

TEMPLETON  
ROBINSON



53 Ballymoney Road,  
Banbridge,  
BT32 4DX

Offers Over  
£499,500

Viewing by  
appointment with  
& through agent  
028 90 663030

This excellent detached family home occupies a superb rural setting and site extending to approximately half an acre overall with fabulous countryside views to the Mourne Mountains. Whilst enjoying this peaceful location it also offers convenience with Banbridge being only a short distance drive.

The property offers generous well proportioned accommodation which is finished to a high standard throughout that is further enhanced by the many fine features. When combining this with the formal gardens the property is ideally suited to cater for all those modern day living requirements and more with the added bonus of the potential to purchase additional land.

With everything this attractive home has to offer it will have wide ranging appeal, thus early inspection is highly recommended so as not to lose out.



- Excellent Generous Detached Family Home in Superb Rural Situation with Fabulous Views
- Gracious Reception Hall with Feature Central Staircase
- 3 Excellent Sized Separate Bright Reception Rooms
- Recently Installed Luxury Contemporary Fitted Kitchen with Matching Utility Room
- Spacious Gallery Landing & Leading to Front Balcony Overlooking Countryside
- 5 Well Proportioned Good Sized Bedrooms
- Master Bedroom Suite with Rear Balcony, Dressing Area & Modern Ensuite
- Bedroom 2 & 3 with Shared Modern Ensuite
- Impressive Family Bathroom with Feature White Suite & Separate Shower Cubicle
- Additional Downstairs Shower Room off Ground Floor Cloakroom
- Excellent Extensive Accommodation Ideal for Modern Day Living Requirements
- New Oil Fired Heating System/uPVC Double Glazed Windows
- Entrance Pillars & Driveway with Turning Circle & Extensive Parking/Matching Detached Double Garage
- Mature Surrounding Gardens Laid in Lawns with Superb Rear Sun Terrace with Views to Mournes
- Adjoining Field to Rear of Circa 3.5 Acres with Separate Entrance Available By Separate Negotiation
- Peaceful Countryside Living yet Offers Convenience with Banbridge Approximately 1 mile Away

The Property Comprises:

## Ground Floor

Wooden double doors to . . .

GRACIOUS RECEPTION HALL: 17' 10" x 16' 4" (5.44m x 4.98m) Display shelving, book shelves.



CLOAKROOM: Ceramic tiled floor, uPVC double glazed door to outside.

SHOWER ROOM: Fully tiled shower cubicle, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, extractor fan, recessed spotlights.

DRAWING ROOM: 26' 0" x 16' 2" (7.92m x 4.93m) Feature marble fireplace with glass fronted multi fuel stove inset, marble hearth, cornice ceiling, ceiling rose, views over countryside.



Glazed double doors to . . .

DINING ROOM: 16' 4" x 13' 6" (4.98m x 4.11m) Cornice ceiling, ceiling rose, door from reception hall, double glazed doors to rear terrace and garden, views over countryside. Door to kitchen.



FAMILY ROOM: 16' 6" x 16' 2" (5.03m x 4.93m) Marble fireplace with inset multi fuel stove, marble hearth, cornice ceiling, ceiling rose, solid timber floor.



CONTEMPORARY LUXURY FITTED KITCHEN: 16' 6" x 16' 4" (5.03m x 4.98m) Extensive range of touch spring high and low level unit, 1.5 bowl stainless steel sink unit with instant boiling water tap, granite drainer, six ring Rangemaster Range with splash back and extractor fan, matching granite work surfaces, matching granite island unit with stainless steel sink unit with pop-up electric point, Bosch built-in microwave oven, integrated Bosch dishwasher, built-in ironing board, tiled effect floor, granite splash back, views over countryside.



UTILITY ROOM: 10' 6" x 8' 0" (3.2m x 2.44m) Excellent range of high and low level units, single drainer stainless steel sink unit, work surfaces, plumbed for washing machine, matching tiled effect floor, uPVC double glazed door to outside.

Mahogany central staircase from reception hall to . . .

## First Floor

GALLERY LANDING: Cornice ceiling, ceiling rose, shelved hotpress. Door to . . .

LARGE TILED BALCONY: Overlooking countryside.

MASTER BEDROOM SUITE: 16' 3" x 12' 3" (4.95m x 3.73m) Extensive wall to wall built-in Sliderobes, uPVC double glazed doors to tiled balcony area overlooking countryside.



DRESSING AREA: Twin double built-in robes.

MODERN ENSUITE SHOWER ROOM: Large panelled shower cubicle, low flush wc, vanity unit with splash back, extractor fan, recessed spotlights, chrome heated towel rail.



BEDROOM (2): 16' 3" x 12' 9" (4.95m x 3.89m) Laminate wood effect floor.



SHARED ENSUITE SHOWER ROOM: Fully tiled shower cubicle, low flush wc, pedestal wash hand basin, half tiled walls.

BEDROOM (3): 14' 3" x 12' 0" (4.34m x 3.66m) Views over front garden and countryside beyond.

