



## 12 Ryan Road

Mayobridge, Newry, BT34 2HZ

Offers Over £334,950

Stunning 5-Bed Detached Home in Desirable Rural Location

Located on the sought-after Ryan Road in Mayobridge, this exceptional detached residence offers spacious family living. The property boasts five generous bedrooms, three bathrooms, two welcoming reception rooms, and two garages—perfect for growing families or first-time buyers seeking extra space.

Set on a substantial plot, the home features large front and rear gardens, a unique outdoor pizza oven for entertaining, and a drive-through layout allowing vehicle access around the entire property. This rare find in a scenic location combines comfort, convenience, and character.

Mayobridge itself has much to offer, with local amenities such as Gorman's Bar, Mayobridge Golf Club and Restaurant, and a supermarket and pharmacy all within close reach. The area also boasts excellent schools and

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- *Detached Property*
- *2 Reception rooms*
- *5 Bedrooms*
- *Garage*
- *3 Bathrooms*
- *Outdoor Office/Store (suitable for a variety of uses)*

## ADDITIONAL INFORMATION

### Accommodation in brief

### GROUND FLOOR

#### Entrance Porch

7'2" x 3'3" (2.19m x 1.00m)

#### Living Room

16'6" x 13'0" (5.05m x 3.97m)

#### Reception Room

10'3" x 13'8" (3.13m x 4.19m)

#### Kitchen

16'6" x 16'11" (5.05m x 5.17m)

#### Utility

7'2" x 7'2" (2.19m x 2.20m)

#### Bathroom

9'5" x 11'8" (2.89m x 3.56m)

#### Master bedroom

12'7" x 13'8" (3.84m x 4.19m)

#### Bedroom 1

16'11" x 11'8" (5.16m x 3.56m)

### FIRST FLOOR

#### Bedroom 2

13'11" x 19'7" (4.26m x 5.97m)

#### Bedroom 3

10'1" x 14'4" (3.08m x 4.39m)

#### Bedroom 4

8'7" x 14'4" (2.63m x 4.39m)

#### Bedroom 5

15'10" x 7'3" (4.83m x 2.22m)

#### Bathroom

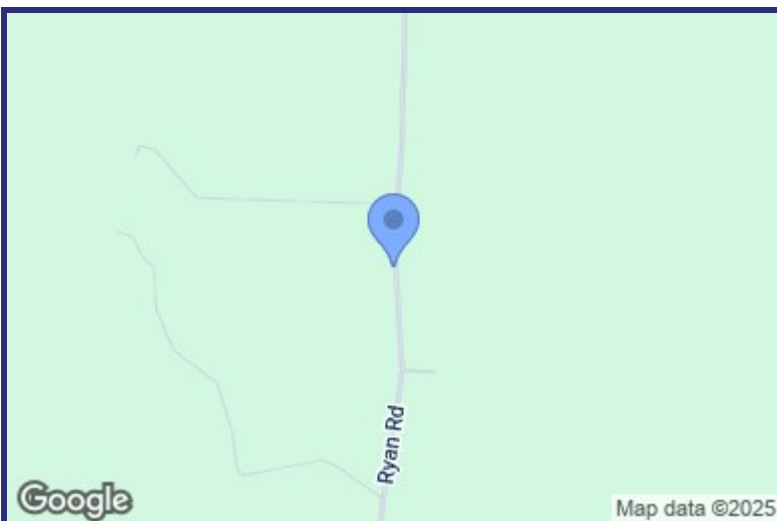
6'5" x 14'4" (1.97m x 4.39m)

#### Garage

13'10" x 17'8" (4.23m x 5.41m)

#### External Office/Store

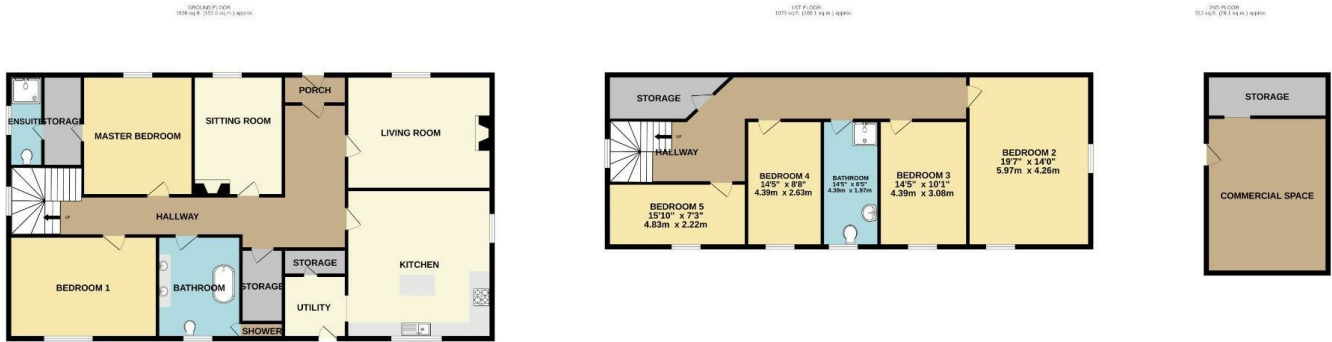
### EXTERIOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



# Floor Plan



TOTAL FLOOR AREA : 3027 sq.ft. (281.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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30 Monaghan Street, Newry, Co.Down, BT35 6AA  
T: 028 300 50633 E: newry@bradleyjni.com

**Warrenpoint:**  
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY  
T: 028 417 73777 E: warrenpoint@bradleyjni.com

**Rostrevor:**  
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG  
T: 028 417 39999 E: rostrevor@bradleyjni.com

**Belfast:**  
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE  
T: 028 962 09909 E: belfast@bradleyjni.com

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