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12 Dunmore Road

Spa
BT24 8PR

Offers Over £485,000

12 DUNMORE ROAD, BT24 8PR

- Delightful Detached Family Home in a Superb Semi Rural Location
- Offers Luxurious Living While Preserving Many of its Charming Original Features
- Reception Dining Hall with Feature Fireplace
- Lounge and Separate Drawing Room
- Kitchen Open Plan to Dining Room/Separate Utility Room
- 2 Bathrooms, Separate Shower Room and Additional Ground Floor Cloakroom with WC
- Exceptional Level of Specification and Finish Throughout
- Gas Heating/Double Glazed Windows/Double Garage & Driveway Parking
- Magnificent Mature and Extensive Surrounding Gardens in Lawns and Generous Sheltered Sitting Areas
- Convenient to Many Parts of the Province Including Ballynahinch, Lisburn & Belfast

This outstanding detached family home offers luxurious living while preserving many of its charming original features.

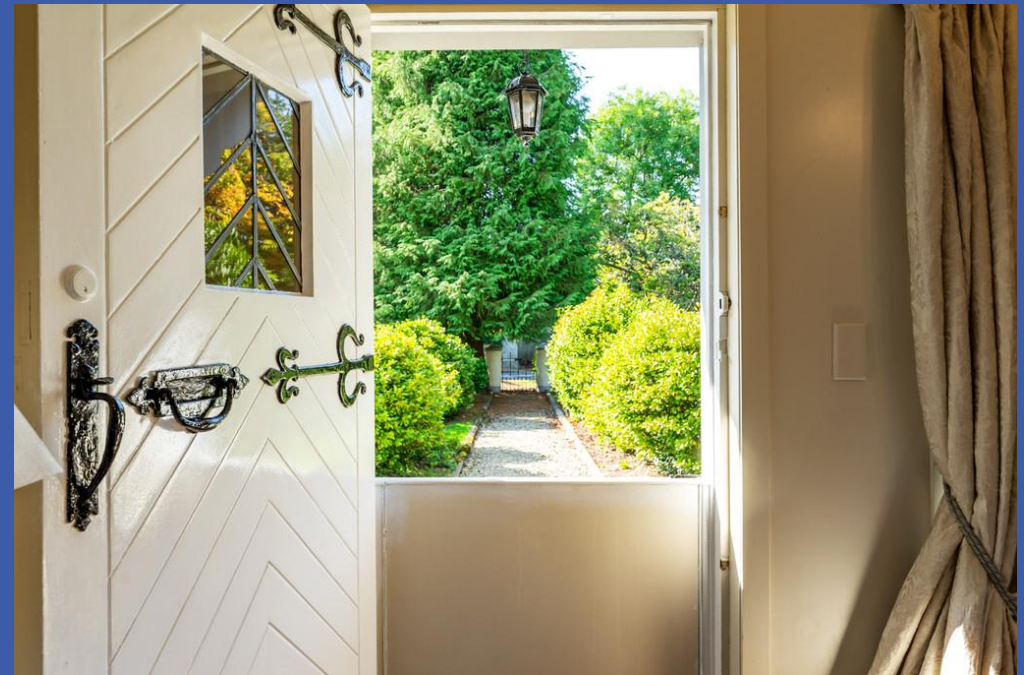
The property is finished to an exceptional standard and specification throughout with the accommodation centring on the bespoke family kitchen which is open plan to a generous dining room. In addition, there is a delightful and welcoming reception dining hall, a generous drawing room and separate lounge along with a utility room and guest cloakroom with wc in the ground floor.

On the first floor there are four bedrooms with two bathrooms and a shower room.

The internal accommodation is perfectly complemented by the mature site which offers surrounding gardens with sheltered sitting areas, a detached garage and garden room.

Set in a delightful rural setting on a mature site whilst also being only a short distance from Ballynahinch, Lisburn with Belfast an easy commuting distance. In addition, the property is close to public transport services providing convenience to a range of leading schools.

