



An attractive new build home of circa 2750 sq ft set on a site of approx 0.74 acres in a delightful semi-rural location with ease of access to many local amenities in the area, only 13 minutes to Banbridge town centre, 10 minutes to Dromore and close to the main A1 dual carriageway network.

This home has been thoughtfully designed and provides ideal family accommodation with a formal lounge, open plan modern fitted kitchen and everyday living space and a home office. There are four bedrooms, two with ensuite facilities and a family bathroom.

The property offers a new buyer the opportunity to tailor the finish to their own tastes with generous PC Sums.

Offers Over
£575,000

Land Between 50a & 52
Garvaghy Road,
Banbridge,
BT32 3SZ

Viewing by
appointment
through agent
028 9066 3030

- All Maps and site plan for illustration purposes only
- New Build Home Circa 2750 sq ft with ideal family accommodation
- Set in 0.74 acres
- Semi-Rural Location yet convenient to Banbridge, Dromore and the A1 Dual Carriageway Road Network
- Ideal everyday living space with a formal lounge, open plan fitted kitchen with casual dining and living room
- Four excellent bedrooms, two with ensuites and principal bedroom with dressing room
- Family Bathroom
- Stunning country views ideal for someone wishing country living but accessibility to amenities

Specification:

£10,000 PC Sums for kitchen, utility and appliances (can be upgraded at buyers expense)

£1,000 PC Sums for fireplace

5,000 for sanitaryware (can be upgraded at buyers expense)

Generous electrical specification

Roof: Block concrete interlocking tiles

External walls: Finished with 19mm render

Front of principal bedroom and chimney breast to be grey/black stone

No floor coverings included (tiles, wooden floor, carpet)

