TEMPLETON ROBINSON

5 Quillyburn Hall is an impressive three-bedroom detached home ideally positioned within this highly regarded residential development and just a short distance from Dromore town centre. Presented to an excellent standard throughout, this attractive property offers modern, stylish accommodation with little left to do other than move in and enjoy.

The ground floor comprises a welcoming entrance hall with excellent built-in storage, a bright lounge featuring a front-facing bay window, and a superb open-plan kitchen, living and dining space. The contemporary kitchen is fitted with quality units, quartz worktops and a central breakfast island, while French doors opening onto the rear garden create a warm and sociable environment. A separate utility room and downstairs WC add further practicality.

Upstairs, there are three well-proportioned double bedrooms including a generous principal suite with luxurious en-suite shower room, walk-in wardrobe and additional storage. A modern family bathroom completes the first floor.

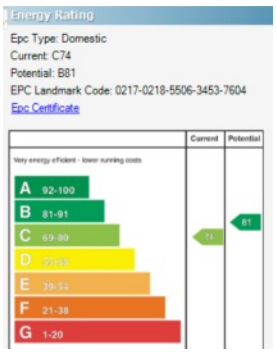
Outside, the property benefits from a tarmac driveway with ample private parking and a beautifully landscaped rear garden offering excellent privacy and a patio area ideal for entertaining.

Conveniently located for commuters, with easy access to Lisburn, Hillsborough and Banbridge, early viewing is highly recommended.

Offers Around £299,950

5 Quillyburn Hall,
DROMORE,
BT25 1FY

Viewing by appointment with & through agent
028 9266 1700



- An Attractive And Well-Presented Detached Residence Occupying A Peaceful Position Within A Desirable Residential Setting At Quillyburn Hall, Dromore
- A Spacious And Contemporary Heart Of The Home Featuring A Central Island, High-Gloss Cabinetry, Excellent Workspace And French Doors Opening Directly Onto The Rear Garden
- Ideal Setting For Everyday Family Life And Entertaining
- A Generous Principal Reception Room Benefiting From Dual-Aspect Windows, A Charming Bay Window, Attractive Wooden Flooring And A Feature Fireplace That Creates A Warm And Inviting Focal Point
- A Well-Proportioned Principal Bedroom Complemented By A Private En-Suite Shower Room And Useful Walk-In Wardrobe, Providing A Comfortable And Practical Retreat
- Two Additional Well-Presented Double Bedrooms Offering Excellent Flexibility For Family Members, Guests, Home Working Or Additional Living Requirements
- A Fully Tiled Family Bathroom Provides A Practical And Stylish Space, While The Additional Ground-Floor Cloakroom Offers Convenience For Residents And Visitors
- A Highly Practical Utility Area With Excellent Storage And Laundry Facilities, Helping To Keep The Main Living Spaces Organised And Clutter-Free
- An Attractive Outdoor Space Incorporating A Generous Patio Area, Lawn And Garden Shed, Providing Plenty Of Room For Outdoor Dining, Relaxation And Family Activities
- A Tarmac Driveway Provides Ample Private Parking To The Front Of The Property, Adding Further Convenience For Residents And Visitors
- The Property's Attractive Red-Brick Façade Is Enhanced By Stone Detailing, While The Surrounding Outlook Provides A Pleasant Sense Of Space And A Connection To The Countryside
- Positioned Within The Quillyburn Hall Development, In A Peaceful Residential Setting With Convenient Access To The Amenities And Transport Links Available In Dromore

