



4 Aughnaskeagh Road,
Dromara,
Dromore,
BT25 2DA

Offers Around
£499,950

Viewing by
appointment with
& through agent
028 9266 1700



4 Aughnaskeagh Road, otherwise known as 'Thistle Down Cottage', represents a unique opportunity to acquire a fantastically appointed four-bedroom detached family home providing an extensive private site with mature rolling countryside views. Of recent construction and providing fixtures and fittings to the highest standard throughout by the current owners, number 4 requires nothing needing done apart from simply moving in.

This superb address offers ease of access for the city commuter and is ideally positioned between Dromore, Ballynahinch and Lisburn with a range of local amenities including many popular restaurants, shops and leading local schools. The property also provides excellent access routes to Belfast City Centre, Banbridge and Dublin.

The ground floor of the property comprises of a composite front door leading to a spacious reception hall with downstairs WC, separate front lounge with dual aspect windows, magnificent open plan kitchen living dining space with bespoke fully fitted kitchen and breakfast island, double French doors leading to a private balcony, wood burning stove and access to a well-appointed utility room leading to the integral double garage.

The first floor of the property provides four well-proportioned bedrooms providing excellent additional built in storage throughout with the main bedroom providing a luxurious en-suite shower room. There is a further separate family bathroom with modern white suite. Externally the property provides an excellent elevated private site with panoramic views over Lough Neagh to the Sperrin Mountains. The surrounding gardens have been well maintained and landscaped by the current owners and provide additional external patio and balcony areas ideal for outdoor entertaining.

The property further benefits from double glazing throughout, oil fired central heating, sweeping tarmac driveway with electric gates and ample private off-street parking for several cars, boats and mobile homes and an integral double garage providing excellent additional storage facilities.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.



- Superbly Presented Four Bedroom Detached Family Home on the Outskirts of Dromara
- Elevated Private Site with Panoramic Views over Lough Neagh to the Sperrin Mountains
- Ease of Access to Local Leading Schools, Belfast International Airport and Belfast City Airport
- Excellent Transport Links to Belfast, Hillsborough, Lisburn and Banbridge
- Four Well Appointed Bedrooms with Excellent Additional Built in Storage
- Main Bedroom with Luxurious En-Suite Shower Room
- Grand Entrance Hall with Downstairs WC
- Separate Lounge with Dual Aspect to Front and Rear and Feature Fireplace
- Magnificent Open Plan Kitchen Living Dining Space with Double French Doors to a Private Balcony and Multi Fuel Stove
- Bespoke Fully Fitted Kitchen with Granite Worktops and Breakfast Island
- Spacious Utility Room Leading to Integral Double Garage
- Sweeping Tarmac Driveway with Space for Several Cars, Boat and Mobile Home Storage
- Surrounding Patio and Decking Areas Ideal for Outdoor Entertaining
- Mature Landscaped Private Gardens with Array of Shrubs and Plantings
- Under House Cellar and Additional Storage Areas
- Full Fibre Broadband
- Integral Double Garage with Electric Up and Over Door and Access to Oil Boiler
- Oil Fired Central Heating and UPVC Double Glazing Throughout
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Composite front door with glass top light and side lights to:

RECEPTION PORCH: Tiled floor, side light. Double doors to:

SPACIOUS HALLWAY: Tiled floor, under stairs storage, picture window.

DOWNSTAIRS W.C.: White suite comprising wall-hung wc with push button, wash hand basin with vanity unit below, tiled worktops, chrome mixer tap, part tiled walls, tiled floor, built-in storage and shelving. Frosted window, low voltage spotlighting, extractor fan.



LOUNGE: 26' 9" x 14' 1" (8.15m x 4.29m) (at widest points). Triple aspect to front, side and rear. Engineered wooden flooring. Feature fireplace with marble surround, granite hearth and cast iron inset. Mature views of rolling countryside. Cornice ceiling.





