



2 Quillyburn Hall represents a superb opportunity to acquire a fantastically appointed three bedroom detached property in a popular residential development within striking distance of Dromore Town Centre. Providing fixtures and fittings to the highest standard throughout, number 2 provides a superb blank canvas with nothing needing done apart from simply moving in.

The ground floor of the property provides an entrance hall with built in storage, spacious lounge with bay window to front, open plan kitchen living dining area with bespoke fully fitted kitchen and granite worktops, breakfast island, wood burning stove, French doors to the rear garden, utility room and downstairs WC. The first floor of the property provides three double bedrooms, main bedroom with luxurious en-suite shower room with generous walk in wardrobe, additional built in storage and a further family bathroom with modern white suite.

The property further benefits from an excellent energy rating with UPVC double glazing throughout, oil fired central heating, tarmac driveway with ample private off-street parking and a landscaped rear garden with excellent privacy and patio area ideal for outdoor entertaining.

Offers Around  
£295,000

2 Quillyburn Hall,  
DROMORE,  
BT25 1FY

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Superbly Presented Three Bedroom Detached Property in a Quiet Cul-De-Sac
- Spanning Circa 2000 Square Feet Providing Generous Accommodation Throughout
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast, Lisburn, Hillsborough and Banbridge
- Close Proximity to Dromore Town Centre, Banbridge Outlet, Sprucefield Shopping Centre and Hillsborough Village
- Spacious Hallway with Additional Storage
- Front Reception Room with Bay Window to Front
- Open Plan Kitchen Dining Living Space with French Doors to Rear Garden and Wood Burning Stove
- Bespoke Fully Fitted Kitchen with Range of Units, Granite Worktops and Breakfast Island
- Separate Utility Room and Downstairs WC
- Three Double Bedrooms, Main Bedroom with En-Suite Shower Room and Generous Walk In Wardrobe
- Further Modern Family Bathroom with White Suite
- Enclosed Landscaped Rear Garden with Excellent Privacy and Patio Area for Entertaining
- Tarmac Driveway with Ample Private Off Street Parking
- Oil Fired Central Heating and UPVC Double Glazing Throughout
- Superb Energy Rating with Low Running Costs
- Annual Service Charge Payable for the Development is Approximately £165.00 Per Annum at Present
- Early Viewing Highly Recommended



The Property Comprises:

## Ground Floor

RECEPTION HALL: uPVC composite front door with PVC side lights and top light to under stair storage with recessed spotlights.



LOUNGE: 18' 11" x 15' 2" (5.77m x 4.62m) (at widest points). Bay window and outlook to front. Low voltage spotlights.



French doors to:

KITCHEN/LIVING/DINING AREA: 24' 8" x 13' 8" (7.52m x 4.17m) (at widest points). Excellent range of high and low level units, granite worktops throughout, integrated appliances including double oven, induction hob, fridge/freezer, dishwasher, concealed extractor hood, one and half stainless steel sink unit single drainer and Quooker tap. Centre island with solid oak round edge work surface and dining area. Feature wood burning stove with tiled walls, recessed spotlighting, PVC double glazed French doors to rear patio garden.





UTILITY ROOM: 9' 9" x 7' 9" (2.97m x 2.36m) (at widest points). Range of units, plumbed for washing machine, space for tumble dryer. Integrated microwave oven, tiled floor, double glazed. Access door to rear patio garden.

DOWNSTAIRS W.C./CLOAKROOM: Low flush wc, vanity unit with wash hand basin and mixer tap, tiled floor, extractor fan.

Stairs to:

First Floor

LANDING: Built-in storage cupboard and access hatch to roofspace.

PRINCIPAL BEDROOM: 15' 7" x 13' 7" (4.75m x 4.14m) (at widest points). Outlook to front.

WALK-IN WARDROBE: 10' 9" x 5' 3" (3.28m x 1.6m) (at widest points). Built-in shelving and low voltage spotlights.

ENSUITE SHOWER ROOM: Shower enclosure with chrome thermostatic control valve and rain shower head, fixed glass door. Tiled floor, close coupled wc, part tiled walls, recessed spotlighting, chrome heated towel rail.



BEDROOM (2): 15' 0" x 9' 5" (4.57m x 2.87m) (at widest points). Range of built-in wardrobes and cabinets.



BEDROOM (3): 11' 5" x 9' 7" (3.48m x 2.92m) (at widest points). Outlook to rear.



FAMILY BATHROOM: White suite comprising panelled bath with chrome mixer tap and telephone attachment, half pedestal wash hand basin with chrome mixer tap, low flush wc with push button, part tiled walls, tiled floor, recessed spotlights. Hotpress.





## Outside

Rear garden with sloping flowerbed with raised patio area. Access gate to side with bin storage. Access to oil tank and oil boiler. Outside power sockets, outside lights and tap, shed with power. Tarmac driveway for two cars.



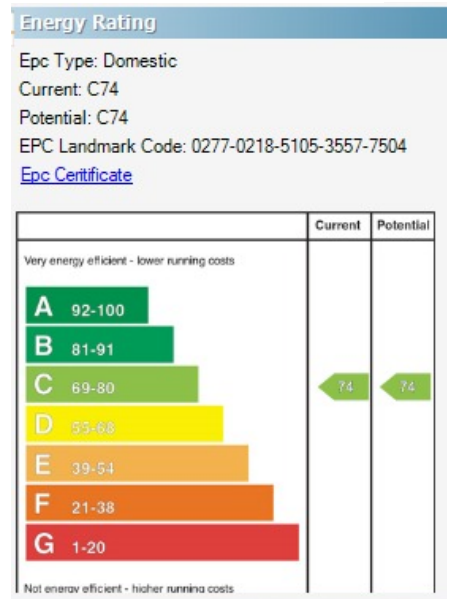




## Location:

From Banbridge Road turn into Quillyburn Manor. At the end of the road turn left then continue into Quillyburn Hall. Number 2 is on the right hand side in a quiet cul-de-sac.

Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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