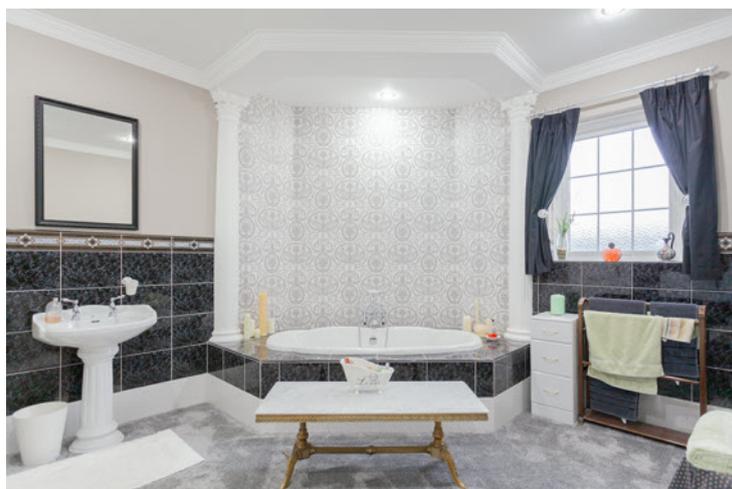


BEDROOM (4): 14' 1" x 11' 8" (4.29m x 3.56m) Extensive built-in Sliderobes, views over front garden and countryside beyond.



BEDROOM (5): 12' 4" x 11' 7" (3.76m x 3.53m) Views over countryside.

GOOD SIZED FAMILY BATHROOM: 12' 6" x 11' 6" (3.81m x 3.51m) White suite comprising jacuzzi tiled panelled bath, low flush wc, pedestal wash hand basin, bidet, half tiled walls, cornice ceiling, recessed spotlights, separate shower cubicle



## Outside

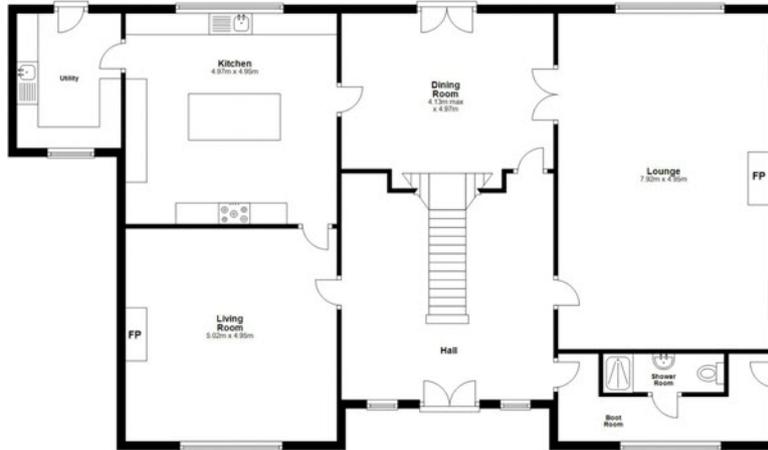
Superb rural setting incorporating entrance pillars and wrought iron entrance gates to driveway with lamppost lighting, turning circle and extensive parking to front.

MATCHING DOUBLE GARAGE: 20' 7" x 19' 3" (6.27m x 5.87m) Up and over doors.

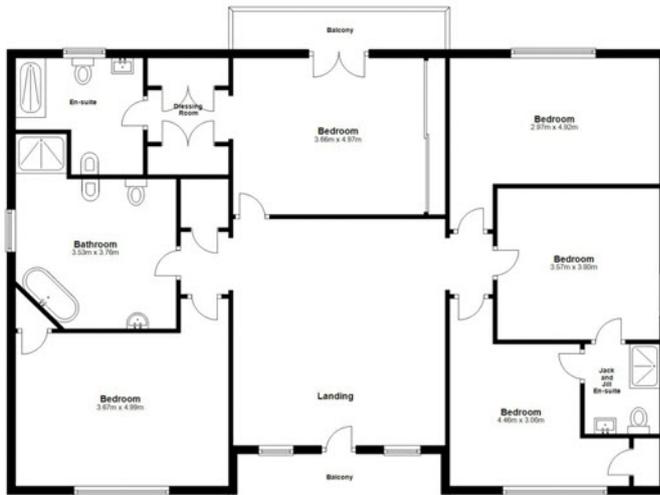
Mature surrounding gardens laid in lawns and superb extensive rear sun terrace with views over countryside to the Mourne beyond. Large storage area enclosed by timber fencing with timber garden store, outside lights and taps.



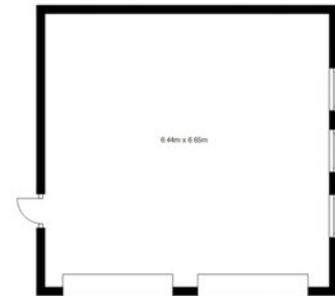
Ground Floor



First Floor



Garage



Photography and Floor plans by houseplans.co.uk #lyonthehallpropertymarketing  
Plan produced using PlanUp.

53 Ballymoney Road, Banbridge

Location:

Turn off A1 at Skeltons Road, at crossroads go left onto Ballymoney Road.

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

**Energy Rating**

Epc Type: Domestic  
 Current: D66  
 Potential: D68  
 EPC Landmark Code: 9709-3286-0929-0600-7283  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	D66	D68
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



With You Every Step of the Way



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