L-SHAPED KITCHEN/DINER: 24' 0" x 22' 0" (7.32m x 6.71m) (at widest points). Bespoke fully fitted kitchen with granite worktops, inset stainless steel sink unit with chrome taps, integrated dishwasher, integrated fridge/freezer, range of additional storage, fitted range cooker, extractor fan, tiled walls and tiled floor. Breakfast island with sink and seating area, granite worktops, built-in storage. Ample space for casual dining. uPVC double glazed French doors to raised decking area.



Open to:

LIVING AREA: 26' 0" x 13' 8" (7.92m x 4.17m) (at widest points). High vaulted ceiling, cast iron multi fuel stove with slate hearth, engineered wooden flooring. Triple aspect to both sides and rear. uPVC double glazed French doors to raised decking area. Fantastic panoramic countryside views.



UTILITY ROOM: 14' 3" x 7' 8" (4.34m x 2.34m) (at widest points). Range of high and low level units, laminate worktops, stainless steel single drainer sink unit with chrome taps, built-in larder storage, washing machine and tumble dryer. PVC door to rear garden. Picture window. Door leading to integral double garage.



First Floor

LANDING: Picture window, low voltage spotlighting. Built-in hotpress with shelving. Potential office space.

BEDROOM (1): 20' 0" x 12' 8" (6.1m x 3.86m) (at widest points). Outlook to rear. Panoramic countryside views, laminate wood effect flooring, low voltage spotlighting. Built-in storage with shelving and clothes rails.

ENSUITE SHOWER ROOM: White suite comprising wall-hung wc with push button, floating wash hand basin in chrome mixer tap and vanity unit below, corner shower with glass sliding door, cladded shower enclosure with chrome thermostatic control valve, rain head and telephone hand shower, part tiled walls, tiled floor, frosted window, low voltage spotlighting, extractor fan.



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BEDROOM (2): 14' 10" x 11' 3" (4.52m x 3.43m) (at widest points). Outlook to rear. Additional built-in storage.

BEDROOM (3): 12' 8" x 10' 3" (3.86m x 3.12m) (at widest points). Outlook to rear, built-in storage cupboard, laminate wooden flooring, access hatch to roofspace via Slingsby ladder, part floored with light.

BEDROOM (4): 14' 0" x 12' 0" (4.27m x 3.66m) (at widest points). Outlook to front. Built-in storage.



FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap, part tiled walls, tiled floor. Corner shower unit with cladded shower enclosure, chrome thermostatic control valve, telephone shower attachment, chrome heated towel rail, corner panelled bath with chrome mixer taps and telephone shower attachment. Built-in cupboard, low voltage spotlights, extractor fan.



Outside

INTEGRAL DOUBLE GARAGE: 30' 0" x 23' 0" (9.14m x 7.01m) (at widest points). Double electric up and over doors. Access to oil boiler, access to electric metre. PVC access door to rear patio courtyard.

Outside

Electric gates and sweeping tarmac driveway with off-street parking for several cars, boat and mobile home. Patio walkway to front door.

Surrounding gardens with patio areas and mature shrubs, trees and hedging, partly laid in lawns. Panoramic countryside views. Access to oil tank and additional under house storage units.



