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estate agents

Talyala  
**233 BALLYGOWAN ROAD**  
Dromore BT25 1RJ

## Talyala 233 Ballygowan Road Dromore

- Impressive country residence in a leafy parkland style setting
- Seven bedrooms, master bedroom with twin walk in dressing rooms, ensuite bathroom and PVC double doors to a first floor balcony
- Guest bedroom on the first floor with ensuite shower room and a ground floor bedroom with ensuite shower room
- Bright and elegant entrance hallway with an attractive front door and decorative side panels, oak spindled staircase to the first floor accommodation. Lower hallway with PVC double doors to the rear patio
- Elegant drawing room with feature brick inglenook style fireplace and large bay window with doors to the rear patio
- Open plan L shaped kitchen with dining and family area and double doors leading to a vaulted sun room at the side
- Sunroom with vaulted pine panelled ceiling and doors leading to the gardens
- Downstairs cloak room and separate WC
- Storage room with Vacuum system
- Fitted library with attractive bespoke book shelving
- Separate study
- Bathroom on the first floor with bath, WC, bidet, wash hand basin and shower cubicle
- Dining room with double doors from the hallway
- Stunning entrance with matching wall and pillars, electric wrought iron gates and cattle grid
- Extensive gardens extending to approximately 2 acres laid out extensively in neat lawns with mature trees and planted borders. Large garden pond with planted beds and gravel paths and timber decked patio area
- Sweeping tarmac driveway to front of the property including a central circular water feature and driveway leading to eh detached garage block and extensive parking areas
- Formal garden area with buxus hedging and 4 feature bay trees
- Four car garage block with up and over garage doors with an adjoining utility room. Separate entrance door leading to the first floor games room or gymnasium and a PVC double glazed conservatory with stunning views to the surrounding countryside
- PVC double glazed windows
- Oil fired central heating with two separate boilers



**Imposing country residence with large detached garage with games room and conservatory on a 2 acre landscaped setting**



## Impressive parkland style setting

Extensive landscaped gardens with driveway coach lights, patio areas, water features as well as a large pond with mature trees and shrubs

"...a storybook country house..."

Five spacious bedrooms on the first floor and two bedrooms on the ground floor. Two bedrooms with ensuite shower rooms and a luxury master bedroom with ensuite bathroom, twin walk in dressing rooms and balcony



## Description

A truly wonderful country residence enjoying a fully matured parkland style setting, extending to approximately 2.5 acres and commanding an elevated position overlooking the surrounding rural countryside and approached from the Ballygowan Road through an impressive entrance with electric gates leading onto sweeping tarmac driveway.

The property extends to approximately 4,800 sq.ft. of beautifully proportioned interior accommodation skilfully arranged over two floors and providing elegant elevations, which is flexible for any discerning purchaser. A very spacious drawing room with sunny bay window, luxury master bedroom suite with balcony, spacious bathroom and twin walk in dressing rooms as well as a fitted library, study and an open plan kitchen dining room with adjoining sun-room will create a magnificent backdrop for modern living.

The Ballygowan Road is a leafy rural setting convenient by car to Royal Hillsborough and Dromore for the A1 carriageway for Newry and the south and is convenient by car to Moira and the M1 motorway for Belfast and the west.

Viewing a must!

