

TEMPLETON
ROBINSON



65 Drumaghadone Road,
BANBRIDGE,
BT32 3SP

Offers Over
£599,950

Viewing by
appointment with
& through agent
028 9266 1700



Welcome to 65 Drumaghdone Road, Banbridge – a spectacular modern residence that redefines contemporary family living. From the moment you step through the door, you're met with a sense of space, style, and sophistication that few homes can offer.

At the heart of this stunning property is a vast open-plan living space, where a handcrafted bespoke kitchen with polished granite worktops flows effortlessly into expansive dining and lounge areas. Whether you're preparing meals for the family or hosting stylish soirées, this beautifully designed hub offers the perfect setting for every occasion. Flooded with natural light from floor-to-ceiling windows, the interiors are bright, airy, and impeccably finished with high-end materials and modern touches throughout.

This home isn't just visually impressive—it's remarkably versatile. A cleverly designed section of the property has the potential to be transformed into a self-contained annex or Airbnb suite (subject to the necessary

consents), making it ideal for multi-generational living, guest accommodation, or income generation. And it doesn't stop there—the detached two-storey garage offers even more possibilities, whether you dream of a private studio, home office, gym, or an additional living space.

Outside, the landscaped gardens are a private sanctuary. Thoughtfully designed and beautifully maintained, the outdoor space is fully equipped for an outdoor kitchen, making it perfect for entertaining, summer BBQs, or simply enjoying peaceful evenings under the stars. The dedicated entertainment zone invites you to relax, unwind, and make memories with friends and family in your very own slice of paradise.

This is a home that not only adapts to your lifestyle—it elevates it. Combining luxury, flexibility, and long-term potential, this is a rare opportunity to secure a truly standout property in an enviable location.

- Generously proportioned open-plan living space ideal for modern family life
- Five well-appointed bedrooms (flexible layout for home office or playroom)
- Purpose-built section ideal for self-contained annex or Airbnb conversion (STPP)
- Detached two-storey garage with huge potential for studio, guest suite, or workspace
- Flexible layout perfect for multi-generational families or those working from home
- Energy-efficient design with excellent insulation and modern heating systems
 - Bespoke handcrafted kitchen with luxury granite countertops
 - High-spec integrated appliances and soft-close cabinetry
- Premium flooring throughout – tile, hardwood, and plush carpets
- Floor-to-ceiling windows and glazed doors for maximum natural light
- Stylish, contemporary bathrooms with quality fixtures and fittings
- Thoughtfully designed lighting throughout including recessed spotlights
 - Ample built-in storage and utility areas for practical living
- Professionally landscaped gardens with mature planting and manicured lawns
 - Paved patio area fully equipped for an outdoor kitchen or BBQ setup
 - Private and secure rear garden ideal for children and pets
 - Dedicated outdoor entertainment zone perfect for hosting guests
 - Ample parking for multiple vehicles via driveway and garage
- Situated in a peaceful rural setting just minutes from Banbridge town centre
- Easy access to the A1 dual carriageway—ideal for commuting to Belfast or Dublin
 - Close proximity to excellent local schools, shops, and leisure facilities
 - Located in a desirable and well-regarded residential area



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The Property Comprises:

Ground Floor

ENTRANCE HALL: Composite front door with glazed sight light, 'reclaimed solid oak strip flooring' storage cupboard, large walk-in hotpress with shelving and immersion heater fitted, modern glass door partition to lower hall

LOUNGE: 19' 0" x 16' 2" (5.79m x 4.93m) Beautiful open fireplace with cast iron inset and marble surround, built in shelving and storage, recessed lighting.



KITCHEN: 26' 11" x 15' 11" (8.2m x 4.85m) Excellent bespoke hand painted solid wood kitchen with black granite worktops, range of high and low level units, space and plumbed for American style fridge/freezer with wine rack above, integrated 'LG' microwave oven, one and half bowl stainless steel sink unit with Quooker instant boiling water tap over, glazed display unit, housing for range style cooker, large center island with inset sink and overhang with space for wire cooler under, tiled flooring, recessed lighting, half panelled walls





UTILITY ROOM: 11' 2" x 8' 2" (3.4m x 2.49m) Range of high and low level units, plumbed for automatic washing machine, shelving for tumble dryer above, inset Belfast sink, recessed lighting, tiled flooring.



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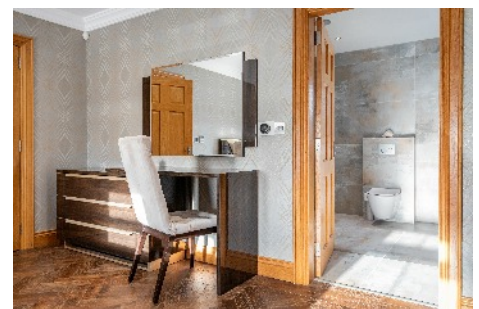
SUN ROOM: Multi fuel stove in housing with reclaimed Belfast brick and granite hearth, solid oak herringbone flooring, Upvc patio doors to rear, recessed lighting.



