



34 Skeagh Road represents a superb opportunity to acquire a fantastically appointed five bedroom detached property positioned down a private laneway within striking distance of Dromore and Dromara Town Centres. Providing fixtures and fittings to the highest standard throughout, the property provides a superb blank canvas with nothing needing done apart from simply moving in.

The ground floor of property provides a spacious reception hall leading to two front reception rooms, one with wood burning stove, an open plan kitchen diner with bespoke fully fitted kitchen and breakfast island, archway to a separate family room, sun room, downstairs shower room and a spacious utility room. To the first floor of the property, there are five well-appointed bedrooms, two with luxurious en-suites and a further family bathroom with modern white suite.

The property further benefits from an excellent energy rating with UPVC double glazing throughout, oil fired central heating, tarmac driveway with ample private off-street parking, detached double garage and a surrounding landscaped garden circa 0.5 of an acre with excellent privacy and surrounding patio areas ideal for outdoor entertaining. Competitively priced and with nothing left to do but simply move in, we recommend setting up a private viewing at your earliest convenience to appreciate all this superb property has to offer.

Offers Over
£450,000

34 Skeagh Road,
Dromara,
DROMORE,
BT25 2QD

Viewing by
appointment with
& through agent
028 9266 1700



- Superbly Presented Five Bedroom Detached Family Home Positioned Down a Private Lane-way With Only Two Houses
- Spanning Circa 3500 Square Feet Providing Generous Accommodation Throughout
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast, Lisburn, Hillsborough and Banbridge
- Close Proximity to Dromore Town Centre, Banbridge Outlet, Sprucefield Shopping Centre and Hillsborough Village
- Two Separate Front Reception Rooms, One with Wood Burner
- Open Plan Kitchen Diner with Bespoke Full Fitted Kitchen and Breakfast Island
- Archway Leading to Family Room and Further Separate Sun Room with French Doors
- Utility Room and Downstairs Shower Room with WC
- Five Well Appointed Bedrooms, Two with En-Suite, One with Dressing Room & 3 with Built-in Wardrobes
- Further Family Bathroom with Modern White Suite
- Enclosed Landscaped Rear Garden Circa 0.5 Acres with Excellent Privacy and Surrounding Patio Areas
- Sweeping Tarmac Driveway with Ample Private Off Street Parking
- Detached Double Garage with Access to BEAM Vacuum System
- Oil Fired Central Heating with Underfloor Heating to the Ground Floor and UPVC Double Glazing Throughout
- Superb Energy Rating with Low Running Costs
- 6 Miles to A1 & Hillsborough
- Eco Friendly Water Treatment Plant
- Early Viewing Highly Recommended

The Property Comprises:

Hardwood front door with glazed top light and side light to...

Ground Floor

SPACIOUS RECEPTION HALL: Marble tiled floor, cornice ceiling, low voltage spotlights, large cloakroom with excellent storage.



LIVING ROOM: 16' 2" x 13' 7" (4.93m x 4.14m) Oak wooden floor, dual aspect windows, beautiful mature outlook over rolling countryside, cast iron wood burning stove with timber overhead mantle and granite hearth, cornice ceiling.



DINING ROOM 13' 10" x 13' 6" (4.22m x 4.11m) Dual aspect windows, beautiful mature outlook over rolling countryside.



KITCHEN/DINING AREA: 28' 8" x 13' 2" (8.74m x 4.01m) Modern contemporary high gloss fully fitted kitchen with excellent range of high and low level units with composite stone worktops, single drainer stainless steel inset 1.5 sink unit, integrated dishwasher, built in pantry cupboard, integrated fridge, built in high level double oven, integrated 4 ring induction hob with stainless steel splashback and extractor fan, large breakfast island with Granite worktops and built in breakfast bar, contrasting Walnut high level units, porcelain tiled floor, concealed light, open to ample dining area, low voltage spotlight, uPVC double glazed sliding door to garden.



Square arch way to...

FAMILY ROOM: 14' 2" x 13' 6" (4.32m x 4.11m) Polished porcelain tiled floor, cast iron wood burning stove with granite hearth, timber overhead mantle, mature outlook over garden, low voltage spotlights.

