

**simonBRIEN**  
RESIDENTIAL

72 Monree Road,  
Dromore, BT25 1JJ



Asking Price £570,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Superb Detached Family Home Finished To An Exceptional Standard With Terrific Countryside Views Of Approximately 4,200 Sq Ft
- Spacious Bright Reception Hall With Gallery Landing
- Superb Luxury Fitted Kitchen With Granite Worktops & Centre Island With Integrated Appliances
- Four Reception Rooms Including Fantastic Cinema Room
- Utility Room And Additional Downstairs WC
- 4 Good Sized Bedrooms – Including Master With Ensuite & Dressing Room
- Modern Bathroom
- Wood Pellet Heating System
- uPVC Double Glazed Windows
- Pillars To Sweeping Gravel Driveway
- Gardens All Around The Property With Enclosed Paved & Decked Sitting Area
- Detached Garage / Outhouse
- Very Highest Standard Of Finish With An Array Of Outstanding Features Both Internally And Externally
- Superb Peaceful Rural Setting Yet Offering Easy Accessibility

## SUMMARY

This attractive detached villa is situated on the Monree Road on a private site. It has fabulous countryside views and is just over 4, 200 Sq Ft with 4 bedrooms and 4 reception rooms.

This exceptional home offers extensive adaptable accommodation that has been finished to the very highest standard of specification both internally and externally. It is further enhanced by an array of outstanding features which ensure this home is superbly suited to cater for every aspect of modern living.

This spectacular home has so much to offer and will appeal to a wide range of prospective buyers. Only on inspection of the property could one fully appreciate it in its entirety, with early viewing a must so as not to miss out or simply take in the peaceful setting.



## ACCOMMODATION

### GROUND FLOOR

Solid wooden front door leading to:

#### RECEPTION HALL:

Ceramic tiled floor.

#### DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin with vanity unit. Extractor fan.

Storage cupboard with partially tiled walls.

#### LIVING ROOM:

**22' 10" x 14' 4" (6.96m x 4.37m)**

Twin glazed doors to Reception Hall. Matching ceramic tiled floor. Twin uPVC doors to garden.

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**FAMILY ROOM:**

**17' 2" x 12' 5" (5.23m x 3.79m)**

Solid wooden floor. Feature stone fireplace with multi-fuel stove. Twin doors to Reception Hall.

**CINEMA ROOM:**

**23' 2" x 22' 4" (7.07m x 6.82m)**

Ceramic tiled floor. Low voltage spotlighting. 2 sets of twin uPVC double doors leading to patio area. Stairs to:

**GAMES ROOM:**

**22' 9" x 20' 9" (6.93m x 6.32m)**

Low voltage spotlighting.

**KITCHEN / DINING AREA:**

**20' 3" x 14' 0" (6.16m x 4.27m)**

Range of high and low level units. Granite work surfaces. Central island unit with circular inset sink. Twin old Belfast sink units. Rangemaster. Double oven. 6 ring hob with brick surround and stone splashback. Integrated dishwasher. Ceramic tiled floor.

**BACK HALLWAY:**

Ceramic tiled floor.

**UTILITY ROOM:**

Plumbed for washing machine. Space for dryer. Stainless steel sink unit. Ceramic tiled floor. Extractor fan.



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**FIRST FLOOR**

**GALLERY LANDING:**

Hotpress.



**PRINCIPAL BEDROOM:**

**16' 1" x 14' 1" (4.89m x 4.29m)**

Solid wooden floor.

**DRESSING ROOM:**



**ENSUITE SHOWER ROOM:**

Double shower with rainhead attachment. Low flush WC. Twin pedestal wash hand basins with vanity units. Chrome heated towel rail. Low voltage spotlighting.

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**BEDROOM (2):**

**15' 4" x 14' 3" (4.67m x 4.35m)**

Solid wooden floor.

**BEDROOM (3):**

**15' 5" x 14' 4" (4.70m x 4.38m)**

Built-in wardrobe.

**BEDROOM (4):**

**12' 10" x 12' 2" (3.91m x 3.70m)**

Solid wooden floor.



