

## 21 Drumalt Road, Silverbridge, BT35 9LQ



**Asking Price £425,000**

## WE ARE DELIGHTED TO ANNOUNCE NEW TO THE MARKET!!

This fantastic Detached Five Bedroomed Family Home is situated on a prime site in a semi rural area just outside Silverbridge, Co Armagh. This family home offers an abundance of living space, well proportioned bedrooms, a detached garage, shed and summerhouse with extensive gardens to the front, side and rear with a paved patio area to the rear making this home an ideal property for a growing family.

The entrance level comprises of an Entrance Porch Hall leading to an Inner Hallway with a Cloakroom and Hotpress. There is a beautiful media wall fireplace with electric fire and marble surround. The lounge is located to the front of the house and has tiled flooring with faux fireplace and ceiling coving and rose. To the rear of the property you will find an open plan kitchen/dining area which has a full range of units and electrical appliances leading to a beautiful sunroom which has double doors to the rear patio and garden and patio doors to the front of the property. The Sunroom has a wood burning stove with a back boiler and brick surround. Adjacent to the Sunroom you will find the Dining Room which is located to the front of the house and has tiled flooring and a wood burning stove with brick surround. Adjacent to the kitchen there is a useful utility room with plumbing for white goods and a Separate W.C. On this level you will also find two generous sized bedrooms to the front. To the rear of the property you will find the master bedroom which has a bank of built in wardrobes along with an ensuite shower room consisting of a three piece suite with a separate fully tiled shower cubicle. The Family Bathroom is located on this level also and consists of a three piece suite with a separate shower cubicle and free standing bath.

Upstairs there is a beautiful Gallery with tiled flooring and there are two double Bedrooms both of which have Dressing Rooms and Ensuite Shower Rooms.

Externally there is a gated entrance with extensive gardens laid in lawns to the front side and rear with mature shrubs and block walls and timber fencing to boundaries. There is a spacious driveway with ample parking and to the rear you will find a garage with a shed and outbuilding which would be very useful for a variety of uses. The Summer House is to the rear with electric. There is also a raised paved patio area to the rear with glass surround. Additionally there are two paddocks to the front of the property.

Viewing is highly recommended!

- EXCEPTIONAL FIVE BEDROOM DETACHED CHALET BUNGALOW ON APPROX. 0.8 ACRES
- Ground Floor Accommodation: Entrance Porch, Entrance Hallway, Lounge, Open Plan Kitchen/Dining Area/Sunroom, Dining Room. Utility Room, Separate W.C. Three Double Bedrooms (One with Ensuite Shower Room), Family Bathroom. Storage Cupboard. Hotpress.
- First Floor Accommodation: Gallery. Two Double Bedrooms (Both Bedrooms have Ensuite Shower Rooms & Dressing Rooms).
- Oil Fired Central Heating. Pvc Double Glazing.
- Summer House to the rear with electric. Corrugated shed. Garage. Raised paved patio area to the rear with glass surround.
- Gated entrance with extensive gardens laid in lawns to the front side and rear with block walls, timber fencing and shrubs to boundaries.



