



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

12 Ryan Road

Mayobridge, Newry, BT34 2HZ



- *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)

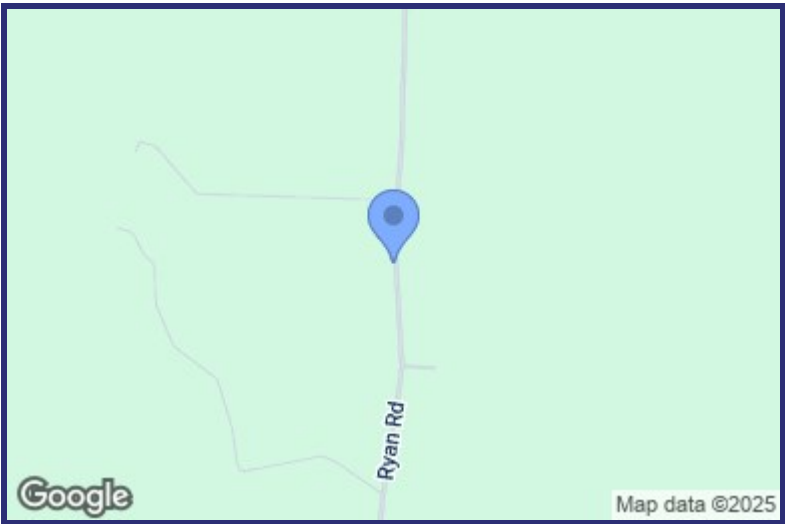
Bedroom 5
15'10" x 7'3" (4.83m x 2.22m)

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

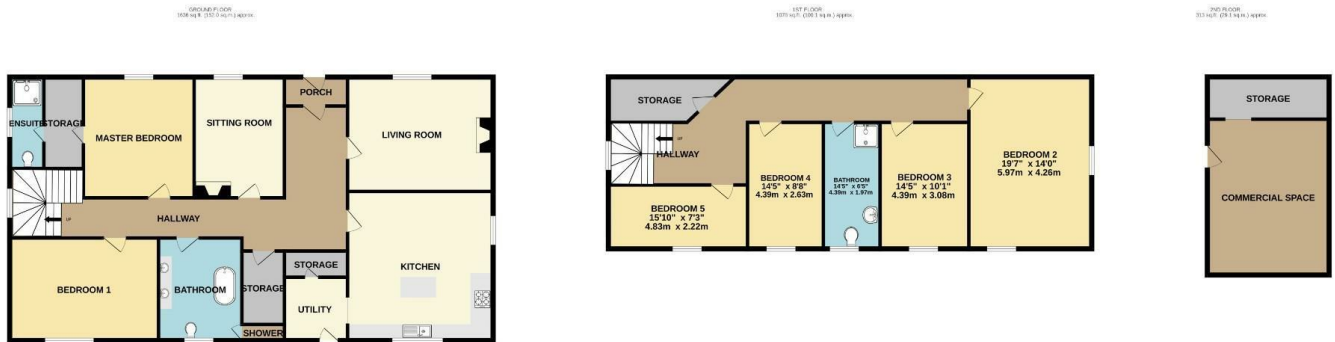
EXTERIOR



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

Made with Metropix ©2025

We look forward to working with you...



We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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

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

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.