



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

9 Glaskerbeg Road

Ballinaskeagh

Banbridge

BT32 5DX

Bedroom	5
Reception	3
Bathroom	4



Beautifully presented detached family home with workshop & garage set on a generous elevated site

Offers in Region of: £370,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

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sales@joyceclarke.team

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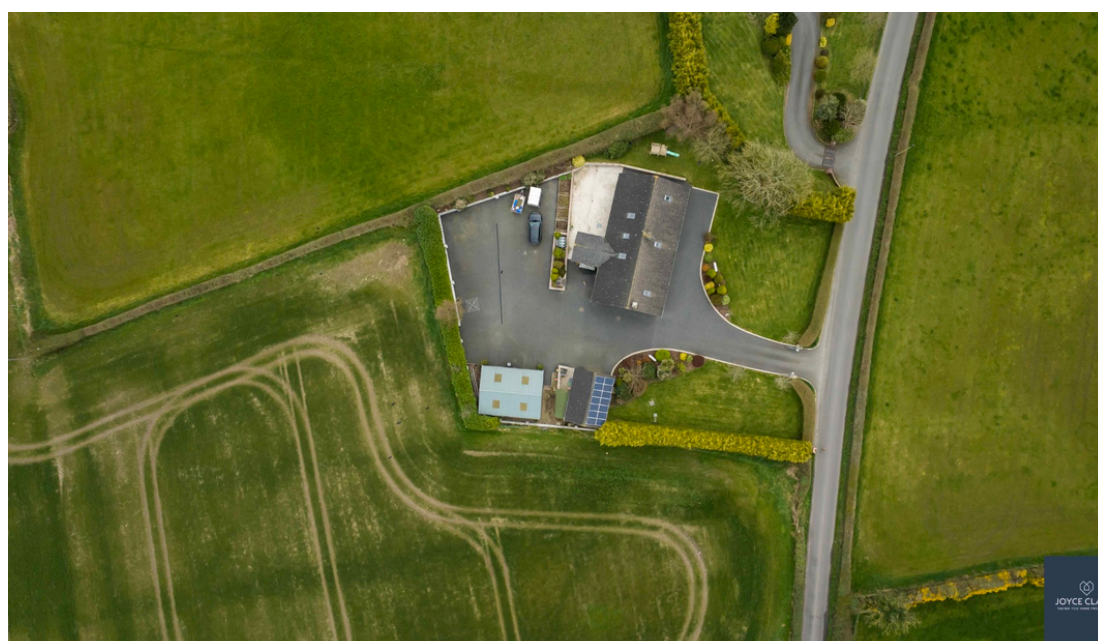
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9 Glaskerbeg Road has so much to offer, with the bustling town of Banbridge and A1 dual carriageway just a few minutes drive away. This beautifully presented family home offers flexible accommodation with up to five bedrooms, and the option for full ground floor living if desired. Relax and enjoy the panoramic views of the countryside in the dual aspect living room which benefits from a wood burner stove with feature fireplace and insert granite beam. Built with modern day living in mind, the kitchen is open plan to dining and leads to a living room with sliding glazed door leading out onto the patio. Each of the bedrooms have wonderful built in storage / robes, with additional storage abundant throughout this property. The three bedrooms on the first floor are serviced by a modern shower room. We recommend viewing to fully appreciate how much space there is both inside and outside this home. A large workshop and separate garage with adjoining log store and dog kennel are well positioned to one side of the spacious yard to the rear. For those with energy saving in mind there are solar panels that will remain in situ.



- Beautifully presented detached family home set upon a spacious elevated site with panoramic views of the countryside
- Flexible accommodation offering 4 or 5 bedrooms
- Family bathroom and two bedrooms on ground floor
- Dual aspect living room with feature fireplace and woodburner stove
- Open plan kitchen dining leading into living area
- Utility room & downstairs WC
- Superb workshop and separate garage, with generous yard laid in tarmac
- Beam vacuum system
- Solar panels
- Just a few minutes drive to Banbridge, A1 and beyond



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door with ornate glazed side panels. Tiled floor. Part glazed doorway leading to hallway. Tiled floor. Single panel radiator. Cornicing. Ceiling rose.

