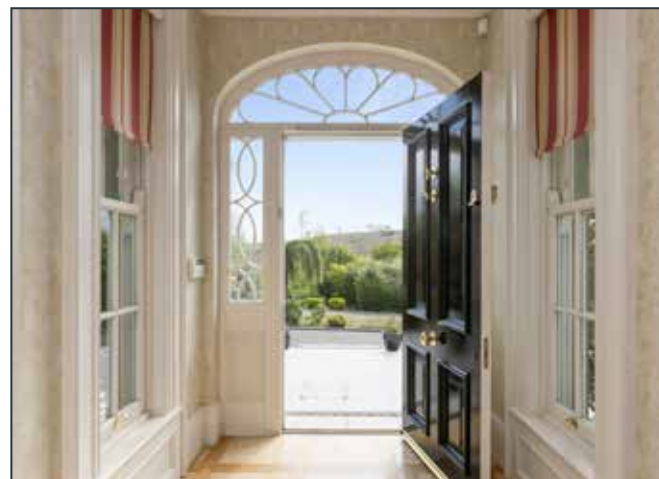


'Lisnagonnell House'
129 Dublin Road,
Banbridge, BT32 3NT



Asking Price £675,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Magnificent Detached Family Residence Constructed C. 2006
- Generous Accommodation Finished To The Highest Of Standards Extending To Approximately 6,000 Sq Ft
- Five Double Bedrooms
- Beautiful Reception Hall With Feature Staircase
- Drawing Room, Family Room And Garden Room
- High Quality Hand Painted Robinsons Kitchen With 4 Oven Aga Open To Casual Dining Area
- Separate Utility And Two Downstairs Cloakrooms
- Contemporary Family Bathroom, Two Ensuities And Downstairs Shower Room
- Integral Double Garage
- Solid Wood Floors Throughout
- Oil Fired Central Heating, Underfloor Heating To Both Floors, Double Glazing
- Alarm And Camera System With Electronic Gated Entrance
- Beam Central Vacuum System
- Superb Site Extending To Approximately 2.7 Acres Approached Via A Sweeping Driveway
- Popular And Sought After Location On Main Dublin Road Within Close Proximity Of Banbridge, Newry And Comfortable Commuting Distance Of Belfast And Dublin

SUMMARY

Exceptionally well located on the main Dublin road, the property benefits from its close proximity to both Banbridge and Newry town centres with its vast array of excellent schooling and shopping and recreational amenities. The property is also within comfortable commuting distance of both Belfast and Dublin.

Constructed in 2006, the property is exceptionally well appointed with generous family accommodation extending to approximately 6,000 sq ft. In brief, comprising of five generous bedrooms together with three reception rooms, high quality Robinsons fitted kitchen together with bathroom, two ensuities and downstairs shower room.

In addition, the property benefits from a study/home office and large integral double garage.

Situated on a superb site which extends to approximately 2.7 acres the property enjoys an exceptional rural outlook with both formal gardens in lawns and a superb private patio area.

Likely to be of interest to the growing family in today's market. We encourage viewing of this exceptional property through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood door to vestibule. Inner door opening to...

ENTRANCE HALL:

20' 4" x 15' 5" (6.2m x 4.7m)

Feature staircase. Ceramic tiled floor.

CLOAKROOM:

10' 6" x 7' 7" (3.2m x 2.3m)

WC. Wash hand basin.

ADDITIONAL CLOAKROOM:

9' 10" x 7' 7" (3.0m x 2.3m)

DRAWING ROOM:

21' 12" x 19' 8" (6.7m x 6.0m)

Attractive feature limestone fireplace. Oak floor. Cornice ceiling.

STUDY/OFFICE/BEDROOM (6):

13' 5" x 12' 10" (4.1m x 3.9m)

ENSUITE:

8' 6" x 7' 7" (2.6m x 2.3m)



LIVING ROOM:

22' 4" x 14' 1" (6.8m x 4.3m)

Attractive feature limestone fireplace. Oak floor. Cornice ceiling.



GARDEN ROOM:

14' 5" x 11' 10" (4.4m x 3.6m)

Wood burning stove. Ceramic tiled floor. Door to rear patio.

UTILITY ROOM:

17' 5" x 9' 10" (5.3m x 3.0m)

High and low level units. Single drainer sink unit. Wine cooler.

SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.



KITCHEN:

17' 5" x 14' 9" (5.3m x 4.5m)

Excellent range of high and low level units with Aga range. Central island unit. Granite worktops. Integrated fridge/freezer, dishwasher and microwave. Wine coolers. Inset sink. Ceramic tiled floor.

DINING ROOM:

22' 4" x 14' 9" (6.8m x 4.5m)

Ceramic tiled floor.



REAR HALLWAY:

Reading area. Door to rear.

INTEGRAL DOUBLE GARAGE:
22' 12" x 19' 8" (7.0m x 6.0m)

Remote control up and over door. Light and power. Oil fired boiler. Central vacuum system.

FIRST FLOOR**GALLERY LANDING:****MASTER BEDROOM:**
22' 12" x 16' 5" (7.0m x 5.0m)

Wood strip floor. Low voltage lighting.

**DRESSING ROOM:**
13' 1" x 11' 6" (4.0m x 3.5m)**ENSUITE:**
13' 1" x 11' 6" (4.0m x 3.5m)

White suite. Freestanding bath, mixer tap, telephone hand shower. Walk-in shower enclosure. Low flush WC. Twin wash hand basins with vanity unit. Fully tiled walls and floor.





