



Constructed within recent years this superb substantial detached family home of circa 5,000 Sq Ft occupies an excellent tranquil rural situation and site extending to approximately 2 acres overall with stunning views of the surrounding countryside. Whilst benefiting from this peaceful setting set back from the road the property is only a short distance from Dromore itself and is easily accessible to many other parts of the province and Dublin via the nearby A1 and M1 motorway network with Belfast also an easy commute.

The property offers extensive adaptable accommodation over two floors that is finished to a high standard throughout which is further enhanced by an array of fine features.

With the added bonus of the generous surrounding gardens and extensive driveway. This bespoke home is ideally suited to cater for every aspect of modern day family life.

This superb property has so much and more to offer and thus it will have wide ranging appeal with early viewing essential to appreciate it in its entirety or simply to take in the fabulous views.

Offers Around  
£575,000

34 Ballysallagh Road,  
DROMORE,  
BT25 1PD

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Superb Detached Family Home of c.5,000 Sq Ft.
- Set in approximately 2 Acres Of Gardens
- Four well-proportioned Bedrooms (two ensuite)
- Luxury Family Bathroom
- Contemporary and high Specification Kitchen Diner
- Automated Gated Entrance with sweeping tarmac Driveway
- Cinema Room, Snooker Room & Gym
- Under Floor Heating
- Children's Adventure Playground & Wendy House to rear
- Triple Garage with Gym off
- Stunning Countryside Views
- Great Transport Links To Both Belfast & Dublin
- Early Viewing in recommended

The Property Comprises:



#### Ground Floor

ENTRANCE PORCH: Ceramic tiled wood look floor, new PVC front door, hardwood double glazed doors through to reception hall.

RECEPTION HALL: Storage understairs, feature staircase.



LOUNGE: 28' 10" x 18' 8" (8.80m x 5.70m) Surround sound system, bi-folding doors to rear garden.



FAMILY ROOM: 17' 9" x 15' 1" (5.40m x 4.60m) Surround sound system, cinema screen and projector, floor to ceiling windows.



PLAY ROOM: 13' 12" x 19' 8" (4.26m x 5.99m) Ceramic tiled wood look floor, integrated storage bench, spotlighting.

DOWNSTAIRS W.C.: Ceramic tiled floor, low flush WC, pedestal wash hand basin, floor to ceiling tiling.



KITCHEN/DINING: 31' 0" x 13' 11" (9.45m x 4.25m) Polished ceramic tiled floor, range of high and low level units, side draining stainless steel sink unit, granite work surfaces, coricing, Bosch oven, gas hob, microwave & dishwasher, stainless steel extractor.



UTILITY ROOM: Range of high and low level units, 1 1/2 stainless steel sink unit with mixer tap, extractor.

GYM: 20' 4" x 11' 10" (6.20m x 3.60m) Feature spiral staircase.

DOUBLE GARAGE: 33' 2" x 21' 2" (10.10m x 6.45m)



First Floor

GAMES ROOM: 45' 7" x 21' 2" (13.90m x 6.45m) Cornicing.



GALLERIED LANDING: Walk in hotpress.



BEDROOM (1): 6' 3" x 5' 3" (1.90m x 1.60m) Built in wardrobes, wood effect ceramic tiled floor, spotlighting.





ENSUITE SHOWER ROOM: Floor to ceiling tiling, shower enclosure, wash hand basin, low flush WC, ceramic tiled floor, spotlighting.



BEDROOM (2): 19' 4" x 11' 6" (5.90m x 3.50m) Wood effect ceramic tiled floor, built in wardrobes, spotlighting.



BEDROOM (3): 18' 8" x 11' 6" (5.70m x 3.50m) Wood effect ceramic tiled floor, built in wardrobes, spotlighting.



BEDROOM (4): 14' 1" x 10' 6" (4.30m x 3.20m)



ENSUITE SHOWER ROOM: Ceramic tiled floor, pedestal wash hand basin, low flush WC, shower cubicle, spotlighting.



BATHROOM: Freestanding bath with mixer tap, ceramic tiled floor, floor to ceiling tiling, pedestal wash hand basin with mixer tap, low flush WC, shower cubicle, spotlighting.



