



EOIN LAWLESS

Chartered Surveyor & Estate Agent



47 BALLYKEEL ROAD | MAYOBRIDGE

PRICE - £325,000

Magnificent Detached Family Home finished to the highest of standards. Although in a rural setting this Home is only minutes drive from Mayobridge, Newry and Warrenpoint. The accommodation comprises Two Reception Rooms, Kitchen/Dining Room, Utility Room, Shower Room, Four Bedrooms (Master Ensuite and Dressing Room) and Bathroom. This is a superb opportunity to purchase a stylish Home on a spacious site.

Viewing by Private Appointment is Highly Recommended.

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PROPERTY DETAILS:

ACCOMMODATION:

Hallway, Two Reception Rooms, Kitchen/Dining Room, Utility Room, Shower Room, Four Bedrooms (Master Ensuite and Dressing Room) and Bathroom.

GROUND FLOOR:

Hallway:

15'4" x 9'11" (4.68m x 3.03m)

Spacious hallway. Solid wood front door with glazed sidescreen. Solid wood floor. Two wall lights. Cloakroom. Single radiator. Staircase leading off.

Reception Room:

31'9" x 13' (9.67m x 3.96m)

Triple aspect room with superb views onto front, side and rear gardens. Wall hung open fire with marble hearth as centrepiece and focal point to room. Recessed lighting. Carpet. Double radiator.

Reception Room Two:

15'7" x 13'1" (4.75m x 3.99m)

Two windows with lovely aspect onto front garden. Solid wood floor. Double radiator.

Kitchen/Dining Room:

23'5" x 15'3" (7.14m x 4.65m)

Range of high and low level units with granite worktops. Matching island unit with inset table to seat seven people. Stainless steel recessed sink. Integrated dishwasher. Recessed lighting. Partly tiled walls. Tiled floor. space for side by side refrigerator. Designer wall hung radiator. Double doors leading to rear garden.

Rear Lobby:

12'6" x 3'6" (3.81m x 1.08m)

Tiled floor. P.V.C. double doors leading to rear garden.

Utility Room:

11'8" x 7'9" (3.56m x 2.37m)

Range of high and low level units. Stainless steel sink and drainer. Plumbed for washing machine. Tiled floor. Single radiator.

Shower Room:

11'8" x 3'10" (3.55m x 1.17m)

White suite comprising wash hand basin and toilet. Fully tiled shower enclosure with white sliding doors. White aqualisa thermostatic shower. Tiled floor. Single radiator.

Understairs Storage:

6'2" x 3'3" (1.88m x 0.99m)





FIRST FLOOR:

Landing:

22'5" x 10' (6.84m x 3.06m)

Magnificent feature window with semi-circular head. head affording great light onto landing. Carpet.

Master Bedroom:

15'9" x 13'1" (4.79m x 3.99m)

Spacious bedroom with front aspect. Carpet. Double radiator.

Dressing Room:

15'8" x 4'2" (4.78m x 1.28m)

Range of fitted furniture comprising four double wardrobes, four drawer units with storage space above. Tiled floor. Single radiator.

Ensuite:

15'8" x 7'2" (4.77m x 2.19m)

White suite comprising wash hand basin and toilet. Quadrant shower enclosure with chrome sliding doors. Aqualisa chrome thermostatic shower. Tiled walls and floor. Recessed lighting. Double radiator.

Bedroom Two:

15'9" x 13'1" (4.79m x 3.99m)

To rear of house. Carpet. Double radiator.

Bedroom Three:

13'5" x 13' (4.09m x 3.96m)

To rear of house. Built-in storage with clothes rail and shelving. Carpet. Double radiator.

Bedroom Four:

13' x 9'7" (3.96m x 2.91m)

Front aspect. Built-in storage with clothes rail and shelving. Carpet. Double radiator.

Airing Cupboard:

8'8" x 3'7" (2.65m x 1.09m)

Walk in airing cupboard. Shelving. Carpet.

Bathroom:

11'10" x 10' (3.6m x 3.04m)

White suite comprising bath with centre bath/shower mixer, wash hand basin and toilet. Quadrant shower enclosure with chrome sliding doors. Chrome aqualisa thermostatic shower. Fully tiled walls and floor. Recessed lighting. Double radiator.

Integral Garage:

15'7" x 13'9" (4.75m x 4.18m)

Roller shutter door. Two windows. Boiler.

GARDEN AREAS:

Accessed by a sweeping driveway with manicured lawns and great views of surrounding countryside. External lighting. Parking for several vehicles. Double gates at one side of house with pedestrian gate at the other. Private and secluded rear garden laid to lawn with hard surfaced area ideal for outdoor living. Outside tap.

FEATURES:

Magnificent Detached Family Residence.

Contemporary Internal Finish.

Spacious and Well Proportioned Rooms.

Beam Vacuum System.

Pressurised Water Heating System.

Integral Garage.

Blinds Included.

Generous Gardens to Front Side and Rear.

Beautiful Views of the Surrounding Countryside.

0.75 Acre Site (approx).