No painting

Gardens in topsoil

Driveway kerbed and blinded

Patio 3 x 3m

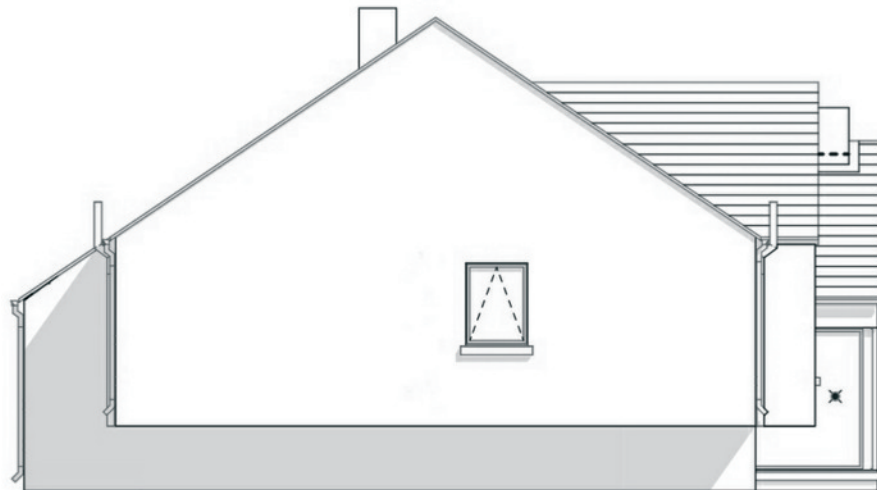
Traditional oil heating

Solar panels

