



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

51 Donaghcloney Road

Dromore

BT25 1JR

Bedroom	5
Reception	2
Bathroom	3



Exceptionally presented detached family home with garages set upon generous site extending to approximately 1.3 acres

Offers in Excess of: £395,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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JOYCE CLARKE

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51 Donaghcloney Road, Dromore is an exceptional property set upon a prime elevated position with a beautifully landscaped site extending to approximately 1.3 acres. It offers complete flexibility for you with up to five double bedroom, the master suite has walk in en suite and dressing room. Two further bedrooms have bespoke built in wardrobes. Relax in your choice of two spacious living rooms each with feature brick fireplaces and stoves. A separate dining room has double doors out onto the patio. Cook up a storm in the fabulous kitchen which was individually designed with excellent storage and a well planned layout to include coordinating island and integrated appliances. A large utility / laundry room and WC complete the ground floor. The bathrooms are modern throughout this immaculately presented home, with the main family bathroom having free standing bath. The outside is equally impressive with a large detached garage and an additional modular garage offering wonderful storage. The gardens are quite exceptional and benefit from a large patio area ideal for soaking up the sunshine. There is an additional garden area to the rear for those searching for a property with extra space. We can't recommend this family home enough to you, must be viewed to fully appreciate just how good it is!



- Stunning fitted kitchen with coordinating island and integrated appliances
- Large utility room and downstairs WC
- Two spacious reception rooms with feature fireplaces and stoves
- Separate dining room open plan to living
- Flexible accommodation offering 4 or 5 bedrooms
- Detached garage and separate modular garage
- Underfloor heating to ground floor, beam vacuum system throughout



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

UPVC entrance door with Georgian fanlight above and glazed panels to side.

Leading to hallway. Vaulted ceiling. Tiled floor. Recessed lighting. Storage closet.

LIVING ROOM

4.47m x 4.18m (14' 8" x 13' 9")

Front aspect living room. Feature fireplace with brick chamber. Multi fuel stove set on granite hearth with feature beam above. Laminate flooring. TV point.

SNUG/OFFICE / BEDROOM

2.66m x 4.16m (8' 9" x 13' 8")

Front aspect. Laminate flooring.

KITCHEN DINING

4.16m x 5.56m (13' 8" x 18' 3")

Stunning bespoke cream kitchen with contrasting quartz work surfaces and island. Excellent range of storage units to include larder unit, eye level oven. Oven and four ring induction hob with extractor over. Fridge freezer, dishwasher. Moulded sink and drainer with QUOOKER tap. Tiled floor and splashback. French doors leading to patio. Recessed lighting.

REAR HALLWAY

Part glazed UPVC door to side. Tiled floor.

UTILITY ROOM

2.98m x 3.60m (9' 9" x 11' 10")

Comprehensive range of high and low level storage units. Hanging rail. Stainless steel sink and drainer. Space for washing machine and tumble dryer. Tiled floor and splashback.

WC

0.87m x 1.78m (2' 10" x 5' 10")

Dual flush WC. Sink with mixer tap and vanity cupboard below. Tiled floor and splashback.

DINING ROOM

3.36m x 4.16m (11' 0" x 13' 8")

Tiled floor. Open archway to lounge. Sliding glazed door to patio.

LOUNGE

4.15m x 5.65m (13' 7" x 18' 6")

Beautiful fireplace designed with red brick and beam mantle. Gas stove set upon granite hearth. Laminate flooring. Double doors to hallway.



GALLERY LANDING

Recessed lighting. Laminate flooring.

MASTER SUITE

4.78m x 3.37m (15' 8" x 11' 1")

Rear aspect double bedroom. Built in double storage closet. Laminate flooring. Single panel radiator.

ENSUITE AND DRESSING ROOM

1.97m x 3.55m (6' 6" x 11' 8")

Fully tiled suite. Corner shower cubicle with TRITON power shower. Dual flush WC. Sink with mixer tap and vanity unit below. Bespoke slide robes. Access to eaves. Double panel radiator. Window extractor.

BEDROOM TWO

4.46m x 4.19m (14' 8" x 13' 9")

Side aspect double bedroom. Laminate floor. Single panel radiator.

FAMILY BATHROOM

Four piece suite with rimless shower enclosure and MIRA electric power shower. Free standing bath with mixer tap. Dual flush WC. Basin with mixer tap and vanity unit. Heated towel radiator x 2. Slide robe. Fully tiled. Window. Extractor.

BEDROOM THREE

3.15m x 4.16m (10' 4" x 13' 8")

Rear aspect double bedroom. Built in wardrobes. Laminate flooring. Sink with mixer tap and vanity unit below. Double panel radiator.

BEDROOM FOUR

3.41m x 4.16m (11' 2" x 13' 8")

Side aspect double bedroom. Built in wardrobes. Laminate flooring. Single panel radiator.

GARAGE

5.50m x 8.64m (18' 1" x 28' 4")

Remote access roller door. Power and light side window and pedestrian door.

MODULAR GARAGE

5.07m x 8.06m (16' 8" x 26' 5")

Up and over roller door at each end for access. Power and light.

OUTSIDE

Gated entrance from road with sweeping driveway to dwelling. Beautifully landscaped gardens to front and rear laid in lawn with feature flowerbed and mature trees. South facing gardens to rear with attractive paving.



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