This is a superb opportunity to purchase a family home of the highest standard in a magnificent yet convenient rural setting, viewing is highly recommended.







PROPERTY COMPRISES

GROUND FLOOR Barn Style Door to..

RECEPTION DINING HALL 10' 10" x 11' 4" (3.3m x 3.45m) Painted brick feature fireplace, wooden flooring with inset mat, corning and picture rail, solid wood door to front.

INNER HALLWAY Ceramic tiled floor and staircase with mahogany newel post to first floor.

LOUNGE 18' 6" x 14' 7" (5.64m x 4.44m) Brick feature fireplace with fire door, twin aspect windows, ceiling corning.

DRAWING ROOM 14' 2" x 15' 12" (4.32m x 4.88m) Painted wood strip flooring, ceiling corning and picture rail, cast iron fireplace with open fire, PVC double doors.

KITCHEN OPEN PLA TO DINING ROOM 23' 4" x 11' 5" (7.11m x 3.48m) Patterned ceramic tiled floor, solid wood painted in-frame low level kitchen units with quartz worktops, Belfast sink with mixer over, alcove with gas range and extractor over, integrated larder fridge, integrated larder freezer.

REAR HALLWAY Ceramic tiled floor, solid wood door to rear.

UTILITY ROOM Solid wood painted in-frame high level units and larder cupboard with space for washer and dryer, continuation of ceramic tiled floor from rear hall and kitchen diner, wooden double rear door.





CLOAKROOM/WC Panelled hardwood vanity sink unit with mixer tap, separate low flush WC, spotlighting, wood look ceramic tiled floor.

FIRST FLOOR LANDING Access to roof space.

SHOWER ROOM Patterned ceramic tiled floor, large fully tiled shower cubicle with rain head and hand held power shower attachment.

BEDROOM 1 18' 6" x 14' 8" (5.64m x 4.47m)

BEDROOM 2 14' 2" x 14' 8" (4.32m x 4.47m) Built in cupboard.

BEDROOM 3 13' 11" x 10' 11" (4.24m x 3.33m)

BEDROOM 4 10' 2" x 9' 12" (3.1m x 3.05m) Built in cupboard.

SECOND BATHROOM 10' 4" x 8' 1" (3.15m x 2.46m) (@ widest points) Patterned ceramic tiled floor with pedestal wash hand basin and 3/4 sized free standing roll top bath with hand held shower attachment over.

MAIN FAMILY BATHROOM Patterned ceramic tiled floor, painted vanity sink unit, free standing roll top bath with mixer tap and hand held shower over, low flush WC.