Elevations

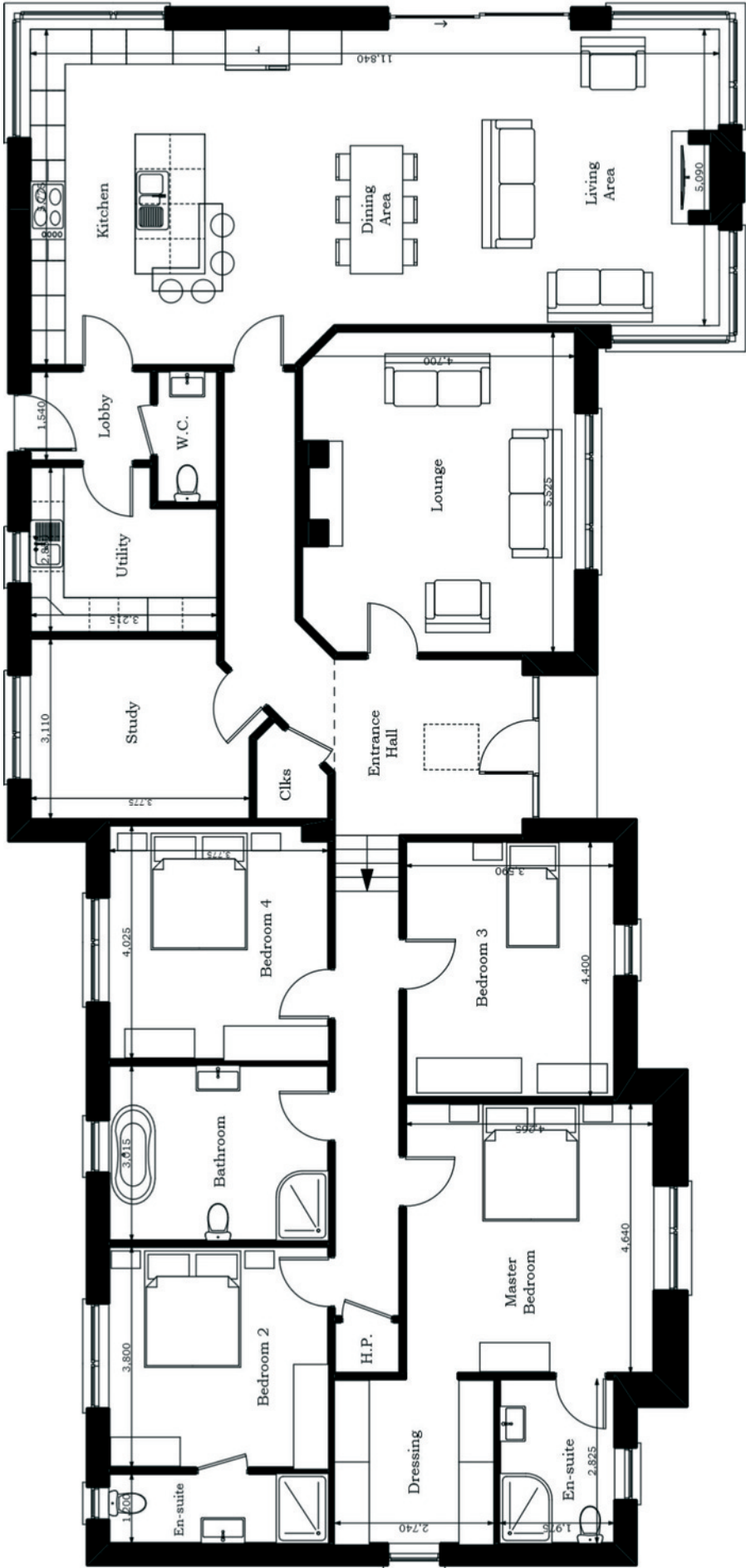


SIDE ELEVATION

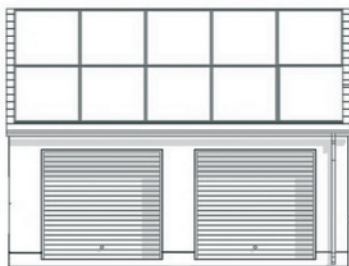
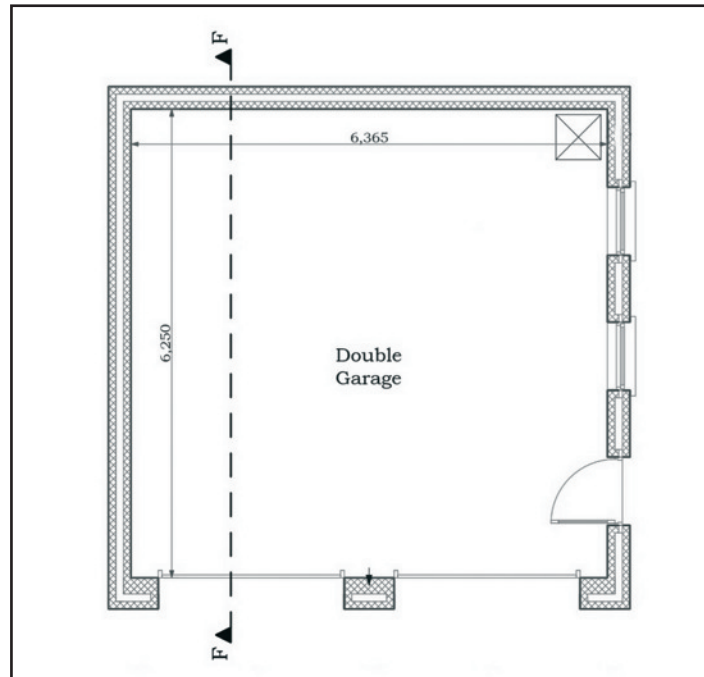


