



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
Property  
Experts.

# For Sale

Outstanding New Build 5 Bedroom Dwelling  
(With Paddock Available)

146A Drumbolg Road,  
Upperlands, Maghera,  
BT46 5UZ

RESIDENTIAL





**R.A. Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)

## Location

This beautiful new build property situated in a peaceful countryside location benefits from ease of access to a wide range of shops, schools and local amenities within the local towns and villages. Maghera is situated C. 5 miles south west and Upperlands C. 4 miles west of the property. Portglenone is also situated C. 5 miles east of the dwelling.

## Description

Rarely does an opportunity arise to purchase such a complete family home. This stylish new build home is finished to a high specification to include a feature handmade country kitchen c/w Quartz worktops, island unit and integrated appliances. (Induction hob).

The ground floor of the property boasts a free flowing bright open plan space with an abundance of space facilitating cooking, dining and making special memories during day to day family life.

The first floor features 2 large bedrooms in addition to a deluxe master bedroom c/w walk-in in dressing room and ensuite.

The second floor boasts 2 spacious bedrooms in addition to a further WC/ shower room.

Internally the property also includes LED spotlights & GF underfloor heating.

Externally the dwelling is approached by a short private hardcore driveway from the Drumbolg road and occupies a generous elevated C. 0.6 acre site.

This magnificent family home is sure to attract a high level of interest and therefore we recommend all interested parties to contact our office to arrange an essential viewing at their earliest opportunity.

### Additional Paddock

A C. 0.6 acre paddock to the rear of the dwelling is also available for sale if desired by the purchaser by separate negotiation.

## Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

### Ground Floor

Kitchen : 3.6m x 3.6m  
Entrance Hall : 2.9m x 4.4m  
Downstairs WC : 1.89m x 0.9m  
Sitting Room : 5.3m x 4.4m

Living room : 4.3m x 3.9m  
Utility Room : 2.5m x 2.4m  
Dining Room : 4.3m x 3.3m  
Sun Lounge : 4.3m x 3.7m

### First Floor

Master Bedroom : 5.3m x 3.9m  
Dressing Room : 2.5m x 2.5m  
Bedroom 2 : 3.6m x 3.4m

Ensuite : 2.5m x 1.5m  
Bathroom : 2.5 m x 1.5m  
Bedroom 3 : 4.4m x 3.7m

### Second Floor

Bedroom 4 : 4.4m X 3.9m  
WC/Shower Room : 1.5m x 2.4m

Bedroom 5 : 4.4m X 3.9m

## Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2024/25: TBC

## For Sale

Outstanding New Build 5  
Bedroom Dwelling  
(with paddock available)

146A Drumbolg Road,  
Upperlands, Maghera,  
BT46 5UZ

## RESIDENTIAL

## EPC

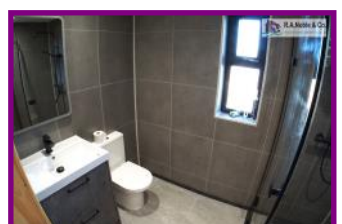
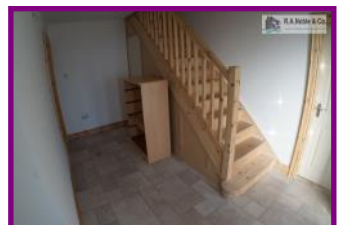
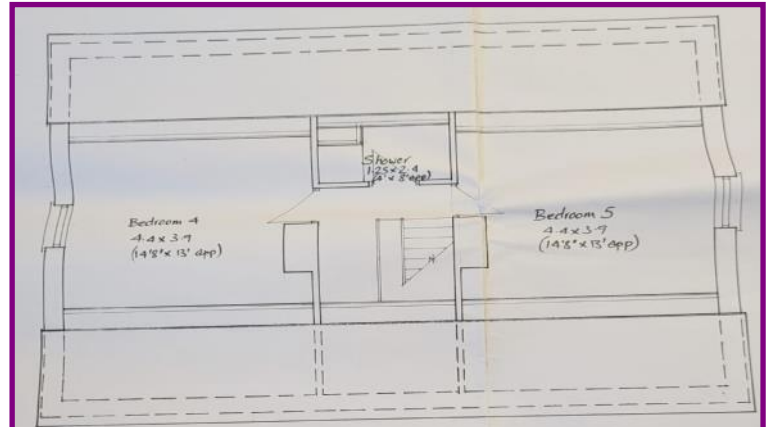
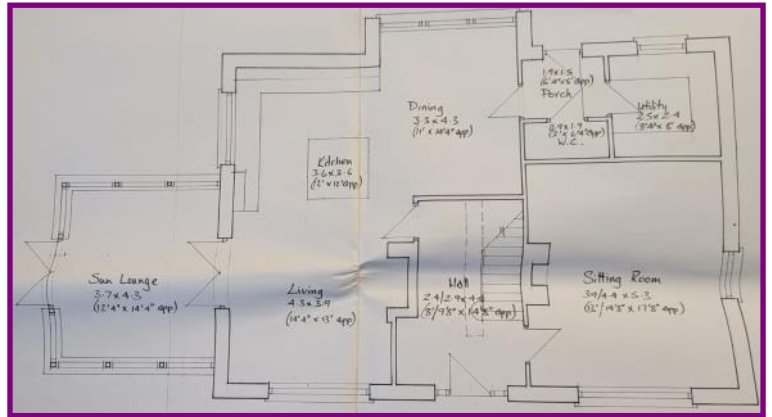
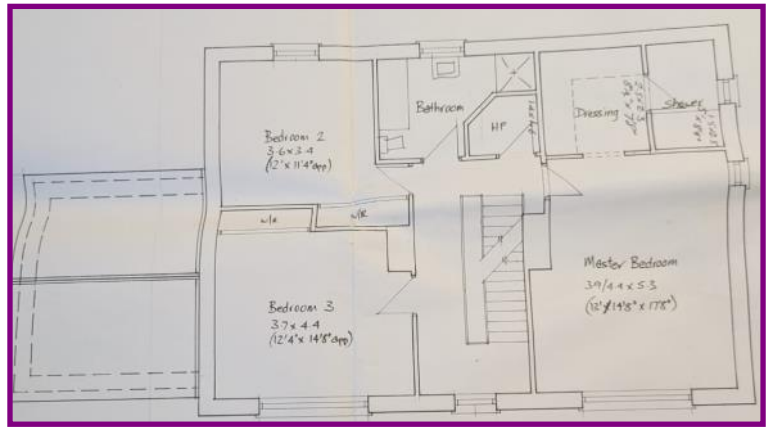
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		



