



This highly attractive detached property is set in a quiet rural setting, yet extremely convenient to Dromore, Banbridge and the A1 Carriageway. It can only fully be appreciated upon internal inspection and has been finished to an exceedingly high standard by its current owners. Furthermore it enjoys uninterrupted views towards the Mourne Mountains.

Set in its own private grounds presenting well-proportioned and well finished accommodation throughout with the benefit of detached double garage. The home itself presents a luxury open plan kitchen, living dining with sunroom off. Up to six well-proportioned double bedrooms (two en-suite) and beautiful family bathroom.

All in all an exceptional home ideal for growing families and downsizers alike. Early viewing is thoroughly recommended.

Offers Around
£280,000

41c Carnew Road,
Katesbridge,
BANBRIDGE,
BT32 5PS

Viewing by
appointment with
& through agent
028 9266 1700



- Completed Around 10 Years Ago, Extremely Well Presented Detached Family Home
- Located in this Popular and Peaceful Rural Locality
- Just minutes' drive from Dromore and the A1 Dual Carriageway
- Light, Bright and Finished to a High Standard Throughout
- Sunroom with Feature Multi-fuel Stove
- Well Appointed Kitchen Open to Living/Dining Area
- Up to Six Well-Proportioned Double Bedrooms (two en-suite)
- Luxury Family Bathroom
- Oil Central Heating
- Underfloor Central Heating in Kitchen, Living and Dining Area
- Integrated Vacuum System
- Wired for Integrated Sound System
- Hardwood Internal Doors Throughout
- Ground Floor WC
- Separate Utility (off kitchen)
- Detached Double Garage with Space Above
- Early Viewing is Highly Recommended

The Property Comprises:



Ground Floor

ENTRANCE HALL: Solid wood double glazed door and side panels, spotlights, cupboard off.



LIVING ROOM: 13' 5" x 13' 1" (4.10m x 4.00m) Electric inset fireplace.

DINING ROOM: 11' 10" x 12' 10" (3.60m x 3.90m)



KITCHEN: 12' 2" x 17' 11" (3.70m x 5.45m) Ceramic tiled floor, range of high and low level units with granite work tops and centre island, 1 1/2 bowl stainless steel sink, gas range, space for American fridge/freezer, integrated dishwasher.



DINING AREA: 11' 8" x 16' 8" (3.55m x 5.08m)



SUN ROOM: 12' 12" x 17' 7" (3.96m x 5.35m) Ceramic tiled floor, feature brick fireplace with cast iron multi-fuel stove, twin uPVC doors out.

WC: Ceramic tiled floor, low flush WC, wash hand basin, plumbed as wet room.



REAR HALL/UTILITY: Ceramic tiled floor, range of high and low level units, space for washing machine and dryer, stainless steel sink with side drainer.



BATHROOM: Ceramic tiled floor, low flush WC, vanity sink unit, free standing bath, fully tiled shower cubicle.





MASTER BEDROOM: 15' 7" x 13' 11" (4.75m x 4.25m) Spotlights.

WALK IN WARDROBE:



ENSUITE SHOWER ROOM: Ceramic tiled floor, low flush WC, vanity sink unit, corner power shower, chrome heated towel rail, spotlights, extractor.



BEDROOM (2): 11' 10" x 13' 5" (3.60m x 4.10m)



BEDROOM (3): 9' 6" x 13' 1" (2.90m x 4.00m)

First Floor

LANDING: Spotlights, velux window, storage into eaves.

BEDROOM (4): 14' 7" x 13' 1" (4.45m x 4.00m)

STUDY: 17' 8" x 14' 7" (5.39m x 4.45m) Integrated wardrobes.



BEDROOM (5): 14' 3" x 22' 3" (4.35m x 6.78m) Spotlights.



ENSUITE BATHROOM: Low flush WC, wash hand basin, free standing bath.



