

simon**BRIEN**
RESIDENTIAL

'Mayfield Lodge',
6 Mayfield Avenue,
Dromara, Dromore, BT25 2NP



Asking Price £495,000

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SUMMARY

Beautifully located in the heart of the most idyllic countryside, this attractive detached family home, offers beautifully proportioned and deceptively spacious accommodation which has been exceptionally well presented and maintained by the present vendors.

Situated in a highly desirable part of the countryside in the periphery of Dromore, the property is also within comfortable commuting distance of Belfast, Lisburn and Banbridge.

The accommodation which extends to 3,400 Sq Ft provides a layout of five double bedrooms, lounge, living room, dining room together with kitchen open plan to dining and a superb sunroom, two ensuites, family bathroom, first floor shower room and cloakroom. Externally, the property is well positioned with pleasant views extending and a double garage with games room above.

Only upon inspection you will fully appreciate the quality of this property and its location. Viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Hardwood front door with glazed inset, side windows and fanlight leading to:

ENTRANCE PORCH:

Tiled floor. Vaulted ceiling. Open arch to:

RECEPTION HALL:

Tiled floor. Airing cupboard. Glazed double doors to:

KEY FEATURES

- Superb Detached Family Home On An Excellent Rural Site
- Spacious Lounge With Feature Cast Iron Fireplace & Gas Coal Effect Fire
- Living Room With Gas Coal Effect Fire & Separate Dining Room
- Luxury Fitted Kitchen With Breakfast Area Open Plan To:
- Superb Sun Room With Multi-Fuel Stove & Overlooking The Gardens & Open Fields
- Utility Room
- 5 Double Bedrooms Including Master Suite With Dressing Room & Ensuite Shower Room, & A Further Ensuite Bedroom
- Family Bathroom / Additional First Floor Shower Room / Cloakroom With WC
- Exceptional Level Of Presentation & Specification Throughout
- Detached Double Garage With Games Room / Home Office Above
- Beam Vacuum System
- Zoned Oil Heating (Underfloor On Ground Floor) With Recently Fitted 'Grant' Condenser Boiler
- Oak Effect uPVC Double Glazed Windows / Alarm System / Fire Alarm System
- Excellent Rural Site With Surrounding Gardens & Sheltered Sitting Area Overlooking Open Fields
- Convenient To Hillsborough, Dromore, Lisburn & Belfast Along With Many Other Parts Of The Province Via The A1 Motorway Network





LOUNGE:

23' 3" x 14' 7" (7.09m x 4.44m) (at widest points)

Feature cast iron fireplace with gas coal effect fire. Corniced ceiling. Ceiling rose.

DINING ROOM:

13' 10" x 11' 0" (4.22m x 3.35m)

Wooden floor.

LIVING ROOM:

14' 8" x 14' 0" (4.47m x 4.27m)

Wooden floor. Cast iron fireplace with gas coal effect fire.



**LUXURY FITTED KITCHEN WITH DINING AREA:
22' 10" x 17' 0" (6.96m x 5.18m)**

Range of high and low level units. Granite work surfaces with match splashback. Space for cooker range. Extractor fan. Tiled inset all. Glazed display cabinets. Recess for American style fridge/freezer. Central island unit with matching granite work surface. Twin bowl 'Villeroy & Boch' sink unit with granite drainer. Breakfast bar. Tiled floor. Low voltage spotlighting. Velux windows. Open arch to:

**SUN ROOM:
16' 0" x 14' 10" (4.88m x 4.52m)**

Vaulted ceiling with low voltage spotlighting. Tiled floor. uPVC door to rear. Feature cast iron multi-fuel burning stove with slate hearth and wooden beam mantle.





REAR HALLWAY:

Tiled floor. Oak effect uPVC door to rear.

CLOAKROOM:

White suite comprising low flush WC. Semi-pedestal wash hand basin. Tiled floor.

MAIN BEDROOM:

16' 5" x 12' 6" (5m x 3.81m)

Open arch to:

DRESSING ROOM:

Wall-to-wall range of built-in mirror fronted sliding wardrobes. Low voltage spotlighting.