LIVING ROOM

4.67m x 4.98m (15' 4" x 16' 4")

Dual aspect living room. Parquet solid wood flooring laid in herringbone. Wood Burner stove on tiled hearth with recessed granite beam. Double panel radiator. Ceiling rose.

LOUNGE

3.98m x 5.43m (13' 1" x 17' 10")

Front aspect lounge. Parquet solid wood herringbone flooring. Cornicing and ceiling rose. Double panel radiator.

KITCHEN DINING

5.47m x 4.21m (17' 11" x 13' 10")

Solid oak kitchen, range of high and low level units. BOSCH dishwasher. Stainless steel sink and drainer. Space for oven. Extractor. Tiled floor and splashback. Recessed lighting. Two double panel radiators.

SNUG / DINING ROOM

2.84m x 3.90m (9' 4" x 12' 10")

Tiled flooring. Sliding glazed doors onto patio. Part glazed UPVC door to rear with glazed side panels. Recessed lighting.

UTILITY ROOM

2.16m x 2.62m (7' 1" x 8' 7")

Range of fitted units. Space for washing machine. Stainless steel sink with drainer. Single panel radiator. Shelving. Beam vacuum system.

GROUND FLOOR WC

1.48m x 1.17m (4' 10" x 3' 10")

Sink with vanity unit. WC. Tiled floor. Window

HALL

Single panel radiator. Hotpress. Walk in closet. Storage cupboard.

BATHROOM

2.97m x 3.60m (9' 9" x 11' 10") (MAX)

Fully tiled bathroom with four piece suite comprising of shower cubicle, bath with telephone shower attachment . WC. Pedestal style sink. Window

MASTER BEDROOM

3.98m x 3.98m (13' 1" x 13' 1")

Front aspect double bedroom. Solid wood flooring. Built in mirrored wardrobes. Double panel radiator.



WASH ROOM

Sink with vanity unit. Coordinating wall hung cabinet. Tiled walls. Window

BEDROOM/SNUG

3.10m x 3.62m (10' 2" x 11' 11")

Rear aspect double room. Built in wardrobe. Single panel radiator.

LANDING

Thermostat, Two single panel radiators. Recessed lighting. Access for storage into eaves.

BEDROOM TWO

5.51m x 3.82m (18' 1" x 12' 6")

Side aspect double bedroom. Built in wardrobe. Double panel radiator. Storage into eaves. Roof window. Recessed lighting.

SHOWER ROOM

2.10m x 3.61m (6' 11" x 11' 10")

Corner shower enclosure with Mira Sport electric shower. Sink with vanity unit. WC. Single panel radiator. Tiled floor and part tiled walls. Recessed lighting. Roof window.

BEDROOM THREE

4.10m x 3.62m (13' 5" x 11' 11")

Double bedroom. Roof window. Built in wardrobe. Single panel radiator. Access for storage into eaves.

BEDROOM FOUR

4.47m x 4.66m (14' 8" x 15' 3") (MAX)

Dual aspect double bedroom. Built in wardrobes. Double panel radiator. Access for storage into eaves.

OUTSIDE

Electric security galvanised entrance gates. Sweeping driveway laid in tarmac. Gardens to front and side laid in lawn with mature plants and trees. Extensive yard laid in tarmac to rear providing excellent parking. Patio to rear of property. Outside tap.

PREFABRICATED WORKSHOP

6.82m x 8.83m (22' 5" x 29' 0")

Sealed floor. Double roller doors, one remote operated and one up and over door. Pedestrian door. Light and power.

GARAGE WITH ADJOINING LOG STORE AND DOG KENNEL

5.27m x 4.79m (17' 3" x 15' 9")

Solar panels to roof. Sealed floors. Tap.



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