

# RODGERS & BROWNE

32 Drumaghadone Road, Dromore,  
Banbridge, Co.Down BT32 3SP

*offers over £525,000*



## *The Agent's Perspective...*

" This is the sort of property that offers a health-inspiring atmosphere and feeling of being "glad to be home".

Constructed in a sheltered site slightly below the road, this superb, detached home extends to c.2227 square feet of bright, beautifully finished accommodation and enjoys the most beautiful views over the lush, green rolling Co.Down countryside.

The interior offers four bedrooms and three reception rooms including a dramatic, reception hall and sitting are with a vaulted ceiling and access onto the rear terrace. The house 'flows' well with some rooms interconnecting with reception space at one end of the house and bedrooms at the other offering quiet, comfortable surroundings to relax.



The combination of rural tranquillity with out-of-town convenience is not to be underestimated and provides a delightful space to call 'home'.

76 High Street, Holywood, BT18 9AE

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Caption for image.



Caption for image.



Caption for image.

*The facts you need to know...*

Bright detached bungalow c. 2,227 square feet

4 bedrooms 3 reception rooms - with flexible option to 5 bedrooms and 2 reception rooms

Beautiful site overlooking lush, green, rolling, countryside displaying the seasons as the year passes by

Impressive vaulted reception hall and sitting area

Large dining / kitchen with large format high glaze tiles and German kitchen units

Cloakroom, bathroom, ensuite and facility for second ensuite

Pressurised oil fired underfloor central heating

Pre-coloured low-maintenance K-Rend exterior render with feature stone facade detail

Extensive pebble parking and turning space

Easily managed gardens with large sheltered circular patio and barbecue area to the rear - also raised sun deck with glazed balustrade and stainless-steel handrail

Wrapped uPVC double glazed windows and doors with cream internal finish

Sunny aspect to rear

Quality oak doors, skirtings and architraves - Exceptional standard of finish

Constructed under architects supervision c.2017

Rural setting just 15 minutes from Royal Hillsborough, 25 minutes from Lisburn city and 30 minutes from Belfast





Magnificent kitchen with contemporary high gloss German cupboards



Dining area with double French doors to deck and garden



Utility Room

## *The property comprises...*

### GROUND FLOOR

Multipoint locking front door to:

**IMPRESSIVE RECEPTION HALL 27' 11" x 13' 1"** (8.51m x 3.99m) Overall. Vaulted ceiling, large format marble tiles, recessed lighting, steps down to Sitting area. Sliding double glazed door to rear deck and fabulous views of rolling countryside. Double doors to dining kitchen.

**STUDY / TV ROOM OR BEDROOM 5 15' 5" x 12' 10"** (4.7m x 3.91m) Walnut effect flooring

**LIVING ROOM: 14' 1" x 12' 10"** (4.29m x 3.91m) Corner window, ceramic 'rustic plank' effect tiled floor. Open plan to:

**DINING KITCHEN** Impressive, large format, grey marble effect high glaze tiled floor, recessed lighting, space for dining table and chairs, feature extensive range of Dove grey high gloss hand painted German high and low level cupboards with semi circular end units, Quartz worktops, inset 11/2 tub stainless steel sink units, Nordmende double ovens, four ring ceramic hob, extractor, worktop lighting. Double French doors to deck, patio and rear garden with beautiful rural views.

**UTILITY ROOM:** Single drainer stainless steel sink unit, mixer taps, range of high and low level cupboards, plumbed for washing machine, tiled floor, uPVC double glazed door to rear.

**CLOAKROOM:** low flush wc, wash hand basin





Bedroom 1

**REAR HALLWAY:** Large format marble tiled floor

**BEDROOM (1): 17' 1" x 12' 2"** (5.21m x 3.71m)  
Corner window with views into front garden and fields beside. Pale grey 'oak' laminate flooring.

**ENSUITE WET ROOM** Low flush wc, floating wash hand basin, mixer taps, recessed lighting, chrome heated towel radiator, extractor, porthole window, fully tiled shower area, 'Mira Vie' shower, colourful tiled floor

**BEDROOM (2): 12' 2" x 10' 2"** (3.71m x 3.1m) pale grey 'oak' laminate flooring, rural views.

**ENSUITE SHOWER ROOM:** Facility only - purchaser to complete to personal choice

**BEDROOM (3): 13' 9" x 9' 2"** (4.19m x 2.79m)  
Herringbone pattern, pale grey 'Oak' flooring, facility for walk in wardrobe. View over deck to rolling countryside.

**BEDROOM (4): 13' 9" x 9' 2"** (4.19m x 2.79m)  
Herringbone pattern, pale grey 'Oak' flooring, facility for walk in wardrobe. View over deck to rolling countryside.