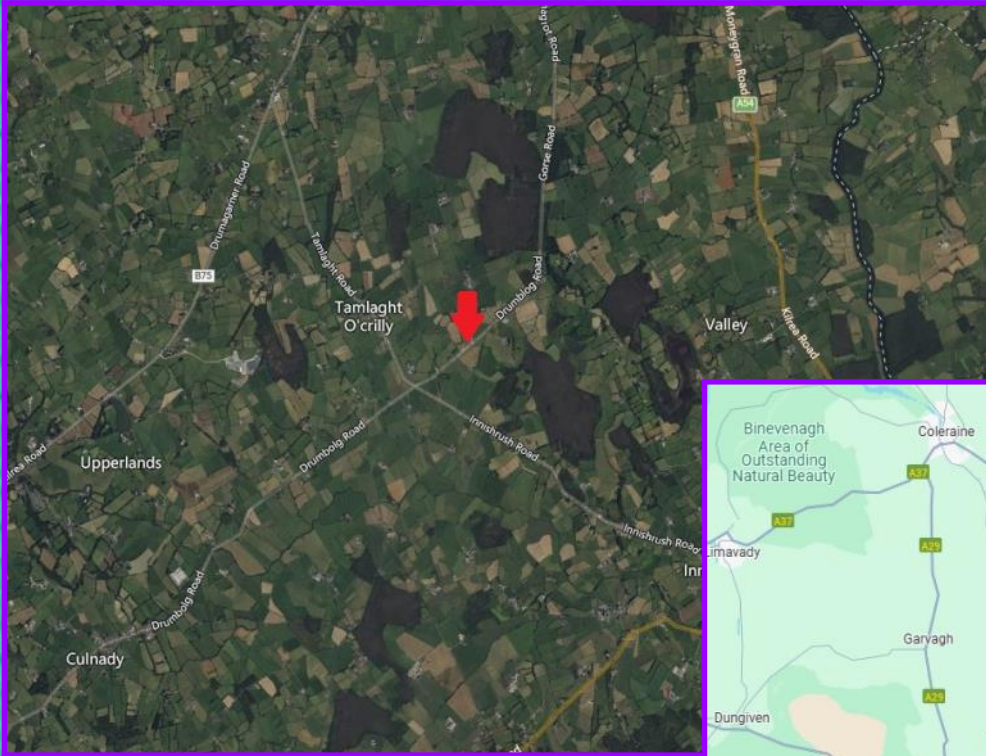
**Sale Details**

We are seeking offers in the region of: £400,000.

Floor Plans (For Illustrative Purposes Only)



# Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

E: info@nobleauctioneers.co.uk

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk



## Are you thinking of selling your property?

or would you like a **Free valuation** to advise what price you could expect if you decided to sell?

Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

## **MISREPRESENTATION ACT 1967**

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.