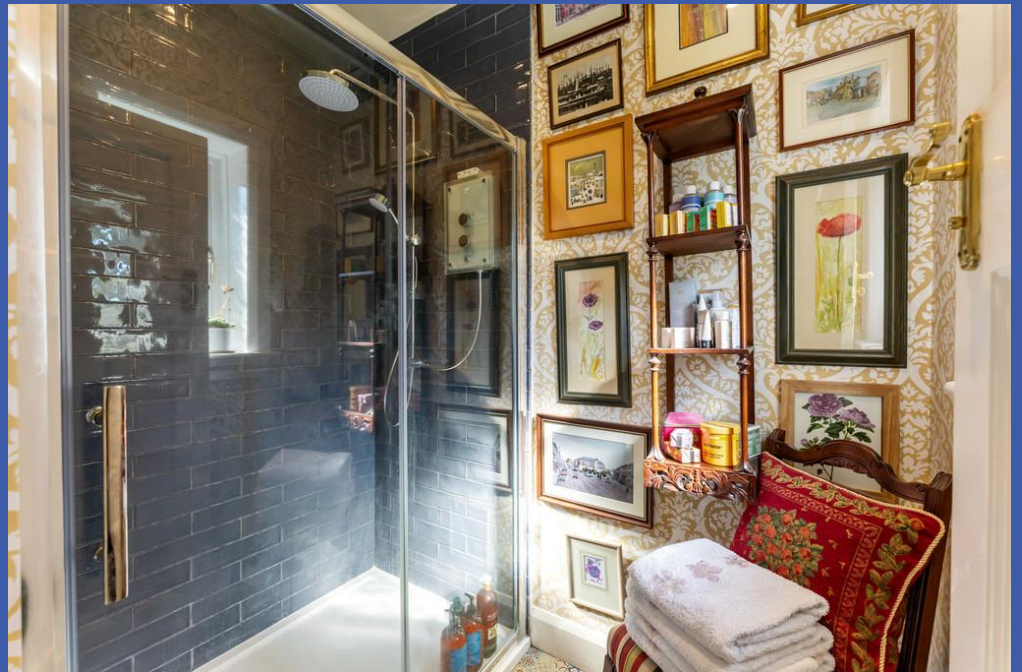


DOUBLE GARAGE Wooden doors to front, lighting and power, floored first floor.

OUTSIDE WC Ceramic tiled floor.

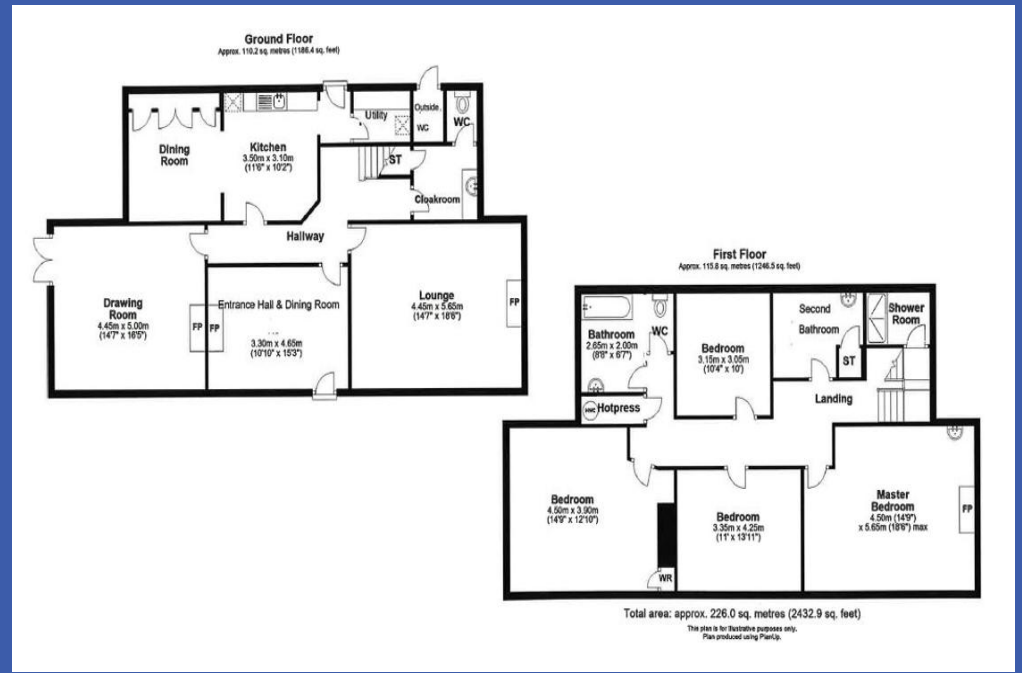
OUTHOUSE Electricity.