MAIN BEDROOM: 17' 7" x 14' 8" (5.36m x 4.47m) Ceiling cornice, recessed lighting, herringbone flooring.

DRESSING ROOM: 19' 3" x 8' 10" (5.87m x 2.69m) Open aspect fully fitted build-in furniture with extensive range of hanging space, drawers and shelving, herringbone flooring.

ENSUITE: Newly fitted luxury white suite comprising, His'n'Hers wash hand basins incorporated into vanity unit with ample storage, large walk-in shower cubicle with rainfall shower head, wall hanging w.c., fully tiled walls and floor, recessed lighting.





REAR HALLWAY: Subject to the necessary building regulations, this part of the dwelling could easily be converted into a self-contained Annex/Air B & B

BATHROOM: Luxury suite comprising bespoke copper wash hand basin, set on handmade vanity unit, large freestanding copper bathtub with freestanding tap over, wall hung w.c., half panelled walls, display shelves, tiled flooring, recessed lighting.



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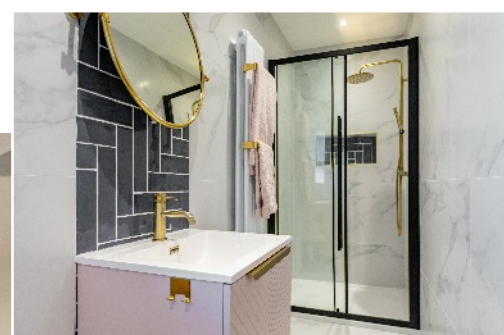
BEDROOM (2): 14' 2" x 11' 5" (4.32m x 3.48m) Herringbone flooring, recessed lighting.

ENSUITE: Beautiful newly installed en-suite comprising wall hung w.c., wash hand basin incorporated into vanity unit, walk-in shower cubicle with rainfall showerhead, wall hung heated towel rail, fully tiled walls and floor, recessed lighting.



BEDROOM (3): 10' 10" x 14' 11" (3.3m x 4.55m) Built-in wardrobe, recessed lighting, three quarter panelled feature wall.

ENSUITE: Beautifully newly installed en-suite comprising wall hung w.c., wash hand basin incorporated into vanity unit, walk-in shower cubicle with rainfall showerhead, wall hung heated towel rail, fully tiled walls and floor, recessed lighting.



BEDROOM (4): 14' 8" x 9' 10" (4.47m x 3m) Solid oak flooring, recessed lighting.



First Floor

BEDROOM (5)/STUDY: 14' 8" x 13' 0" (4.47m x 3.96m) Recessed lighting.



Outside

DOUBLE GARAGE: 28' 10" x 18' 1" (8.79m x 5.51m) Up and over electric door, light and power, newly installed oil fired boiler, side door access

First Floor with fully fitted bar in reclaimed Belfast brick, wood laminate worktop, stainless steel sink unit, under counter shelving, recessed lighting, velux roof light, solid reclaimed oak flooring, w.c.



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Front garden access by electric gates with newly fitted motor, sweeping tarmac driveway with ample parking for numerous cars, extensive lawn area with plenty of trees, plants and shrubs, stunning wrap around terrace style paving to front with large patio area, fully enclosed rear garden with large paved patio area, amenities for outdoor living, recently installed Pergola with raised area for hot tub, outdoor lighting, various plants trees and shrubs.





Location:

Banbridge

From the A1 take the Waringsford Road, turn left onto the Gal Bog Road, left onto Ednego Avenue, right onto Drumaghadone Road and the property is on the right-hand side.

Dromore

Follow the Diamond Road to the end, take right onto the Gal Bog Road, right onto Ednego Avenue, right onto Drumagaghadone Road and the house is on the right.

Sprucefield Retail Park

12 Miles

Belfast

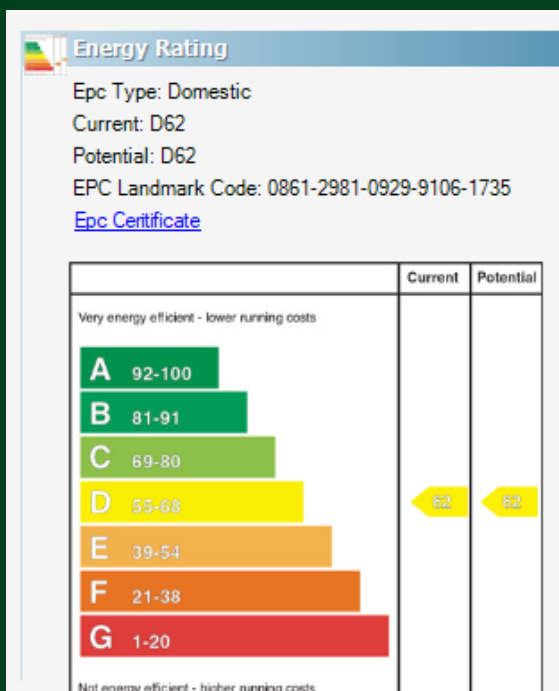
22 Miles

Dublin

Approx 2 hrs

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Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
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