

simon**BRIEN**
RESIDENTIAL

78 Diamond Road,
Dromore, BT25 1PJ



Asking Price £595,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Detached Family Bungalow Constructed c. 2010 And Extending To 3000 Sq Ft
- Superb Well-Proportioned and Presented Accommodation Throughout
- Four Double Bedrooms
- Gracious Reception Hall
- Magnificent Solid Handcrafted Kitchen With Dining Area
- Living Room, Family Room, and Dining Area off Hallway
- Contemporary Family Bathroom, Two Ensuites [One Jack and Jill] and Cloakroom
- Dressing Room off Principal Bedroom
- Separate Utility Room
- Underfloor Oil Fired Central Heating
- Double Glazing
- Alarm System Fitted
- Detached Double Garage and Adjacent Workshop/Office/Gym with Adjoining Stable
- Magnificent Site Approached Via A Sweeping Driveway with Excellent Parking and Large Rear Yard
- Popular And Convenient Semi-Rural Location Close To Main Arterial Routes Connecting Belfast And Further Afield
- Viewing by Private Appointment

DESCRIPTION

We are delighted to offer for sale this magnificent, detached family bungalow which was constructed in 2010 and is positioned on an exceptional site, approached via an attractive sweeping driveway with superb far reaching views over the surrounding countryside.

The accommodation is beautifully proportioned throughout and provides a generous layout extending to 3000 sq ft including four double bedrooms, beautiful entrance hall, three reception rooms together with magnificent kitchen with dining area as well as high quality sanitary ware throughout with luxury bathroom and two ensuites.

Externally the property has generous gardens with feature patio area, detached double garage with workshop/office and adjoining stable

The property is situated in a semi-rural setting yet is within close proximity to main arterial routes linking surrounding villages and towns including Belfast city centre and the main A1 linking the south. Located a short drive to Dromore and Royal Hillsborough, the property is within easy access of a range of excellent schooling and general amenities.

We have no hesitation in encouraging immediate inspection of this simply superb family home.



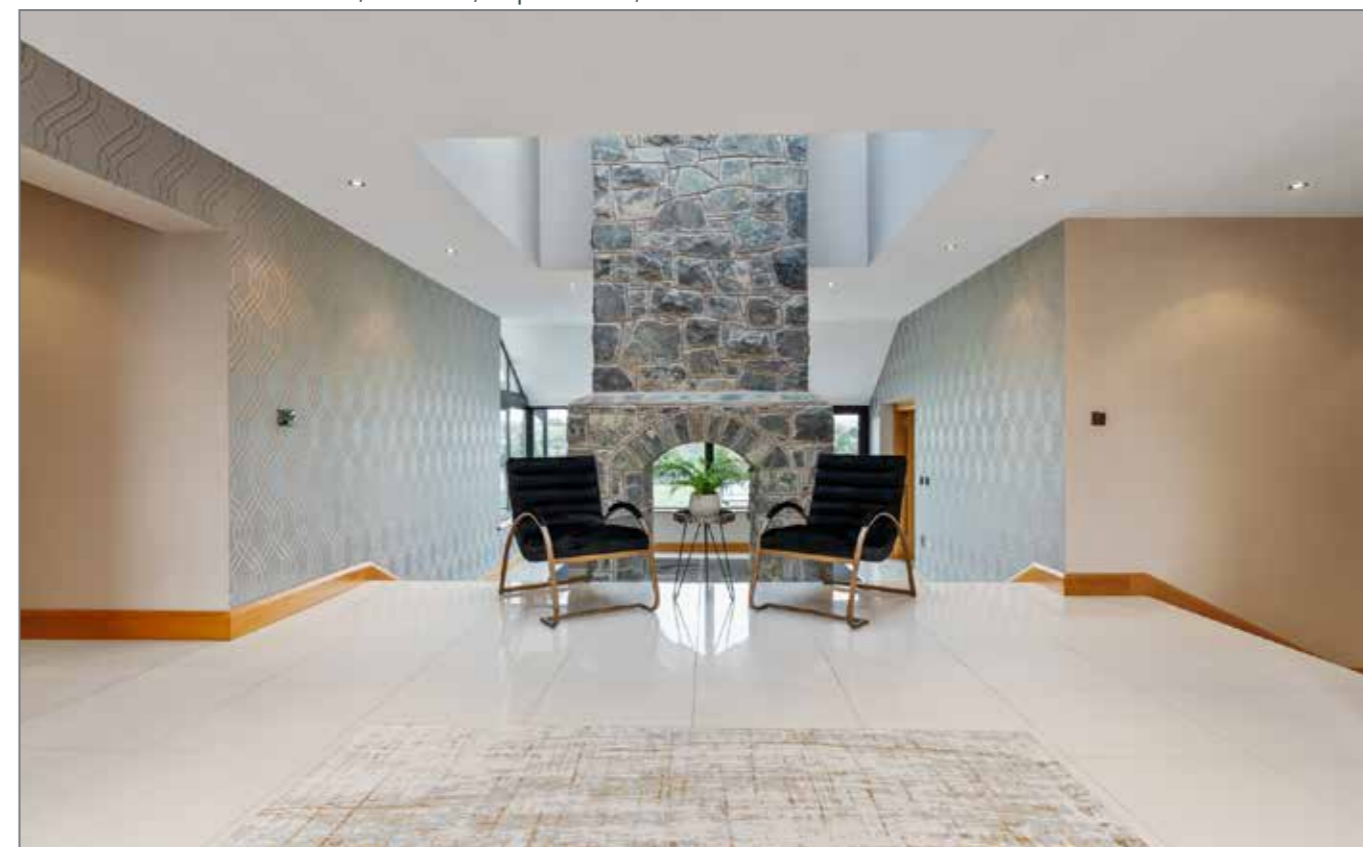
ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

