

**'Brickfield House',
74 Drumnabreeze Road,
Magheralin, Craigavon, BT67 0RH**



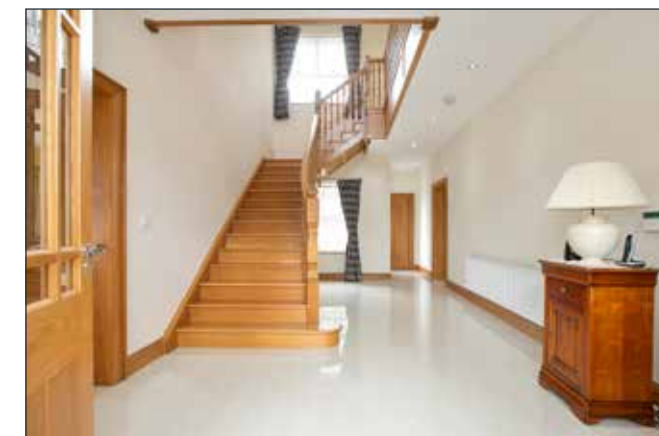
Asking Price £695,000

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www.simonbrien.com



KEY FEATURES

- Exceptional Attractive Detached Family Home Built To The Highest Standard
- Byson Slab Solid Build Property With Granite Rendered Finish & Bangor Blue Slate Roof
- Gracious Reception Hall With Solid Oak Staircase & Cloakroom & WC
- Spacious Drawing Room With Granite Fireplace & French Doors To Reception Hall
- Living Room With Solid Oak Flooring & Granite Fireplace
- Separate Dining Room
- Superb Luxury Fitted Walnut Kitchen With Centre Island Unit & Granite Worktops Open Plan To Dining Area Leading In To
- Sunroom / Family Room With Multi-Fuel Stove
- Utility Room
- Four Good Sized Bedrooms Including Superb Master Bedroom Suite with Dressing Room & Luxury Fully Tiled Ensuite
- Large Luxury Fully Tiled Bathroom With Separate Walk In Wet Room Shower With Villeroy & Boch Sanitary Ware
- Large Games Room / Gym Area Above The Garage Suitable For A Variety Of Uses
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Pressurised Water System
- Electric Gates & Intercom System
- Twin Pair Of Stone Pillars to Sweeping Gravel Driveway To The Front & Side Of The Property
- Wired For External Lighting
- Integral Double Garage With Twin Electric Doors
- Very Highest Standard of Finish with an Array of Outstanding Features both Internally & Externally
- Stunning Surrounding Lawn Gardens On Approximately 0.7 Acre, Granite Paved Sitting Area & Granite Paved Path & Kerbstones
- Superb Peaceful Rural Setting yet Offering Easy Accessibility To Magheralin, Moira & Belfast & Walking Distance To Edenmore Golf Club



SUMMARY

This magnificent detached family residence which was constructed some 8 years ago is sure to impress even the most discerning of purchasers.

No expense has been spared by the present owners in terms of the level of finish and specification with the highest quality finish throughout both Internally & Externally With Many Fine Features.

Ideally located some 25 minutes' drive from Belfast City Centre and 15 minutes from International Airport the property has all the benefits of its rural surroundings and yet is only a short drive from the popular village of Moira and Edenmore Golf Club.

View without delay as this home can only be fully appreciated by internal inspection.



ACCOMMODATION

GROUND FLOOR

Granite entrance steps to:

Solid wooden front door with double glazed side panels leading to:

RECEPTION PORCH:

Porcelain tiled floor. Twin French oak doors to:



RECEPTION HALL:

Porcelain tiled floor. Low voltage spotlights. Solid oak staircase leading to first floor landing.

DRAWING ROOM:

23' 1" x 14' 8" (7.03m x 4.47m)

Twin French doors to hallway. Granite stone fireplace.

LIVING ROOM:

14' 8" x 12' 8" (4.47m x 3.87m)

Solid oak flooring. Granite stone fireplace.

DINING ROOM:

14' 8" x 14' 6" (4.47m x 4.43m)

Solid oak floor.



KITCHEN / DINING AREA:
31' 5" x 19' 9" (9.57m x 6.02m)

Solid walnut kitchen with granite work surfaces and splashback. Space for Britannia Range style oven with granite splashback glass and stainless steel extractor fan over. Central breakfast island unit. Integrated fridge/freezer and microwave. Pantry. Porcelain tiled floor. Low voltage spotlights.



UTILITY ROOM:
14' 10" x 10' 10" (4.53m x 3.29m)

Range of high and low level units with granite work surfaces. Inset 1.5 bowl stainless steel sink unit with mixer taps. Plumbed for washing machine. Space for dryer. Low voltage spotlights. Door to garage.

REAR HALLWAY:

Porcelain tiled floor. Low voltage spotlights. Composite door and double glazed side panels leading to outside.

DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin. Heated towel radiator. Porcelain tiled floor. Low voltage spotlights.



SUN ROOM / FAMILY ROOM:
18' 2" x 17' 5" (5.53m x 5.32m)

Solid oak floor. Chimney with 'Nestor Martin' multi-fuel wood-burning stove and stone inset with tiled hearth. Low voltage spotlights.