# Floorplan



Ground Floor



Floor 2

Approximate total area<sup>1)</sup>

2301 ft<sup>2</sup>

Reduced headroom

129.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

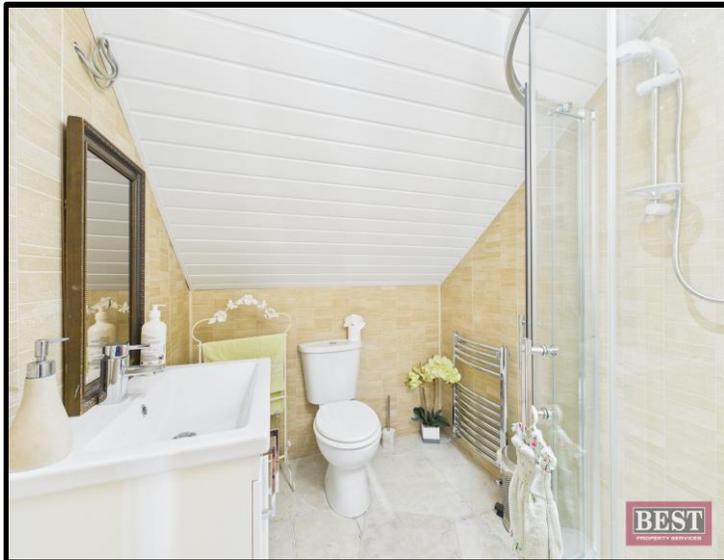
----- Below 5 ft

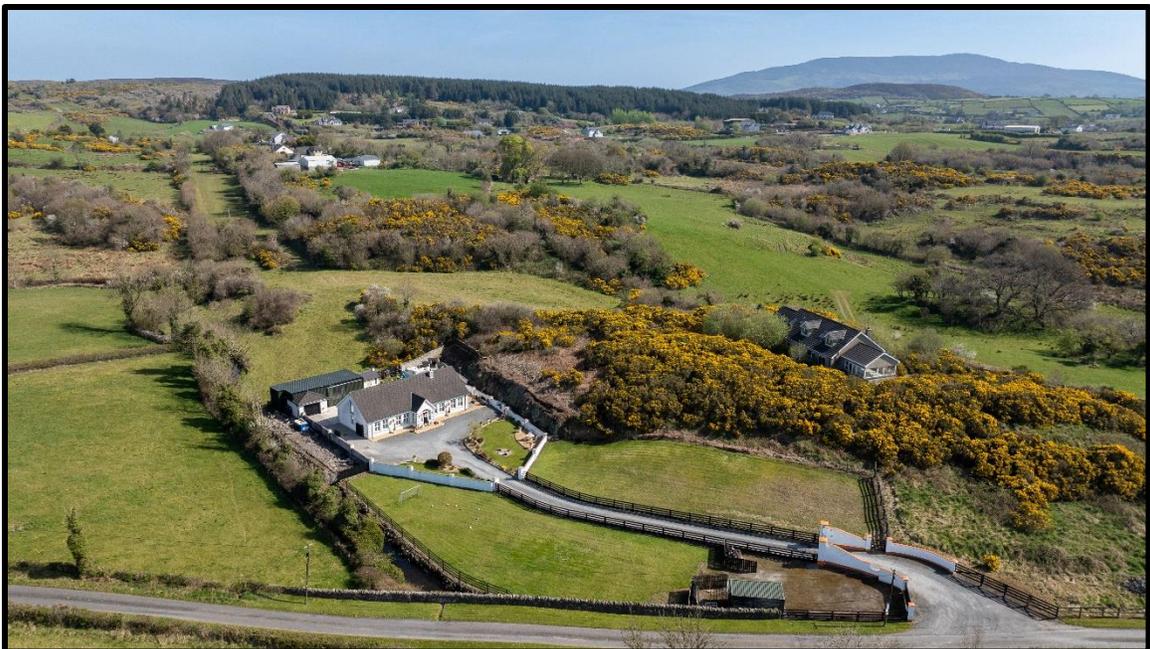
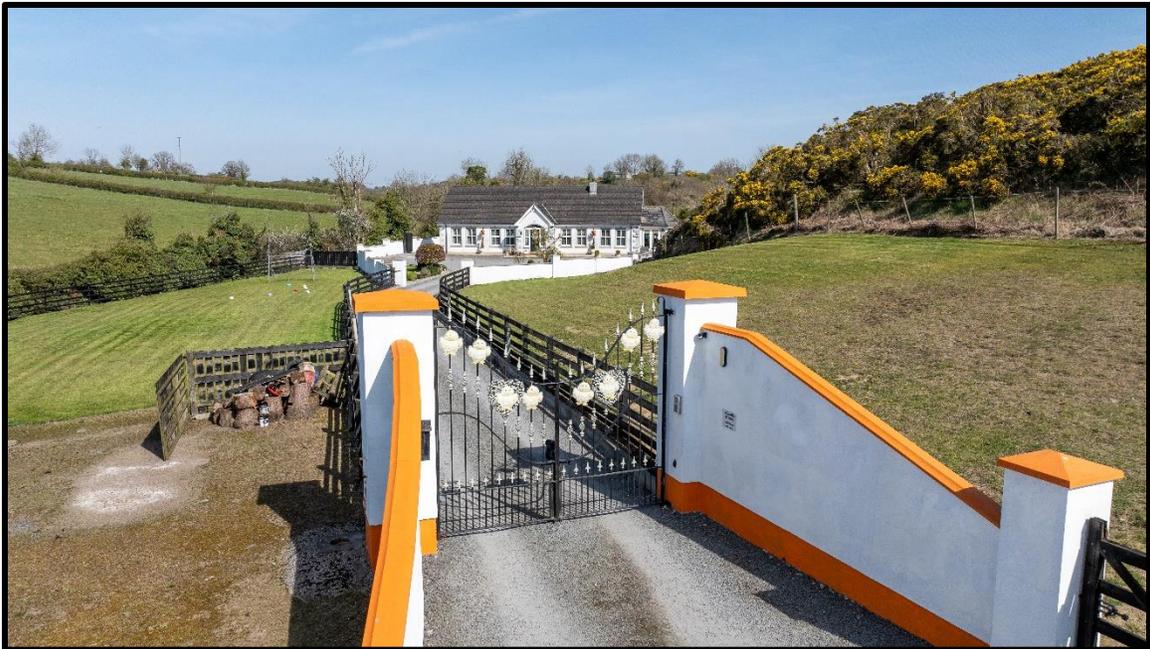
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

