



This well proportioned family home offers flexible accommodation with uninterrupted views of the complete Mountain of Mourne range (22 miles long), plus the Castlewellan and Dromara Hills to the East.

Built in 2000, this home comprises of three reception rooms and five bedrooms, three with ensuite shower rooms, one with dressing room. A family bathroom and a shower room. Recently refurbished with energy & insulation upgrade. Solar panels installed, linked to water heating and surplus to the grid.

Close to amenities, schools, and shops.

Located approximately 7 miles from the A1 Dublin to Belfast Road at Banbridge and approximately 7 miles from the A1 at Glascar near Newry.

Offers Over
£430,000

'Knock Eden'
11 Iveagh Road,
Katesbridge,
BANBRIDGE,
BT32 5QZ

Viewing by
appointment with
& through agent
028 9266 1700



- Attractive rural family home on an elevated site on the South facing slope of Knock Iveagh
- Sweeping Driveway with gardens to front and rear
- Kitchen featuring a range of high and low level units, and Waterford Stanley Range
- Utility plumbed for washing machine
- Three reception rooms to include, lounge, dining room and sunroom
- Five spacious bedrooms, principal with dressing room and three with ensuite facilities
- Oil fired central heating and double glazed windows
- Beam Vacuum System
- Large garage with remote control operated Hormann door, Solar Panels on Roof
- Picturesque Views of the Mourne Mountains
- Close to local amenities, schools and shops

The Property Comprises:

Ground Floor

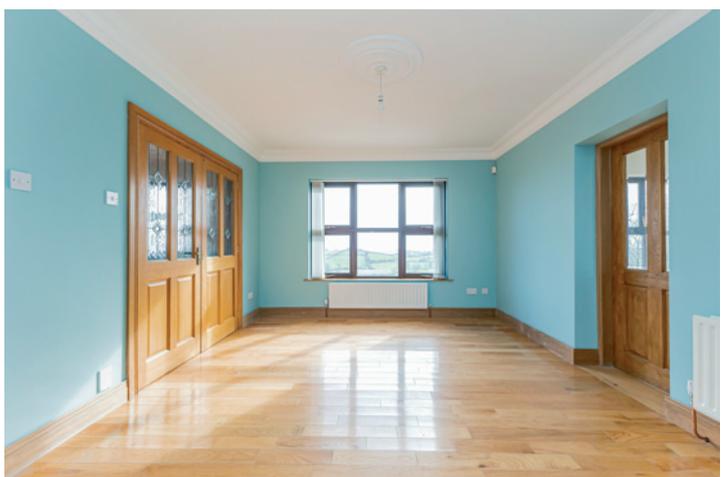
ENTRANCE PORCH: Tiled floor.

ENTRANCE HALL: Tiled floor.

LOUNGE: 13' 0" x 11' 0" (3.96m x 3.35m) Wood strip flooring, feature fireplace with tiled inset.



DINING ROOM: 14' 7" x 10' 11" (4.44m x 3.33m) Wood strip flooring.



SUN ROOM: 13' 6" x 12' 8" (4.11m x 3.86m) Tiled floor, double doors to rear.



KITCHEN: 15' 7" x 11' 9" (4.75m x 3.58m) Range of high and low level units, 1.5 bowl stainless steel sink unit with mixer tap, multi-fuel range.



UTILITY ROOM: 14' 0" x 11' 3" (4.27m x 3.43m) Range of high and low level units, 1.5 bowl stainless steel sink unit, extractor fan, tiled floor.

PANTRY: Wash hand basin, plumbed for wc.

SHOWER ROOM: Built - in - shower, wash hand basin, low flush wc, ceramic tiled floor, spotlights, extractor fan.



BEDROOM (1): 11' 1" x 9' 2" (3.38m x 2.79m) Built-in wardrobes.

NEW ENSUITE SHOWER ROOM: Built-in shower, wash hand basin, low flush wc, ceramic tiled floor, spotlights, extractor fan.

DRESSING ROOM: 11' 1" x 9' 2" (3.38m x 2.79m) Built-in shelving and robes.



BEDROOM (2): 17' 11" x 13' 3" (5.46m x 4.04m)

ENSUITE SHOWER ROOM: Built-in shower with tiled inset, low flush wc, pedestal wash hand basin, low flush wc, heated towel rail, extractor fan.



BEDROOM (3): 9' 9" x 11' 1" (2.97m x 3.38m)

Built In Robes

ENSUITE SHOWER ROOM: Built-in shower with tiled inset, low flush wc, pedestal wash hand basin, low flush wc, heated towel rail, extractor fan.



First Floor

LANDING: Walk-in hotpress.

BEDROOM (4): 20' 8" x 16' 9" (6.3m x 5.11m)

Large double Dormer window.

ENSUITE SHOWER ROOM: Built-in shower, low flush wc, ceramic tiled floor.



BEDROOM (5): 20' 8" x 14' 5" (6.3m x 4.39m) Large double built-in robes.

BATHROOM: Bath with mixer tap, low flush wc, pedestal wash hand basin.



OFFICE/STUDY: 15' 3" x 8' 10" (4.65m x 2.69m) Dormer window.

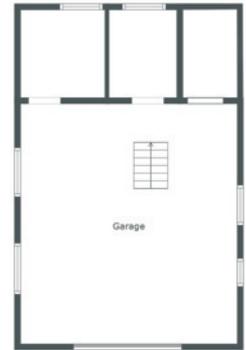


Outside

Sweeping driveway with parking for multiple cars. Gardens to front with raised beds with mature shrubs. Patio to side

GARAGE: 20' 3" x 18' 1" (6.17m x 5.51m) Solar panels. Three storage rooms to rear.

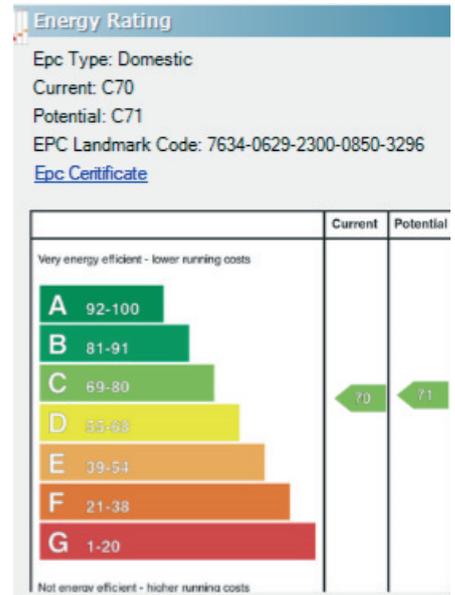




Location:

Follow Rathfriland Road, Sentry Box Road and Fernhill Road to Iveagh Road and no.11 is on the right.

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.