



## 80 Dunkirk Road, Waringstown

Offers Around £299,950

A once in a lifetime opportunity to purchase 'The Old School House' charmingly converted into a stylish family home in this idyllic Countryside location. Constructed in 1861 as the village school until 1983, the property was purchased by the current owners and extensively restored in 2014. The property offers luxury, modern living space extending to C.2569sq ft, which combine period features of the original building and can only be fully appreciated upon an internal inspection. Five double bedrooms and one plus reception room or alternatively four double bedrooms and two plus reception rooms. Magnificent feature large reception hall/entertaining space. Living room with attractive fireplace and multi-fuel burning stove. Luxurious fitted kitchen with range of appliances and feature island and further dining area. Downstairs, contemporary bathroom suite. Lounge/Bedroom 5 also on ground floor. Master bedroom with luxury ensuite shower room. Feature walk-in dressing room on landing. Sizeable, family bathroom on first floor with separate shower cubicle. Double glazing. Oil fired central heating. Well maintained gardens with attractive views. Easy commuting distance from/to Belfast/Lisburn, Moira, Lurgan and Banbridge as well as the International Airport and Rushmere shopping centre. An ideal location for those seeking superior living accommodation in this beautiful Countryside setting yet within proximity to main towns/Cities and arterial routes. Viewing strongly recommended. EPC - E47.



# 80 Dunkirk Road, Waringstown

## Ground floor

Hardwood front door to entrance;

## Large reception hall / entertaining space

Grand entrance hall providing entertaining/dining area, wooden stripped floor, cornicing, beautiful feature spiral staircase, double doors to;

## Living room

19'6 18'2 (5.94m 5.54m)

Wooden effect stripped floor, attractive fire place, multi-fuel burning stove, beautiful views over surrounding countryside;

## Lounge / Bedroom 5

15'9 9'11 (4.80m 3.02m)

Wooden effect stripped floor, cornicing;

## Magnificent kitchen /dining

18'3 17'5 (5.56m 5.31m)

Excellent range of high and low level units, integrated fridge/freezer, integrated dishwasher, built-in microwave, extractor canopy, wine cooler, feature illuminated display cabinet's, under unit lighting, granite work surfaces with splash back, feature island with 'Rangemaster' sink unit, beautiful tiled floor, spotlights;

## Downstairs contemporary bathroom

Feature, free standing roll top bath with mixer taps, telephone hand shower, low flush w.c, beautiful feature wash hand basin and storage unit, chrome effect sanitary ware, tiled floor;

## First floor

Spacious landing;

## Walk-in dressing room

Walk-in dressing room on landing, wooden effect stripped floor, Keylite window, spotlights, fitted rails/shelves/drawers;

## Master bedroom 1

18'8 17'10 (5.69m 5.44m)

Keylite windows x2;

## Master ensuite shower room

Luxurious ensuite shower room, shower cubicle, electric shower unit, low flush w.c, beautiful feature wash hand basin with storage unit, tiled floor, spotlights, extractor fan, attractive pvc panelled walls;

## Bedroom 2

18'9 10'1 (5.72m 3.07m)

Keylite window;

## Bedroom 3

13'4 10'0 (4.06m 3.05m)

## Bedroom 4

12'6 9'3 (3.81m 2.82m)

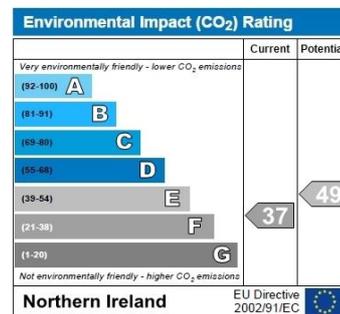
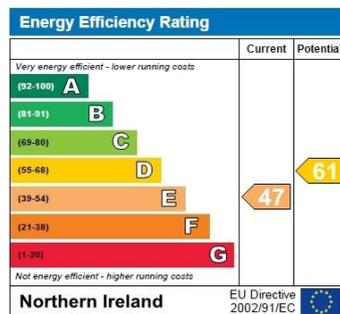
Keylite window;

## Sizeable family bathroom suite

Free standing roll tap bath with mixer taps, telephone hand shower, low flush w.c, pedestal wash hand basin mixer taps, telephone hand shower, low flush w.c, pedestal wash hand basin with mixer taps, separate walk-in shower cubicle, thermostatically controlled shower unit, Keylite window, spotlights, beautiful partially tiled walls and tiled floor;

## Outside

Off road car-parking, attractive well maintained landscaped gardens/patio areas - stunning views over surrounding countryside.



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Questions you may have.

WHICH MORTGAGE WOULD SUIT ME BEST?

HOW MUCH DEPOSIT WILL I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact Tracey Perry on 028 90605200

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

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