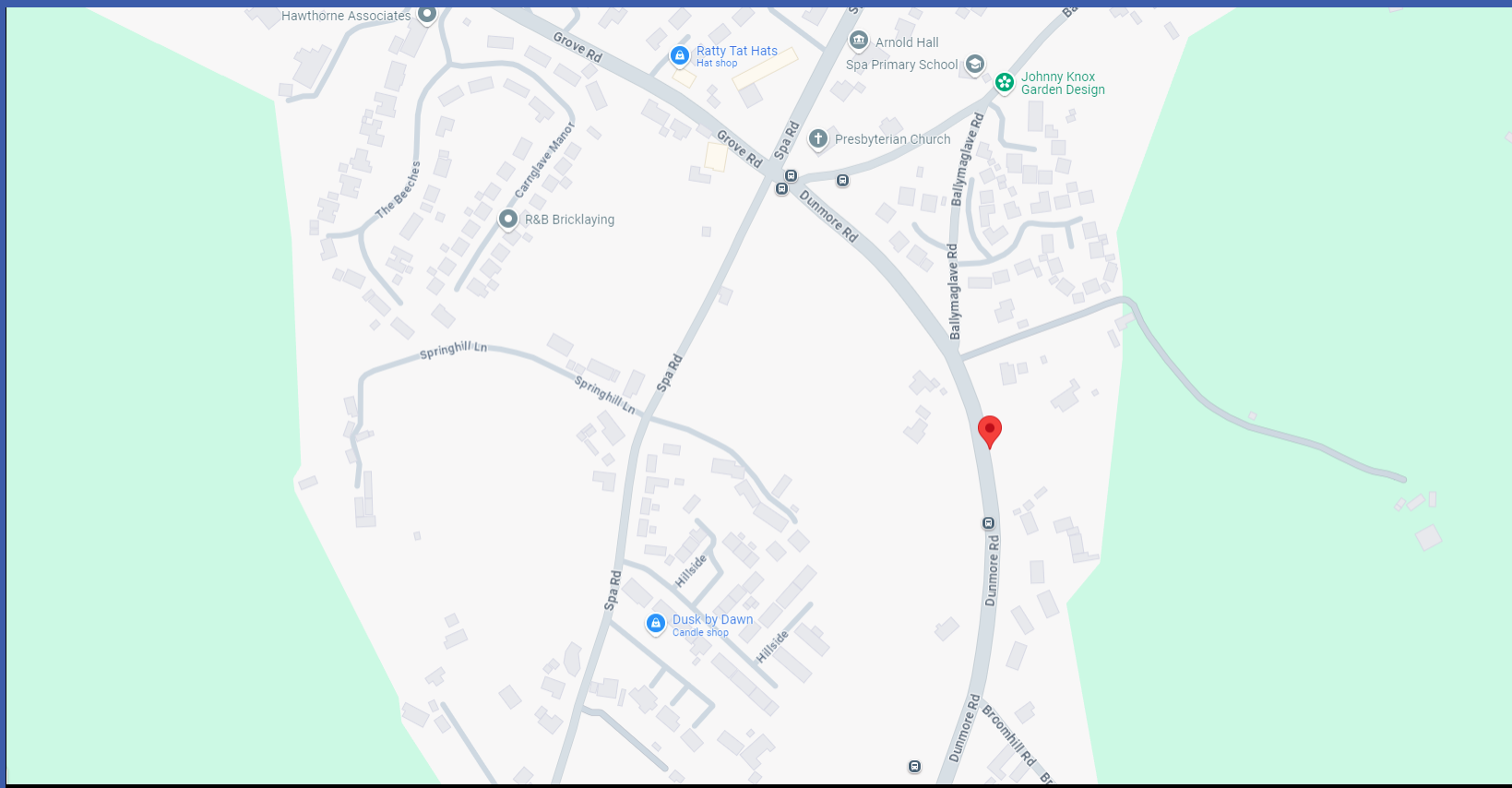
OUTSIDE Pillared entrance, gardens laid in lawns to front, centre pathway to front door, further extensive gardens to side with outhouse.





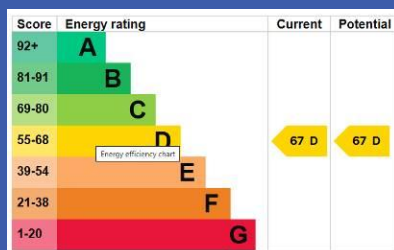






Directions:

12 Dunmore Road is at the junction of Dunmore Road and Ballymaglave Road, Spa



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