**FAMILY BATHROOM** Feature 'egg' shape bath with tall mixer taps, telephone hand shower, low flush wc., tiled floor, floating vanity unit, wash hand basin, mixer taps, corner shower, drench and telephone hand showers, recessed lighting, extractor, chrome heated towel radiator.

ROOFSPACE STORAGE

OUTSIDE

Pebble driveway, parking and turning space behind double iron gates.

Easily managed gardens to front side and rear in lawns, fencing and hedges.

Large deck to rear in grey composite planks (for low maintenance) with modern glass balustrade and stainless-steel handrail.Sorage below.

Sheltered, recessed circular patio and barbecue area. Auto floodlights. uPVC oil tank.



Bedroom 1 ensuite



Bedroom 3



Bedroom 4



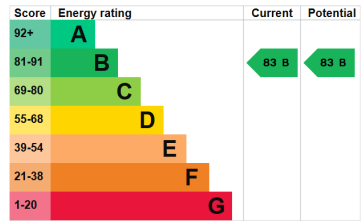
Stunning bathroom

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?		●	
Is there an annual service charge?		●	
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?		●	
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	NO
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	AVERAGE 79% PERFORMANCE
Broadband and speed	DOWNLOAD 1800 Mbps    UPLOAD 1000 Mbps

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** Freehold

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is £2,375.76

**VIEWING:** By appointment with **RODGERS & BROWNE**.

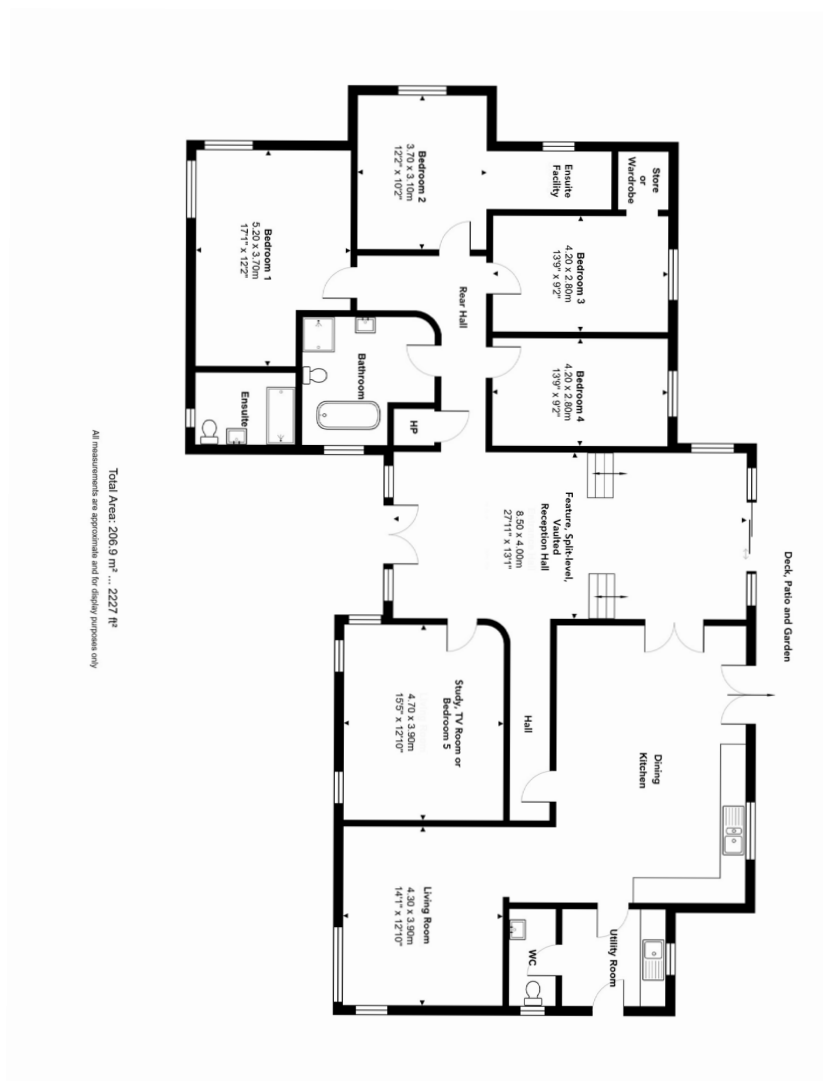


## Location

From Dromore, take the Diamond Road at its junction with Dromara Road and head south east approximately 1.2 miles and turn right onto Drumaghadone Road. House is then c. 0.7 miles on right.



## Floor plan



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