BEDROOM (2):
22' 12" x 14' 5" (7.0m x 4.4m)

ENSUITE:

Jet shower. Low flush WC. Wash hand basin, vanity unit. Fully tiled walls and floor. Heated towel rail.

BEDROOM (3):
30' 10" x 15' 1" (9.4m x 4.6m)

Oak floor.

BEDROOM (4):
17' 9" x 13' 1" (5.4m x 4.0m)

BEDROOM (5):
22' 12" x 12' 2" (7.0m x 3.7m)

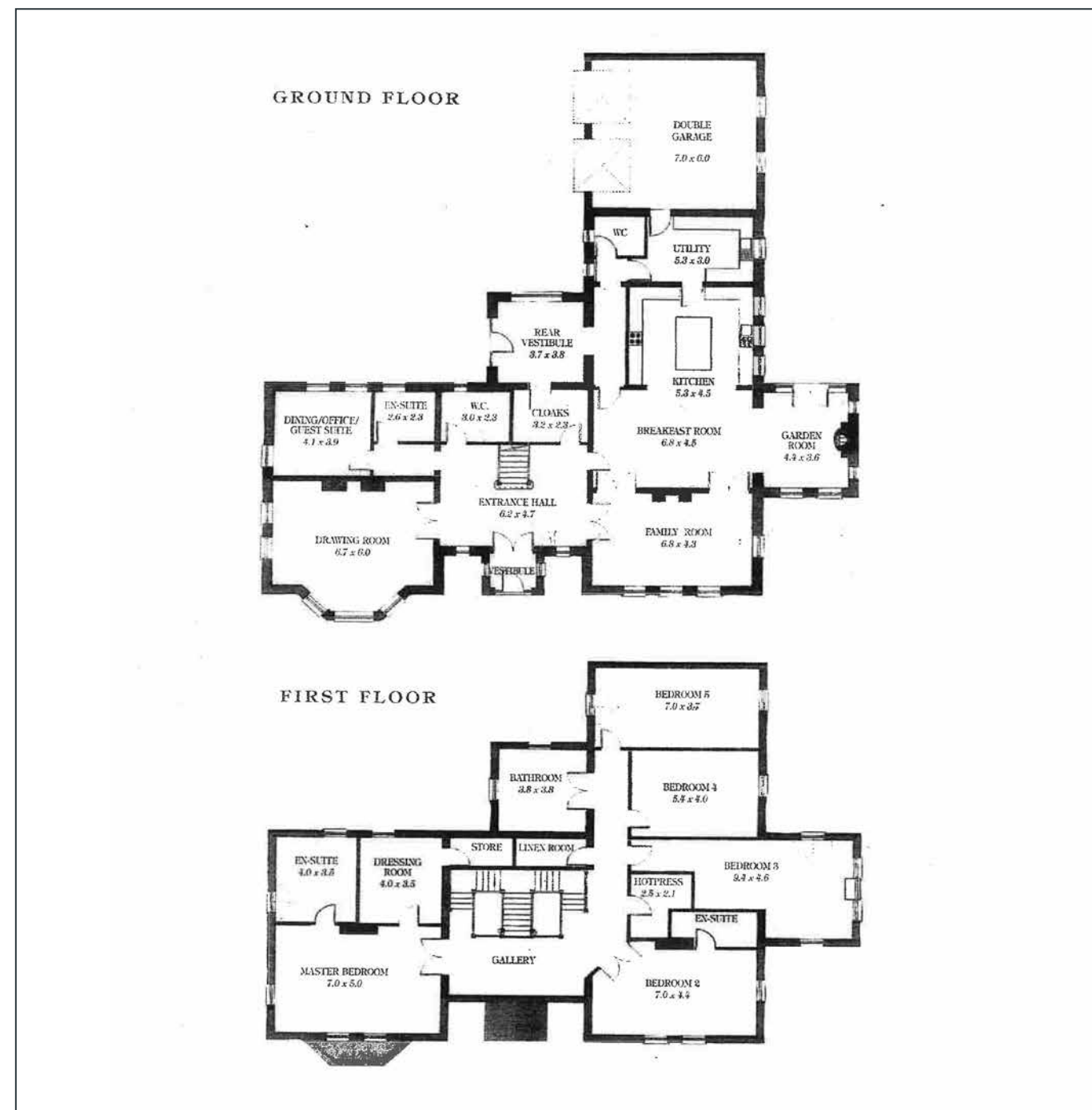
LANDING:

Hotpress. Access to roofspace.

BATHROOM:
12' 6" x 12' 6" (3.8m x 3.8m)

Freestanding bath, mixer tap, telephone hand shower. Shower enclosure. Low flush WC. Wash hand basin, vanity unit.





OUTSIDE

Site extends to 2.7 acres with lawns and patio. Children's play area. Generous driveway parking. Two fish ponds. Outdoor awning and speakers. Dog run. External storage area. Car wash area.

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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

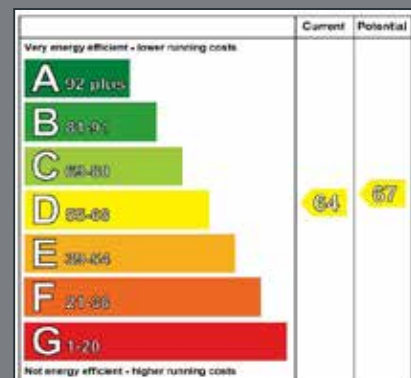


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/E/19/FB



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