SIDE ELEVATION

Floor Plan



Garage Elevations



GARAGE FRONT ELEVATION



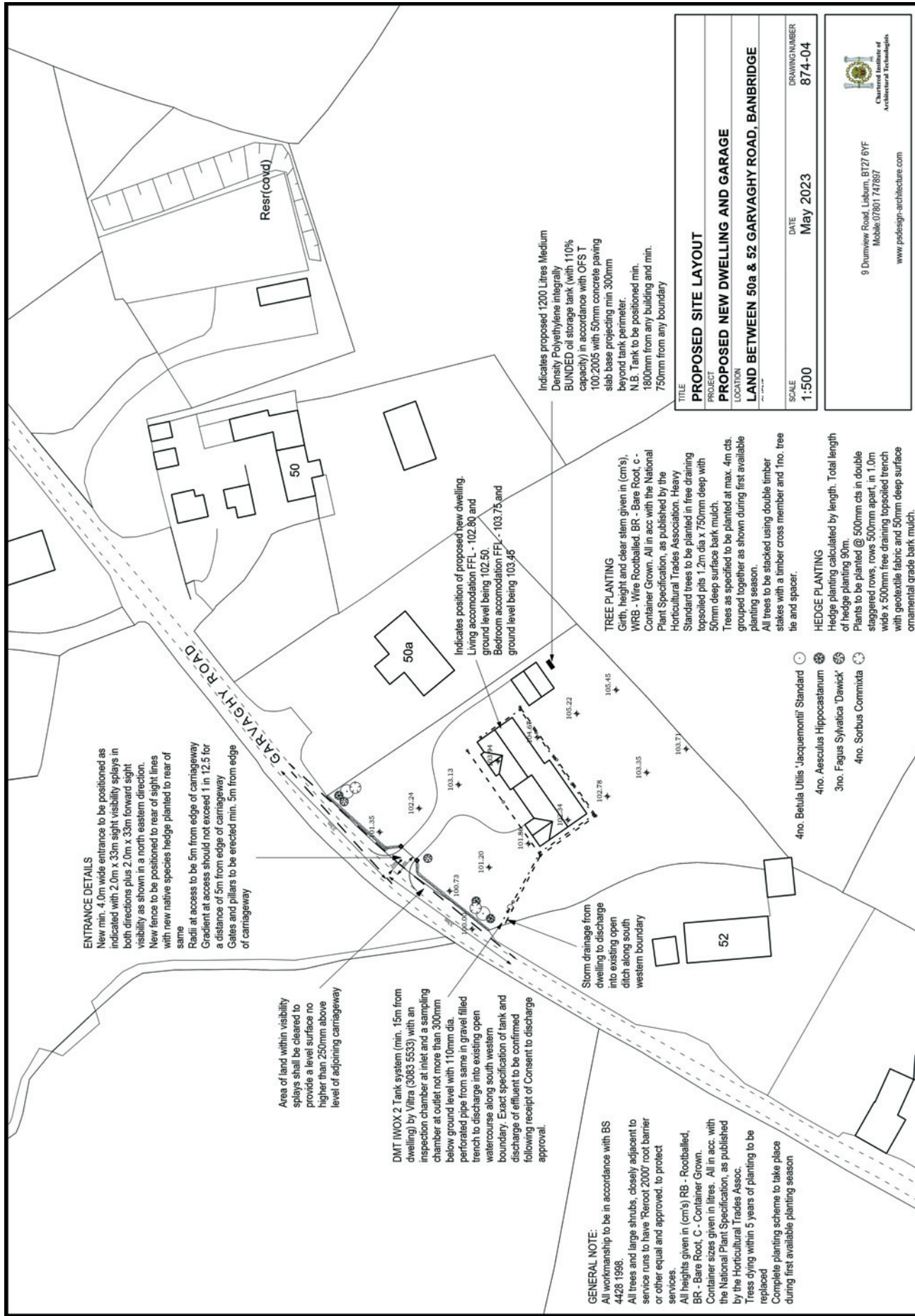
GARAGE SIDE ELEVATION

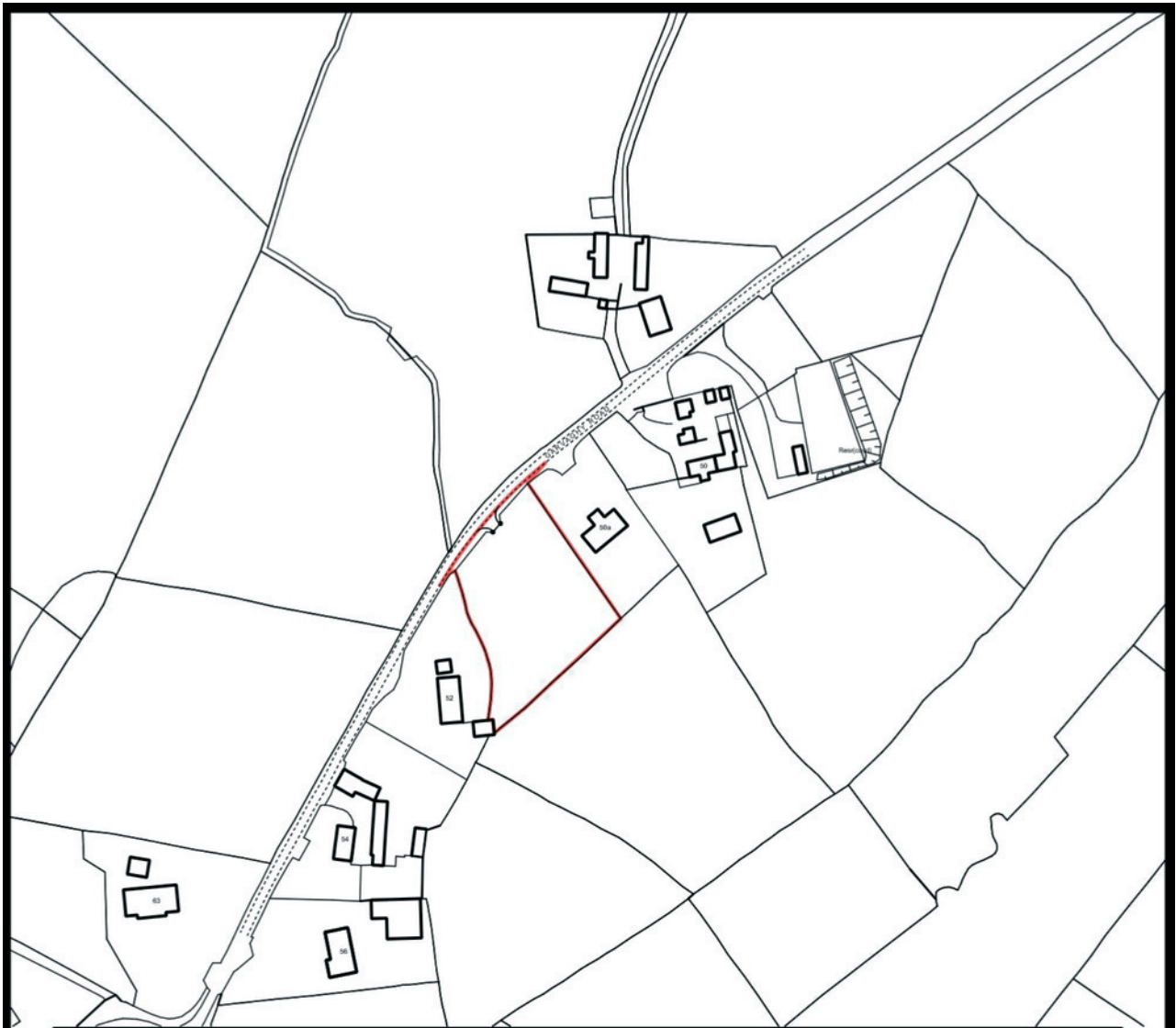


GARAGE REAR ELEVATION



GARAGE SIDE ELEVATION





TITLE

LOCATION MAP

PROJECT

PROPOSED NEW DWELLING AND GARAGE

LOCATION

LAND BETWEEN 50a & 52 GARVAGHY ROAD, BANBRIDGE

SCALE

1:2500

DATE

Nov. 2022

DRAWING NUMBER

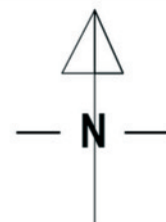
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9 Drumview Road, Lisburn, BT27 6YF

Mobile: 07801 747897

E-mail: paul@psdesign-architecture.com

www.psdgign-architecture.com



Telephone 028 9066 3030

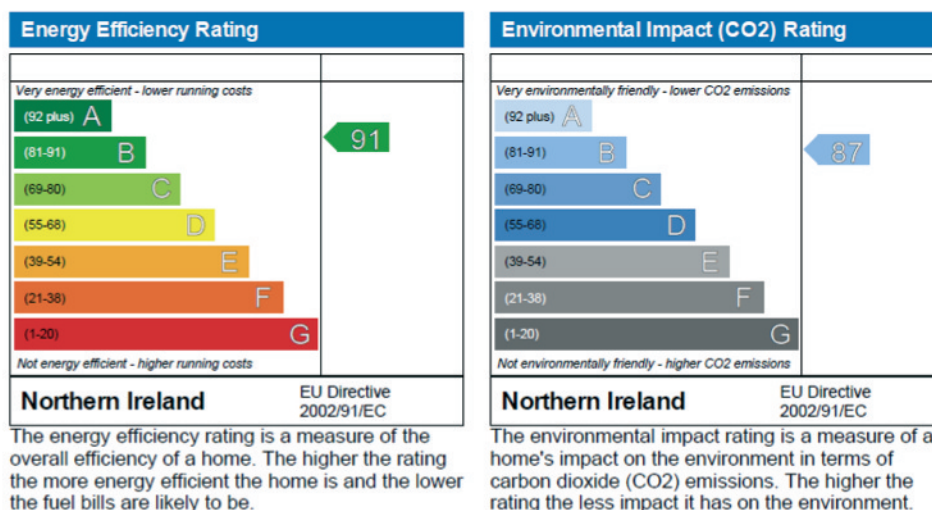
www.templetonrobinson.com

Predicted Energy Assessment

Dwelling type: House, Detached
Date of assessment: 22 Jun 2023
Produced by: P.S. Design
Total floor area: 247.56 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2009 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.



Location:

From Banbridge follow signs out Castlewellan Road to Corbet, take Flough Road and then at junction with Gall Bog Road turn right onto Knockgorm Road, left onto Ballela Road and then right onto Garvaghy Road.

Coming from Dromore, take Diamond Road and onto Tullinisky Road, turn right into Garvaghy Church Road then right onto Garvaghy Road,

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