



Occupying a super sized site with country views, this stone built, detached family home offers spacious accommodation which is adaptable for differing family needs and is finished to a high standard. The accommodation comprises; spacious entrance hall, lounge, family room and study/bedroom 6. There is an excellent modern fitted kitchen open plan to dining room and sun room. There is a utility room and cloakroom to the rear. There are three further bedrooms on the ground floor two with jack and jill ensuites, and one with ensuite shower room and modern family bathroom. On the first floor there is a gallery landing and two bedrooms, a dressing room and ensuite shower room. The deceptive interior exudes a homely ambiance yet remains easy commuting distance to many local towns and easy commuting distance of the main road network whether going North or South. Externally there are beautiful landscaped surrounding gardens and granite paved sun terrace, ample parking and detached double garage, enclosed rear storage area and games room above the garage. Early viewing is encouraged to appreciate all this fine home has to offer.

Offers Over  
£499,950

252 Ballygowan Road,  
DROMORE,  
BT25 1HY

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Viewing by  
appointment  
through agent  
028 9066 3030



- Attractive Stone Built Detached Home of Circa 3000 Sq Ft in Semi-Rural But Convenient Location Close To The Main Road Network North Or South
- Spacious Entrance Hall
- Lounge and Family Room with Feature Fireplaces
- Study/Bedroom Six
- Modern Fitted Kitchen With Range Of Integrated Appliances and Island Unit Open Plan to Dining Area
- Sun Room With Access to Patio Area
- Utility Room and Cloakroom
- Bedroom with Ensuite on the Ground Floor
- Two Further Bedrooms with Jack and Jill Ensuite Shower Room
- Modern Family Bathroom
- Two Further Bedrooms on the First Floor with a Dressing Room and Ensuite Shower Room
- Oil Fired Central Heating/uPVC Double Glazed Window Frames
- Landscaped Gardens in Lawns with Beds, Trees & Bushes, Granite Paved Sun Terrace & Country Views
- Stoned Driveway for Several Cars, Pillars to Concrete Yard Area with Parking
- Detached Double Garage Block with Rear Storage Area and Games Room Above
- Semi Rural Location yet Easy Commuting Distance to Many Local Towns, Bus Stop Close By To Leading Local Schools

The Property Comprises:

Ground Floor

Panelled front door to . . .

SPACIOUS ENTRANCE HALL: Tiled floor, oak staircase to first floor gallery landing.



LOUNGE: 21' 0" x 13' 1" (6.4m x 3.99m) Feature stone fireplace with cast iron wood burning stove, solid oak flooring, cornice ceiling.



FAMILY ROOM: 17' 1" x 13' 1" (5.21m x 3.99m) Feature brick fireplace with cast iron wood burning stove, solid oak strip flooring, cornice ceiling.



STUDY/BEDROOM (6): 9' 10" x 6' 11" (3m x 2.11m) Large walk-in understairs cupboard, laminate wood floor, cornice ceiling.



KITCHEN WITH DINING AREA : 20' 0" x 16' 1" (6.1m x 4.9m) Range of high and low level walnut units, granite work surfaces, matching centre island unit with breakfast bar and inset sink, stainless steel extractor hood, stainless steel range style cooker, integrated dishwasher, 1.5 bowl single drainer sink unit, tiled floor, low voltage spotlights.



Double doors to . . .

SUN ROOM: 13' 5" x 12' 10" (4.09m x 3.91m) Picture window with country views, tiled floor, oak panelled vaulted ceiling, uPVC double glazed patio doors to patio.



UTILITY ROOM: 9' 6" x 6' 11" (2.9m x 2.11m) Range of high and low level units, single drainer stainless steel sink, plumbed for washing machine, tiled floor, part tiled walls, door to rear.



CLOAKROOM: 6' 11" x 4' 3" (2.11m x 1.3m) Tiled floor.

INNER HALLWAY: Tiled floor, built-in hotpress, built-in storage cupboard.

BEDROOM (1): 11' 2" x 10' 6" (3.4m x 3.2m) Wood strip flooring.



JACK & JILL ENSUITE: Contemporary white suite comprising vanity unit with wash hand basin, low flush wc, fully tiled shower cubicle, panelled ceiling, chrome heated towel rail, extractor fan.



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BEDROOM (2): 12' 6" x 11' 2" (3.81m x 3.4m) Wood laminate flooring.



BEDROOM (3): 12' 10" x 11' 6" (3.91m x 3.51m) Wood laminate flooring.



ENSUITE SHOWER ROOM: Contemporary white suite comprising fully tiled shower cubicle, wash hand basin, low flush wc, chrome heated towel rail, tiled floor, low voltage spotlights, extractor fan.



FAMILY BATHROOM: 8' 10" x 7' 10" (2.69m x 2.39m) Contemporary suite comprising free standing oval shaped bath with chrome stand alone mixer tap, feature wash hand basin, low flush wc, mirrored bathroom cabinet with light, chrome heated towel rail, low voltage spotlights, part tiled walls, tiled floor, extractor fan.



First Floor

GALLERY LANDING: Low voltage spotlights.



BEDROOM (4): 17' 9" x 14' 9" (5.41m x 4.5m) Wooden laminate flooring, access to eaves storage.



ENSUITE SHOWER ROOM: 9' 10" x 6' 11" (3m x 2.11m) Contemporary suite comprising vanity unit with wash hand basin with mirrored cabinet above, low flush wc, fully tiled shower cubicle, chrome heated towel rail, half tiled walls, low voltage spotlights.



DRESSING ROOM: 9' 10" x 6' 11" (3m x 2.11m) Fully fitted with shelves, rails and built-in drawers, wood laminate flooring, low voltage spotlights.

BEDROOM (5): 17' 9" x 13' 1" (5.41m x 3.99m) Wood laminate flooring.



## Outside

Stone shared driveway to private tarmac driveway parking accessed via pillars. Lanscaped gardens in lawns to front, sides and rear with hedging. Granite paved patio area to the rear with country views. Stone entrance pillars to the side leading to concrete rear car parking, detached garage block and enclosed rear storage yard area.

DETACHED DOUBLE GARAGE BLOCK: 26' 7" x 25' 11" (8.1m x 7.9m) Twin remote control operated roller doors.

STORE TO REAR OF GARAGE: 9' 10" x 9' 10" (3m x 3m) Oil fired boiler, outside wc. Outside staircase leading to . . .

## First Floor

GAMES ROOM: 25' 7" x 15' 1" (7.8m x 4.6m) Presently used as a home gym but ideal as a home office if required.





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Location:

From Dromore on Lurgan Road, Ballygowan Road is on the right hand side.

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

Epc Type: Domestic  
 Current: C75  
 Potential: C75  
 EPC Landmark Code: 0076-0218-0609-4124-7104  
[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	75	75
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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