**BATHROOM:**

Low flush WC. Pedestal wash hand basin. Inset circular jacuzzi type bath. Fully tiled corner shower cubicle. Partially tiled walls. Chrome heated towel rail. Ceramic tiled floor. Low voltage spotlighting.







## **OUTSIDE**

Twin concrete pillars to stone driveway with garden in lawns all around the property with a selection of plants and shrubs. Paved sitting area with wonderful views overlooking the countryside and raised timber decked sitting area.

## **DETACHED GARAGE:**

**16' 5" x 10' 8" (5.01m x 3.25m)**

Power and light. Wood pallets. Boiler with storage tank.

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**72 Monree Road, Dromore (Ground Floor)**

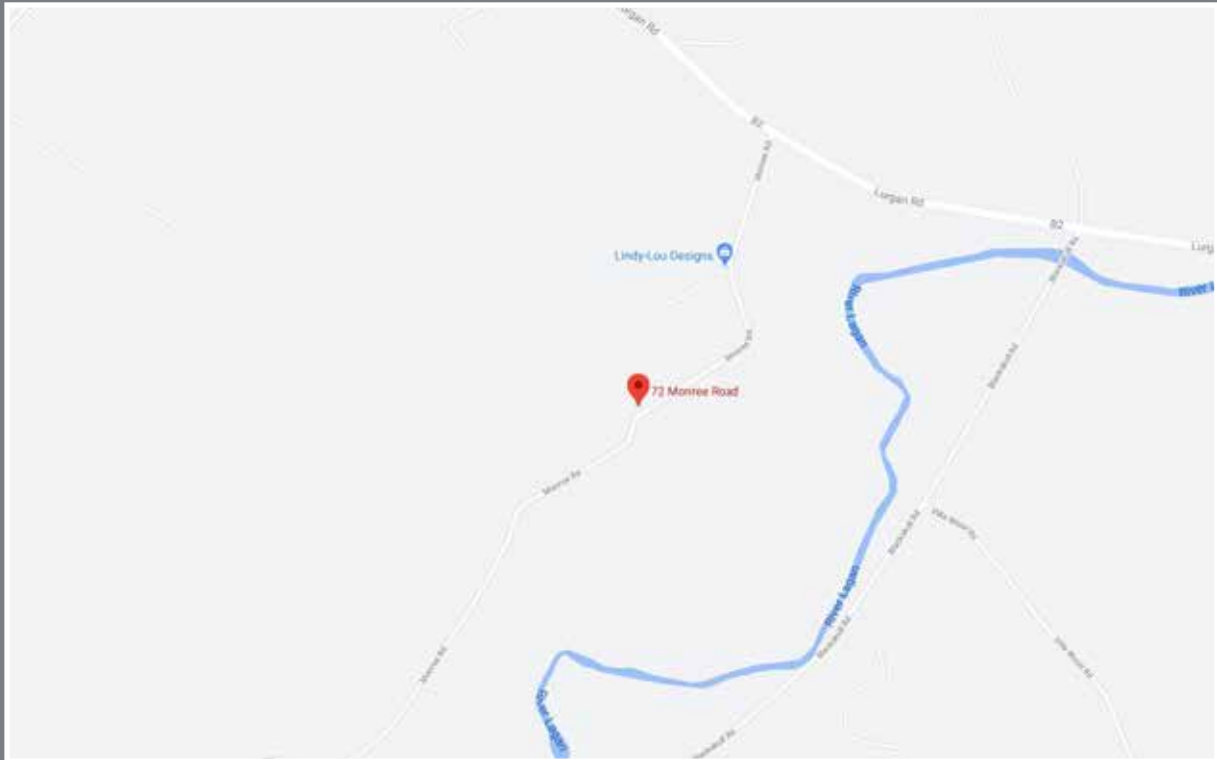
*Plans for illustrative purposes only*



**72 Monree Road, Dromore (1st Floor)**

*Plans for illustrative purposes only*

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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REF: RL/J/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	46	51
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0161-2993-0320-9525-5335

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