INTEGRAL DOUBLE GARAGE:
24' 7" x 24' 4" (7.49m x 7.41m)

Twin electric doors. Power and light. Oil fired boiler.

UPPER LEVEL

GAMES ROOM / CINEMA ROOM / GYM:
24' 6" x 24' 6" (7.48m x 7.48m)

Low voltage spotlights. Radiators.



FIRST FLOOR

LANDING:

Access to hot press.

BEDROOM (1):

14' 11" x 14' 9" (4.54m x 4.49m)

DRESSING ROOM:

7' 10" x 5' 5" (2.40m x 1.64m)

ENSUITE SHOWER ROOM:

Double shower with rainhead attachment. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Low voltage spotlights. Extractor fan.

BEDROOM (2):

15' 11" x 12' 1" (4.86m x 3.68m)

With walk-in dressing cupboard.

BEDROOM (3):

14' 11" x 10' 8" (4.54m x 3.25m)

Built-in wardrobe.

BEDROOM (4):

16' 8" x 15' 9" (5.08m x 4.80m)

BATHROOM:

Freestanding (Villeroy & Boch) dual bath. Walk-in wet room style shower with rainhead attachment. Low flush WC. Pedestal wash hand basin. Chrome heated towel radiator. Low voltage spotlights. Fully tiled walls and floor.

OUTSIDE

Concrete entrance pillars with wrought iron railings to electric gates leading to a sandstone gravel driveway and turning area. To the front and side with granite tone kerbs. Granite style brick pathway leading around the property with concrete car washing area. Gardens in lawns extending to 0.6 acre surrounding the property enclosed by timber fencing and hedging, with paved patio sitting area.

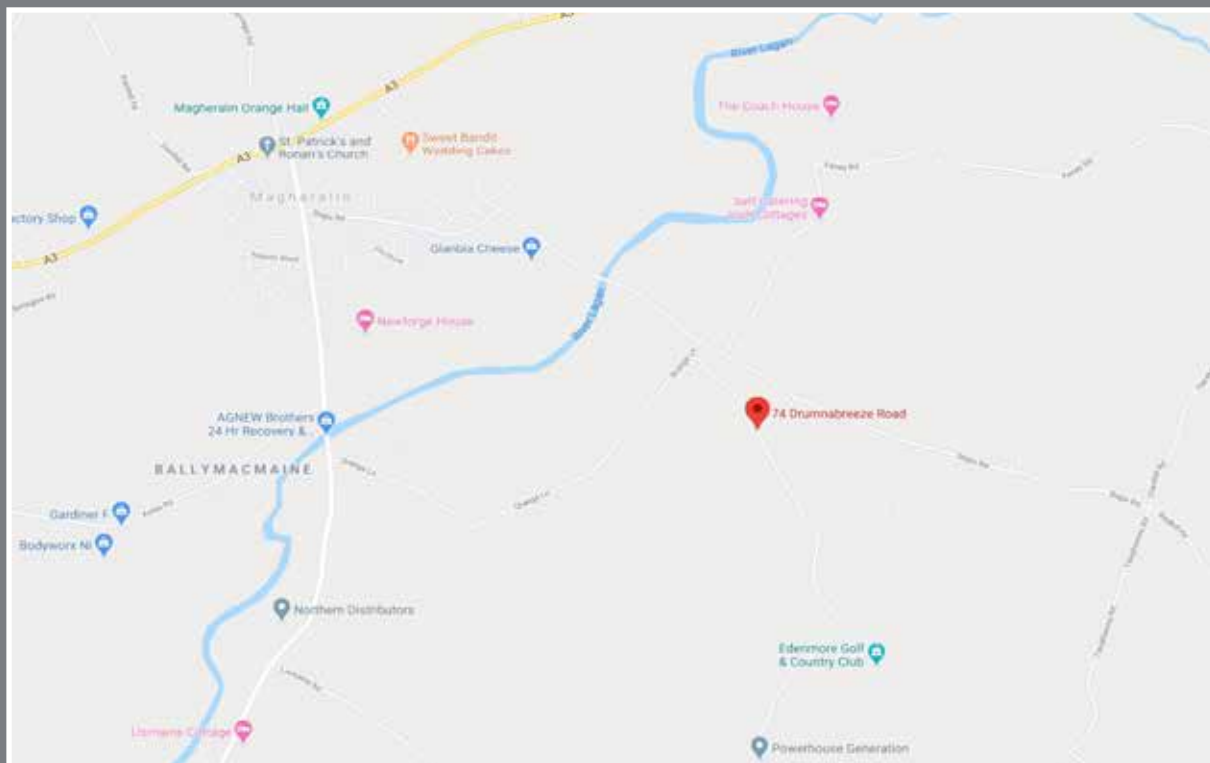


74 Drumnabreeze Road (Ground Floor)
Plans for illustrative purposes only



74 Drumnabreeze Road (1st Floor)
Plans for illustrative purposes only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

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Lettings Department

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REF: RL/G/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	77	77
D 55-68		
E 39-54		
F 29-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9792-3247-8039-3920-7983

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