SUN ROOM: 14' 3" x 13' 0" (4.34m x 3.96m) Triple aspect to rear garden, polished tiled floor, French doors to rear patio area.



INNER HALLWAY: Porcelain tiled floor, double glazed hardwood access door to driveway.

UTILITY ROOM: 11' 3" x 6' 8" (3.43m x 2.03m) Porcelain tiled floor, range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine .

SHOWER ROOM: White suite comprising low flush WC, vanity unit with mixer tap and cupboard below, shower cubicle with built in shower unit, tiled splashback, ceramic tiled floor, part wood panelled walls, extractor fan.

First Floor

LANDING: Hatch to roofspace, views across rolling countryside, cornice ceiling.

BEDROOM (1): 17' 1" x 14' 2" (5.21m x 4.32m) Walk in dressing room with built in storage.

ENSUITE: White suite comprising low flush WC, tiled bath with chrome mixer tap, built in shower cubicle with chrome thermostatic shower unit, tiled splashback, vanity unit with chrome mixer tap and cabinet below, chrome heated towel rail, polished porcelain tiled floor, low voltage spotlights, drymaster ventilation system.



BEDROOM (2): 14' 5" x 13' 7" (4.39m x 4.14m)

ENSUITE: White suite comprising low flush WC, vanity unit with mixer tap and cabinet below, tiled splashback, raised heated towel rail, built in shower cubicle with chrome shower unit, tiled splashback, ceramic tiled floor, built in wardrobe.



BEDROOM (3): 13' 7" x 11' 5" (4.14m x 3.48m) Oak laminate wooden floor, mature outlook over rolling countryside, built in wardrobe.

BEDROOM (4): 13' 6" x 9' 8" (4.11m x 2.95m) Views across rolling countryside.



BEDROOM (5): 11' 2" x 9' 8" (3.4m x 2.95m) Built in wardrobe.



BATHROOM: White suite comprising low flush WC, vanity unit with chrome mixer tap and built in cabinet below, built in shower cubicle with Aqualisa shower unit, tiled splashback, roll top foot claw bath with chrome mixer tap, chrome heated towel rail, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan. Airing cupboard with built in shelving.



Outside

Sitting on approximately half an acre site.

FRONT: Extensive large garden laid in lawns with boundry hedging, tarmac driveway with excellent parking for numerous cars.

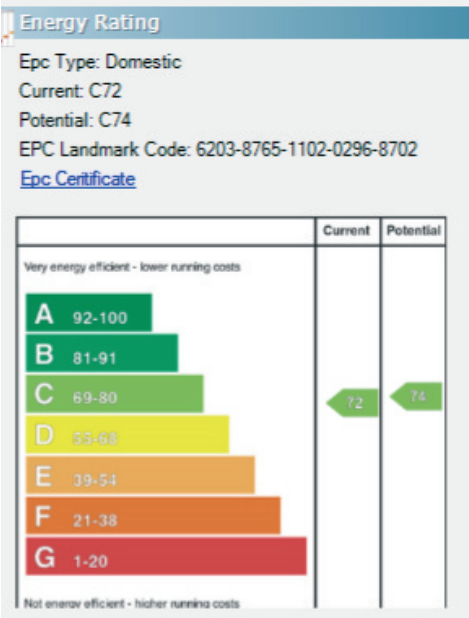
DOUBLE GARAGE: 22' 9" x 19' 10" (6.93m x 6.05m) Up and over door, Bean vaccum system, light and power, range of high and low level units, oil fired boiler.

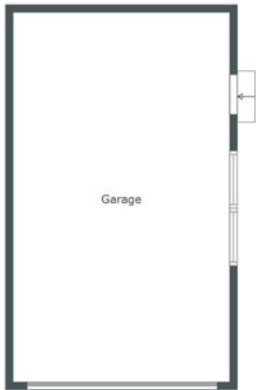
REAR: Elevated site with excellent views across rolling countryside, brick paved patio areas ideal for barbecuing and outdoor entertaining, oil uPVC storage tank.



Location:

Coming through Kinallen on the Banbridge Road, turn right on to the Skeagh Road. Number 34 is located down a private laneway on the left hand side.





Floor 1



Floor 2

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 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
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