16' 8" x 15' 4" (5.08m x 4.67m)

Hardwood door to entrance hall, tiled floor, steps down to;



GROUND FLOOR

DINING ROOM:

15' 4" x 13' 4" (4.67m x 4.06m)

Tiled floor, access to rear patio



LIVING ROOM:

20' 2" x 15' 0" (6.15m x 4.57m)

Hole in Wall Fireplace



KITCHEN/DINING:

26' 0" x 16' 6" (7.92m x 5.03m)

Excellent Range of High and Low Level units, central island unit with seating area, Belfast sink, recess for cooker, integrated fridge freezer, dishwasher, larder, open to –





FAMILY ROOM:
16' 0" x 15' 0"
(4.88m x 4.57m)
Stove with back boiler



UTILITY ROOM: 1
0' 0" x 9' 0"
(3.05m x 2.74m)
Range of high and low level
units, inset sink, plumbed
washing machine



CLOAKROOM:
WC and wash hand basin.



BEDROOM (1):
16' 6" x 14' 3"
(5.03m x 4.34m)



BEDROOM (2):
13' 3" x 12' 7" (4.04m x 3.84m)
Built in wardrobe.



BEDROOM (3):
14' 6" x 11' 6" (4.42m x 3.51m)



DRESSING ROOM:



ENSUITE

BATHROOM:

Luxury ensuite with walk in shower enclosure, overhead shower and additional attachment, twin whb vanity unit, wc



ENSUITE BATHROOM:

Jack and Jill ensuite with fully panelled shower enclosure, WC and wash hand basin.



BEDROOM (4):
13' 3" x 11' 7"
(4.04m x 3.53m)

BATHROOM:
12' 3" x 10' 9"
(3.73m x 3.28m)

Free standing bath, walk in shower enclosure, overhead shower, telephone hand shower, lfwc, whb



OUTSIDE

DETACHED DOUBLE GARAGE:
22' 8" x 17' 1" (6.91m x 5.21m)

Twin remote doors, light and power

GYM/OFFICE/WORKSHOP:
18' 0" x 17' 6" (5.49m x 5.33m)

Adjoining stable

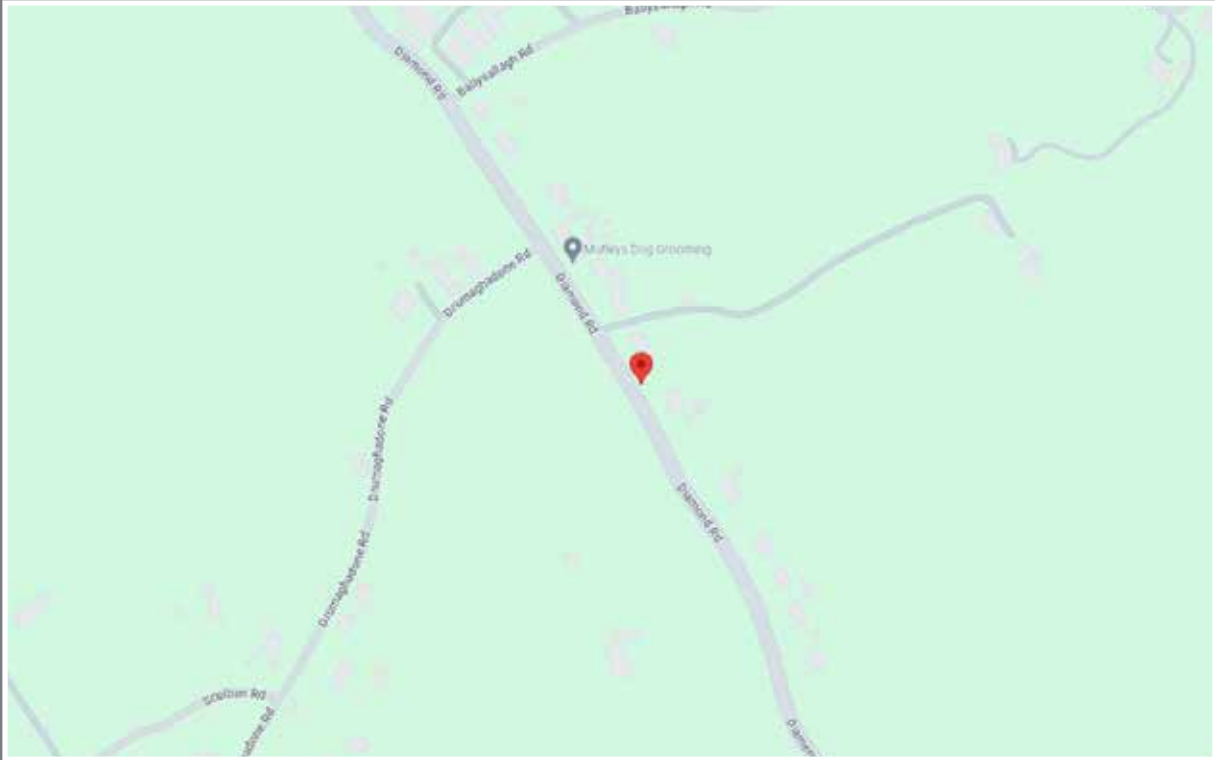
Sweeping driveway, generous parking, gardens in lawns, patios and countryside views.



Ground Floor



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



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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EPC REF: 9296-3933-3202-8457-0200

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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