



46 Dromara Road, Castlewellan, BT31 9UF

Price Guide £350,000

Extending to approximately 18 acres of agricultural lands, we offer for sale this large site fronting onto the Dromara Road. Currently the site comprises 6 grazing fields and a detached residence of three bedrooms, two receptions and bathroom suite which may be suitable for replacement dwelling (subject to planning). There are also various out buildings. With scenic views of the Mourne Mountains along with the County Down countryside, the surrounding area is characterised by its tranquil rural setting, making this an ideal location for those seeking a peaceful countryside retreat while remaining within easy reach of local amenities. The land will lend itself well to a range of potential uses subject to appropriate planning. (All boundaries are for illustration purposes only)

- Approximately 18 Acres Of Agricultural Lands
- Currently Comprising 6 Grazing Fields, Detached Farmhouse & Various Outbuildings
- Scenic Views Of The Mourne Mountains & County Down Countryside
- Offering Easy Access To Hillsborough, Banbridge & Dromara

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	41
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



PVC front door.

LIVING ROOM 16'0" x 12'5" (4.9 x 3.8)



Fireplace.

KITCHEN 16'0" x 12'9" (4.9 x 3.9)



High and low level units, integrated oven,
sink unit with drainer and mixer tap.

HALL

Plumbed for washing machine. Storage off.

**ON THE FIRST FLOOR
BEDROOM ONE 12'9" x 9'10" (3.9 x 3.0)**



Built in storage.

BEDROOM TWO 12'5" x 7'10" (3.8 x 2.4)



BEDROOM THREE 12'5" x 13'1" (3.8 x 4.0)



BATHROOM



Coloured suite comprising panel bath, pedestal wash hand basin, low flush W.C.

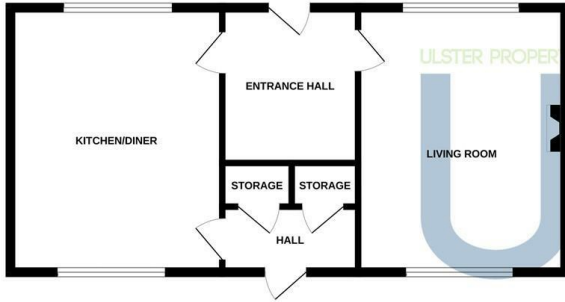


OUTSIDE

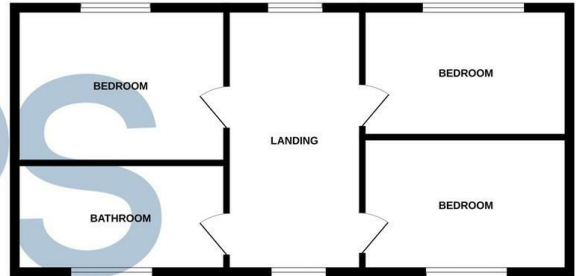


Floor Plan

GROUND FLOOR

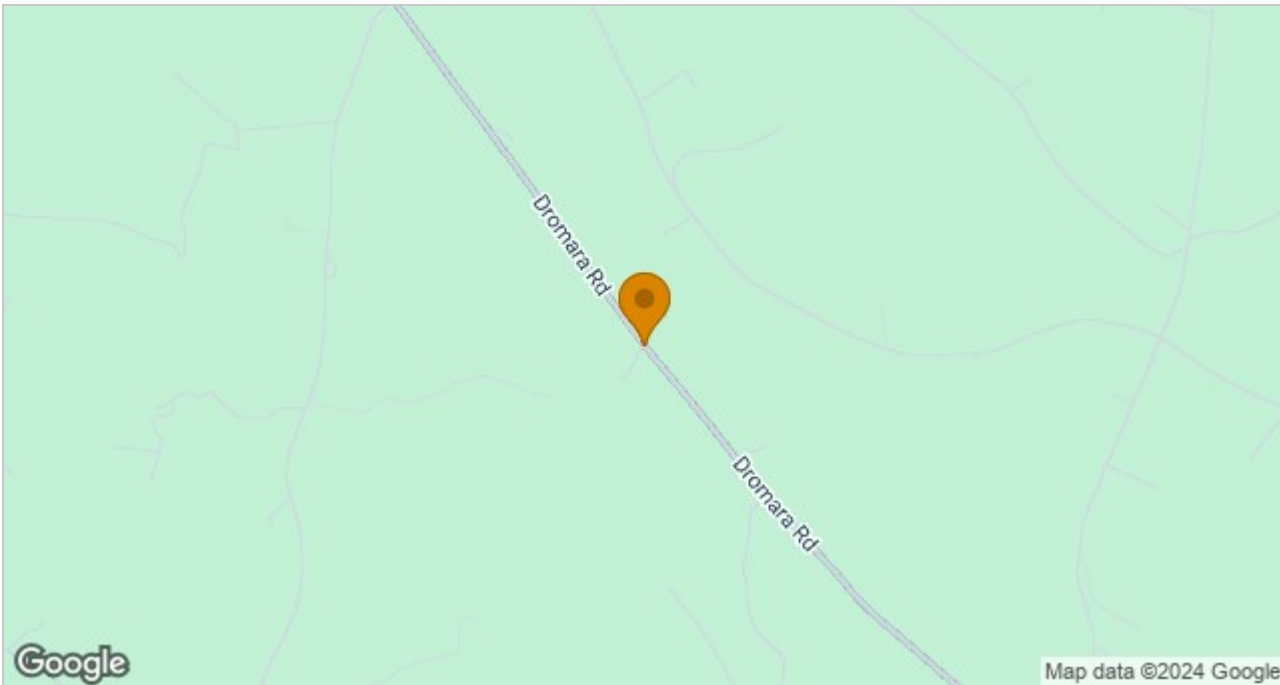


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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