side with mature hedging and trees.

Second entrance for access to paddock.



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