Outside

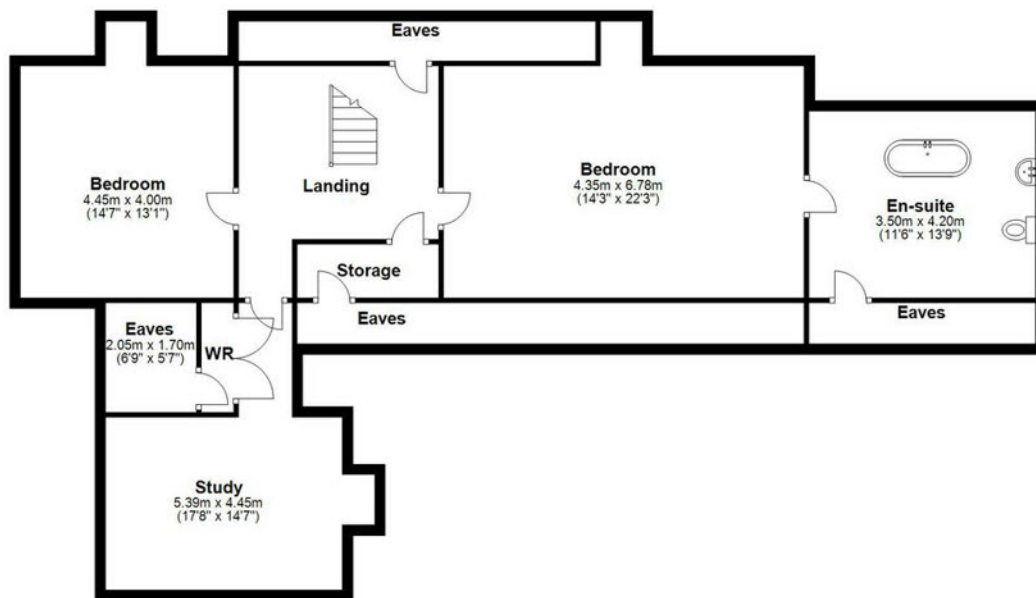
Bounded by mature hedging and fully fenced and enclosed this private site is accessed by a shared lane leading to gravel parking area for multiple vehicles.

All in all the site extends to over 0.75 acres and is largely laid in lawn with feature specimen trees and low shrub beds.

Ground Floor
Approx. 202.4 sq. metres (2178.3 sq. feet)

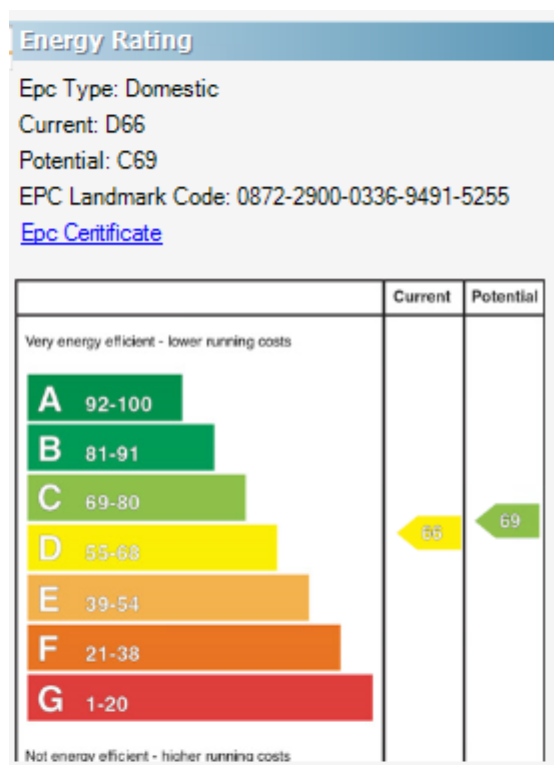


First Floor
Approx. 121.5 sq. metres (1307.9 sq. feet)



Total area: approx. 323.9 sq. metres (3486.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



Location:

From Dromore take the Diamond Road towards Waringsford; follow the Garvaghy Church Road to Lough Road; turn left and Carnew Road is on your left. From the Southbound A1 between Dromore & Banbridge turn left on the B27 (signposted Katesbridge); from signs for Kilkinamurry/Ballela Carnew Road is approx. 2 miles on left.

Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747



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With You
 Every Step
 of the Way

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