ENSUITE SHOWER ROOM:

White suite comprising low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle. Tiled floor. Low voltage spotlighting. Extractor fan.

BEDROOM (2):

13' 9" x 13' 0" (4.19m x 3.96m)

Wooden floor. Wood panelled wall.

ENSUITE SHOWER ROOM:

White suite comprising low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle. Tiled floor. Extractor fan. Low voltage spotlighting.

UTILITY ROOM:

10' 5" x 6' 0" (3.18m x 1.83m)

Range of units with work surfaces. Ceramic single drainer sink unit with mixer tap. Plumbed for washing machine. Low voltage spotlighting. Extractor fan.





BEDROOM (3):
16' 6" x 12' 1" (5.03m x 3.68m)
(at widest points)

Wooden floor.

LUXURY BATHROOM:

White suite comprising freestanding roll top bath with mixer tap and telephone hand shower. Low flush WC. 'Burlington' pedestal wash hand basin with vanity unit and marble top. Low voltage spotlighting. Extractor fan. Polished tiled floor. Wood panelled walls. Radiator.



FIRST FLOOR

GALLERY LANDING:

Velux window.

BEDROOM (4):
25' 0" x 17' 8" (7.62m x 5.38m)
(at widest points)

Wooden floor. Velux window. Access to attic storage.

BEDROOM (5):
17' 8" x 12' 5" (5.38m x 3.78m)

Velux window.



SHOWER ROOM:

White suite comprising low flush WC. Semi-pedestal wash hand basin. Fully tiled shower cubicle. Partially tiled walls. Tiled floor. Extractor fan. Low voltage spotlighting. Velux window. Chrome heated towel rail.





OUTSIDE

Delightful rural setting. Entrance gates leading to loose stone driveway with parking to front and side leading to:

**DETACHED TWIN GARAGE:
23' 0" x 20' 1" (7.01m x 6.12m)**

Twin roller shutter door. Oil boiler. Beam vacuum system. Alarm system.

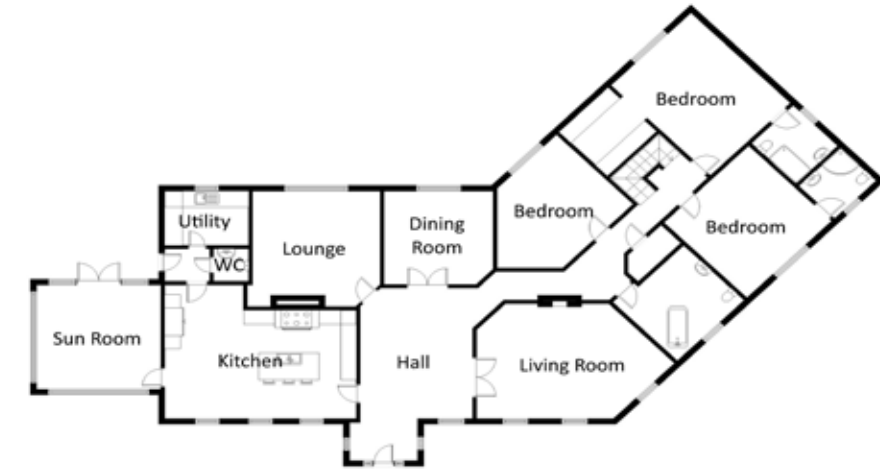
UPPER LEVEL

**GAMES ROOM:
23' 0" x 14' 8" (7.01m x 4.47m)**

Velux window. Low voltage spotlighting.

Surrounding gardens in lawns backing onto open fields with sheltered paved patio area, vegetable patch, and wood stone area. Motion security lights with front garden spotlights.





6 Mayfield Avenue, Dromara (Ground Floor)
Plans for illustrative Purposes Only



6 Mayfield Avenue, Dromara (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.



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REF: RL/C/23/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2090-5727-1170-0709-5891

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