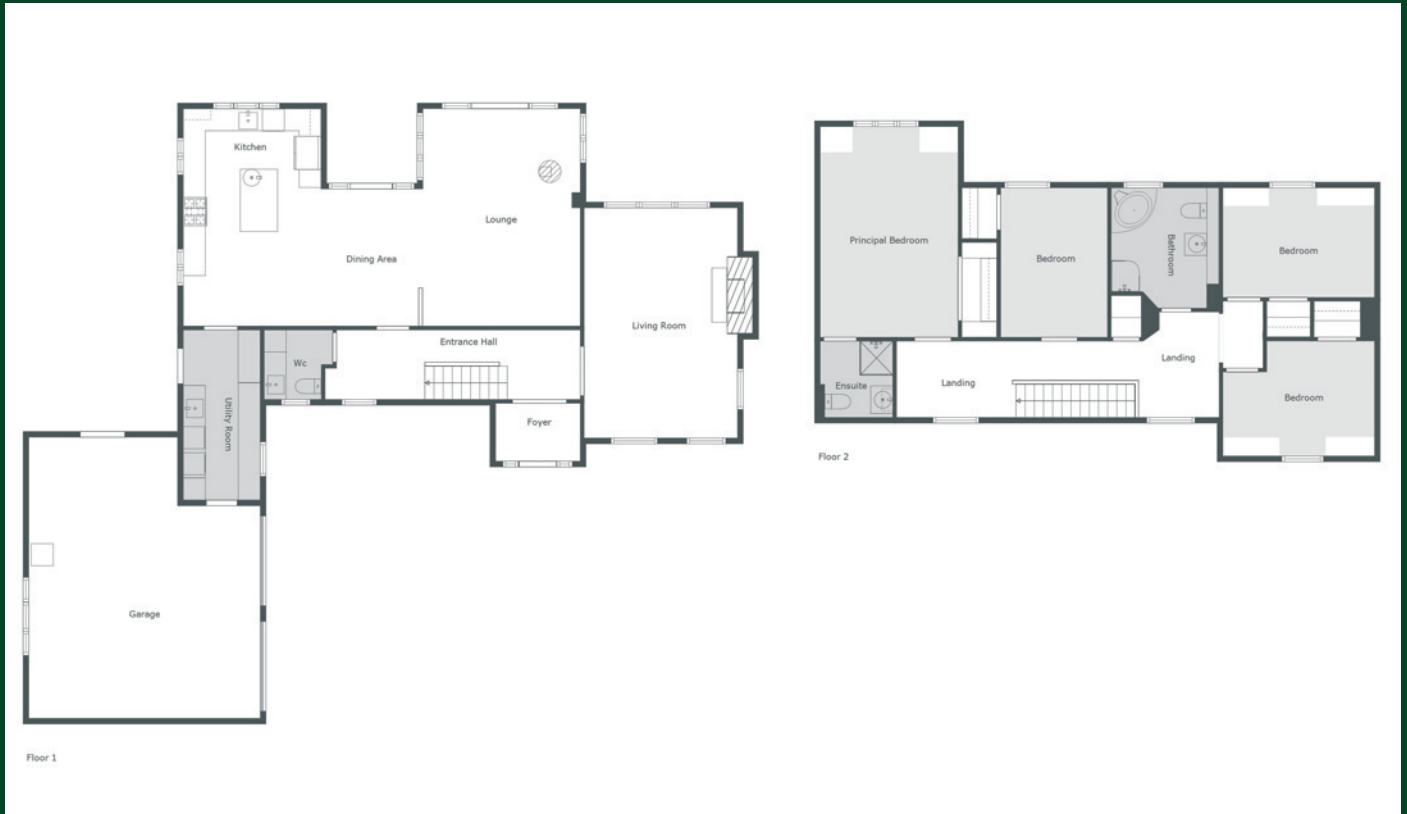


Location:

4 Aughnaskeagh Road is located on the corner of the Rathfriland Road, Dromara.

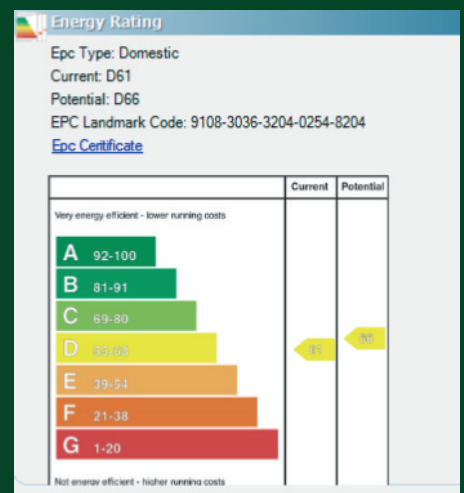
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