



stewart
estate agents

45 BALLYMACBREDAN ROAD
Magheralin BT67 0QU

45 Ballymacbredan Road, Magheralin.

- An individually designed exclusive residence enjoying a prime position on the Ballymacbredan Road with stunning countryside views to the sunny aspect rear garden
- Attractive front door and glazed side panels and fan light
- Gracious entrance hallway with a bespoke spindled staircase to the first floor landing with oak hand rail and monkey tail detailing
- Elegant drawing room with feature bay window and impressive sandstone fireplace and low level wall panelling
- Beautiful and bright family room with feature sunroom style windows and doors leading to the rear gardens. Inset cast iron stove and reclaimed wooden floor
- Very elegant open plan kitchen with dining area leading through to the living room
- Bespoke fitted kitchen with a very attractive and authentic cabinet design incorporating a traditional style larder, quartz work surfaces including the island unit with breakfast area, integrated appliances including a larder style fridge and freezer, feature cooking area with over mantle and space for a free standing range style cooker, beautifully tiled floor leading in from the hallway, inset sink unit and an attractive corner window to the dining area
- Living room with reclaimed wooden floor and PVC double glazed french doors to the rear garden
- Rear hallway with entrance door leading in from the front driveway and another door leading to the rear garden, stairs to the 1st floor games room
- Beautifully fitted utility room with ample high and low level units with area for a washing machine and an area for a tumble dryer. Separate cloak room with WC and wash hand basin
- Downstairs bedroom and an adjoining ensuite shower room with modern suite including shower, WC and wash hand basin
- Separate play room with reclaimed wooden floor
- Stunning first floor reading landing leading to five further bedrooms, two with ensuite shower rooms
- Stunning bathroom with feature slipper bath, WC and wash hand basin and a walk in shower and feature wall tiles
- Stylish architectural features through out including plaster moulding, some reclaimed wooden floors, reclaimed interior doors and traditional style ironmongery, cast iron traditional style radiators
- PVC double glazed windows including sliding sash window frames to the front of the property
- Oil fired heating
- Integral double garage with twin roller garage doors
- Tarmac driveway and parking areas, attractive stone entrance pillars with electric gates and intercom system
- Very spacious site with neat gardens extensively laid out in lawns with feature patio areas and dining pergola
- Separate summer house with fitted kitchen and feature roof lantern and covered outside dining area



A very fine, individually designed, detached residence in a prime setting with stunning countryside views



Substantial detached residence individually designed and flexible for alternative layouts including six bedrooms (three with ensuite shower rooms), four reception rooms and a games room/gymnasium or office



Description

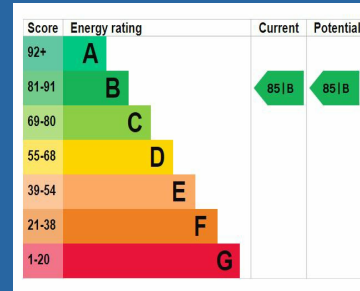
A truly sensational detached residence oozing character from its charming architectural styling and embracing a wonderful elegance and grandeur for modern living. Sparing no expense in the overall quality and exceptional standard of finish through out, this remarkable home will impress a discerning purchaser seeking a practical lifestyle home with an opportunity for alternative layouts including those seeking a potential for an annex if desired.

The property has a formal drawing room with bay window, panellled walls and impressive fireplace, a separate family room has a sunny aspect from a feature window design and double doors to the rear garden, a magnificent and bespoke kitchen with dining area, leads through to the living room with doors to the rear garden.

Commanding a prime setting on the Ballymacbredan Road and convenient to the main Belfast/Lurgan Road for other towns and cites, the views simply create a fantastic backdrop with views to the surrounding countryside which stretch to the Dromara Hills and Slieve Croob.

All in all, a exceptional detached family home seven bedroom home complimented by a stunning interior presentation with attention to quality and detail for modern living and entertaining.

Energy Performance Certificate:



Location:

From Moira, take Lurgan Road towards Magheralin.

Ballymacbredan Road is on the right hand side just past Bedeck



“... a very high specification for modern living...”







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.