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	45   E	
21-38	F		
1-20	G		

## Location:

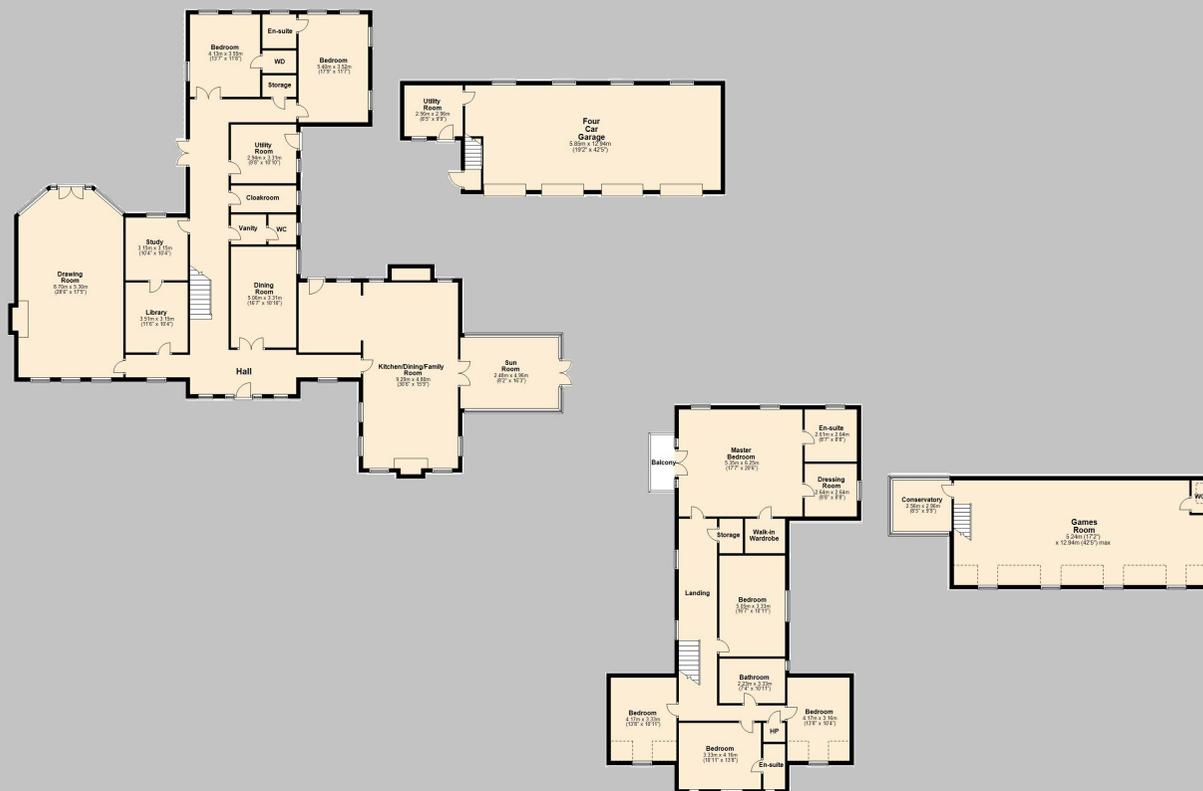
From Moira take Meeting Street and continue onto the Clarehill Road and proceed to the end and turn left onto the Redhill Road. Proceed to the end and turn right onto the Ballygowan Road and turn right. No. 233 is on the left hand side.



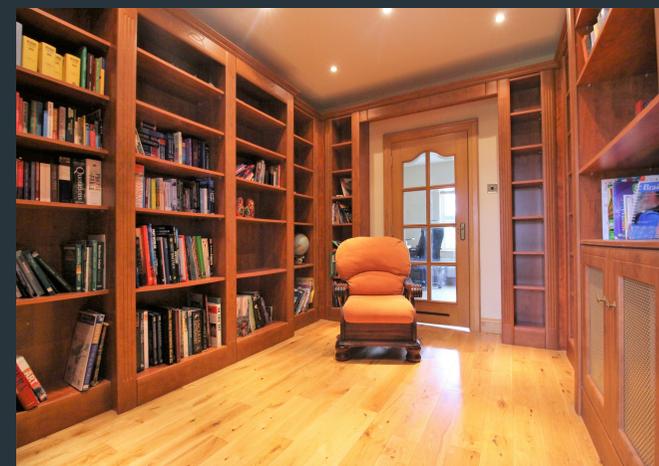
“... an ideal home for modern living and entertaining...”







Please Note: Floorplans are for identification purposes only. Measurements are approximate and are taken using a laser measuring device.



### IMPORTANT INFORMATION:

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.