## Outside

### Front

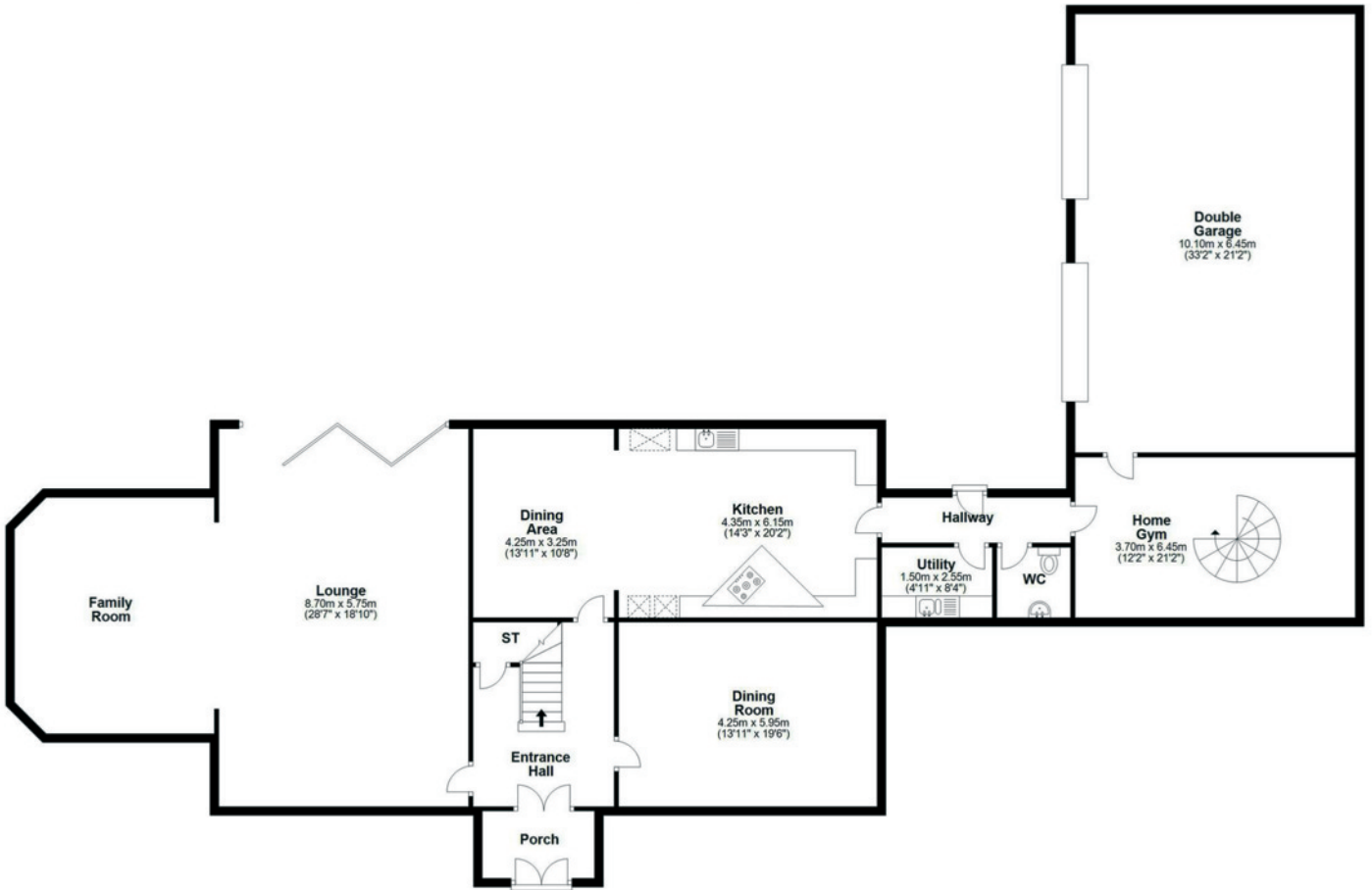
At the entrance there are electric gates controlled via video intercom leading to a long sweeping tarmac driveway with Victorian lamp posts placed on either side. The large front garden is well maintained and is currently used as a football pitch. There are also floodlights well placed along the garden to highlight the property at night.



## Back

At the rear of the property there is a large decking area perfect for entertaining family & friends, a large children's Wendy house & army hut, a massive children's adventure playground, parking for numerous vehicles, surround fencing & shrubbery and outstanding scenery with views of the Dromore countryside. Access to the triple garage is also at the rear.

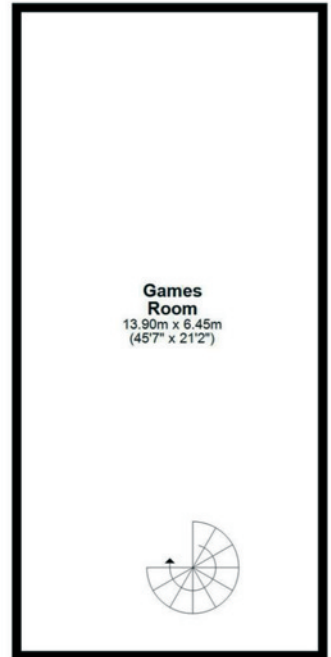
**Ground Floor**  
Approx. 263.6 sq. metres (2837.3 sq. feet)

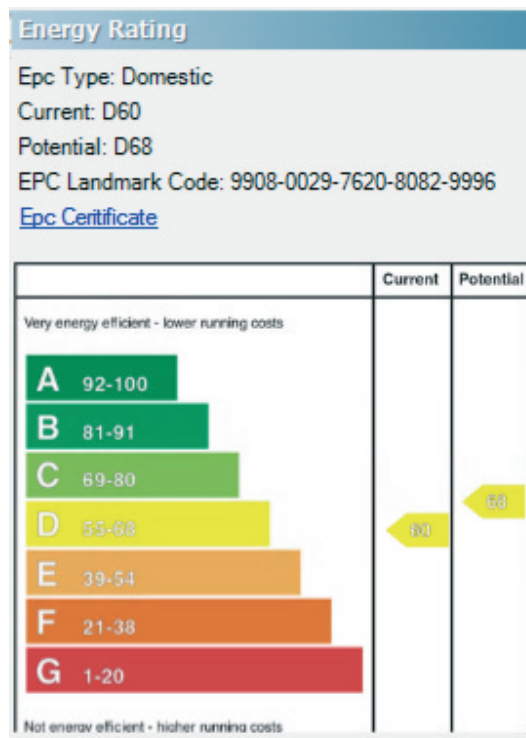


Total area: approx. 490.5 sq. metres (5279.5 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**First Floor**  
Approx. 226.9 sq. metres (2442.1 sq. feet)





Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747



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With You  
 Every Step  
 of the Way

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