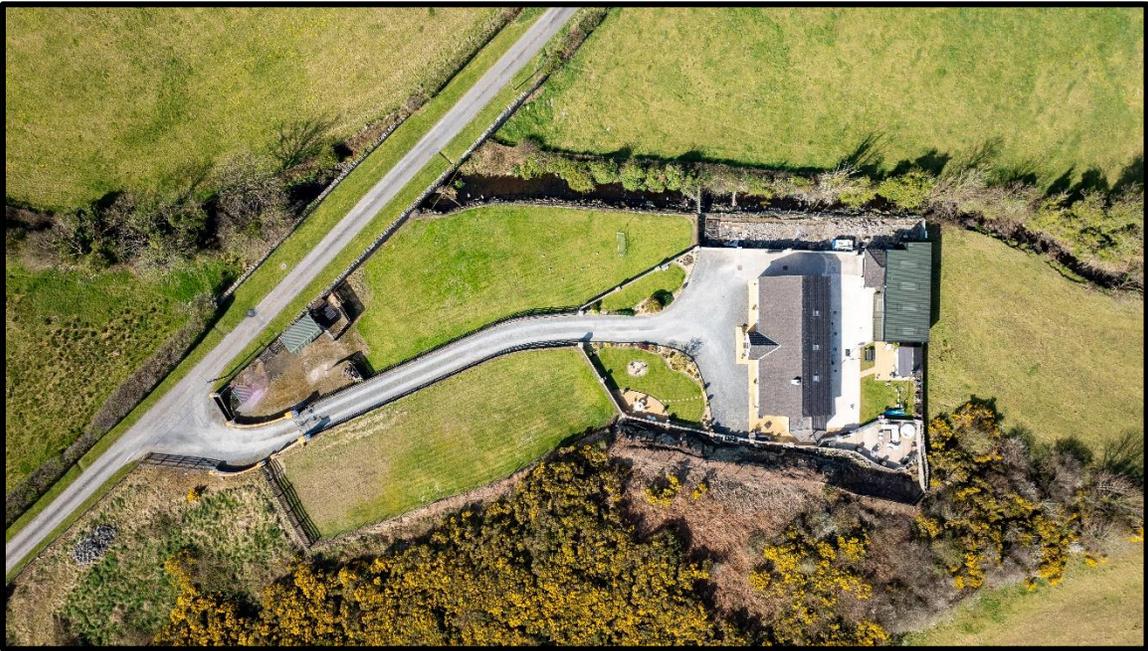
GIRAFFE360











# Energy Performance Certificate

TBC

## Viewing:

By appointment only

Our Office is Open 6 days a week  
Monday, Wednesday & Thursday  
Tuesday  
Friday  
Saturday

## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

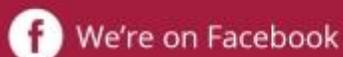
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

## Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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