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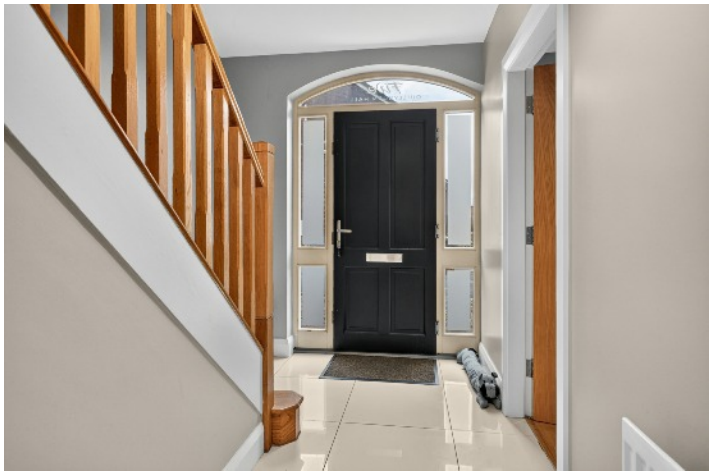
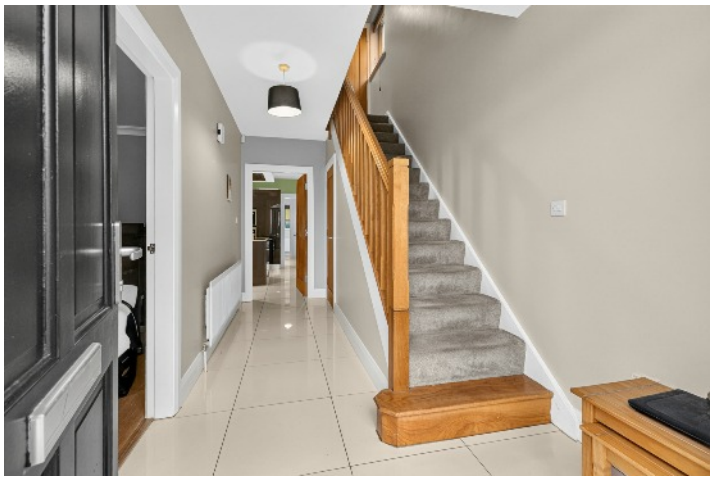
The Property Comprises:

Ground Floor

Composite front door with fan glass toplight and glass sidelights to . . .

RECEPTION HALL: Polished tiled floor, solid wooden staircase, generous understairs storage.





LIVING ROOM: 18' 8" x 15' 1" (5.69m x 4.6m) (at widest points and into bay window). Oak wooden flooring, feature fireplace and surround, outlook to front, cornice ceiling.

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OPEN PLAN KITCHEN/DINER: 26' 1" x 13' 1" (7.95m x 3.99m) (at widest points). Range of high gloss, high and low level units, slim line quartz worktops, built-in high level double oven and grill, inset sink with side drainer and chrome tap, induction hob with extractor fan above, breakfast island with slim line worktops, seating area and additional built-in storage, built-in dishwasher, ample space for casual dining, outlook to side and to rear garden, uPVC double glazed French doors leading to rear patio area, low voltage recessed spotlighting, recess for fireplace.

UTILITY ROOM: Range of low level units, laminate worktops, stainless steel single drainer sink with side drainer and chrome tap, polished tiled floor, picture window, extractor fan, plumbed for washing machine/tumble dryer, uPVC door to rear garden.

DOWNSTAIRS W.C.: White suite comprising low flush wc, wash hand basin with half pedestal and chrome mixer tap, radiator, polished tiled floor, frosted glass window.

First Floor

LANDING: Picture window, access to roofspace via Slingsby ladder, built-in hotpress with additional built-in storage.

BEDROOM (1): 15' 4" x 13' 1" (4.67m x 3.99m) (at widest points). Laminate flooring, outlook to front.

WALK-IN WARDROBE: Built-in storage and railings, picture window, laminate flooring.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, wash hand basin with chrome mixer tap and built-in vanity unit, walk-in shower with fixed glass door and soakaway base, fully tiled shower enclosure with chrome thermostatic control valve, telephone attachment and rainfall shower head, part tiled walls, tiled floor.

BEDROOM (2): 15' 1" x 9' 7" (4.6m x 2.92m) (at widest points). Outlook to rear.

BEDROOM (3): 11' 5" x 9' 11" (3.48m x 3.02m) (at widest points). Outlook to rear.

FAMILY BATHROOM: White suite comprising low flush wc wit push button, wash hand basin with chrome mixer tap and built-in vanity unit, tiled panelled bath with fixed glass door and chrome mixer tap, shower attachment with chrome thermostatic control valve and telephone attachment, part tiled walls, tiled floor, frosted glass window, extractor fan.

Outside

Front garden laid in pebbles, tarmac driveway with off street paking for 2-3 cars.

Extensive, enclosed, private rear garden, partly in patio and partly in lawn, outside lights and tap, access to oil boiler and tank, private outlook, access gate to side and driveway.

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Outside

Front garden laid in pebbles, tarmac driveway with off street parking for 2-3 cars.

Extensive, enclosed, private rear garden, partly in patio and partly in lawn, outside lights and tap, access to oil boiler and tank, private outlook, access gate to side and driveway.

Location:

From the Banbridge Road coming out of Dromore Village, turn right into Quillyburn Manor. At the end of the road turn left then continue into Quillyburn Hall. Number 5 is located straight ahead.

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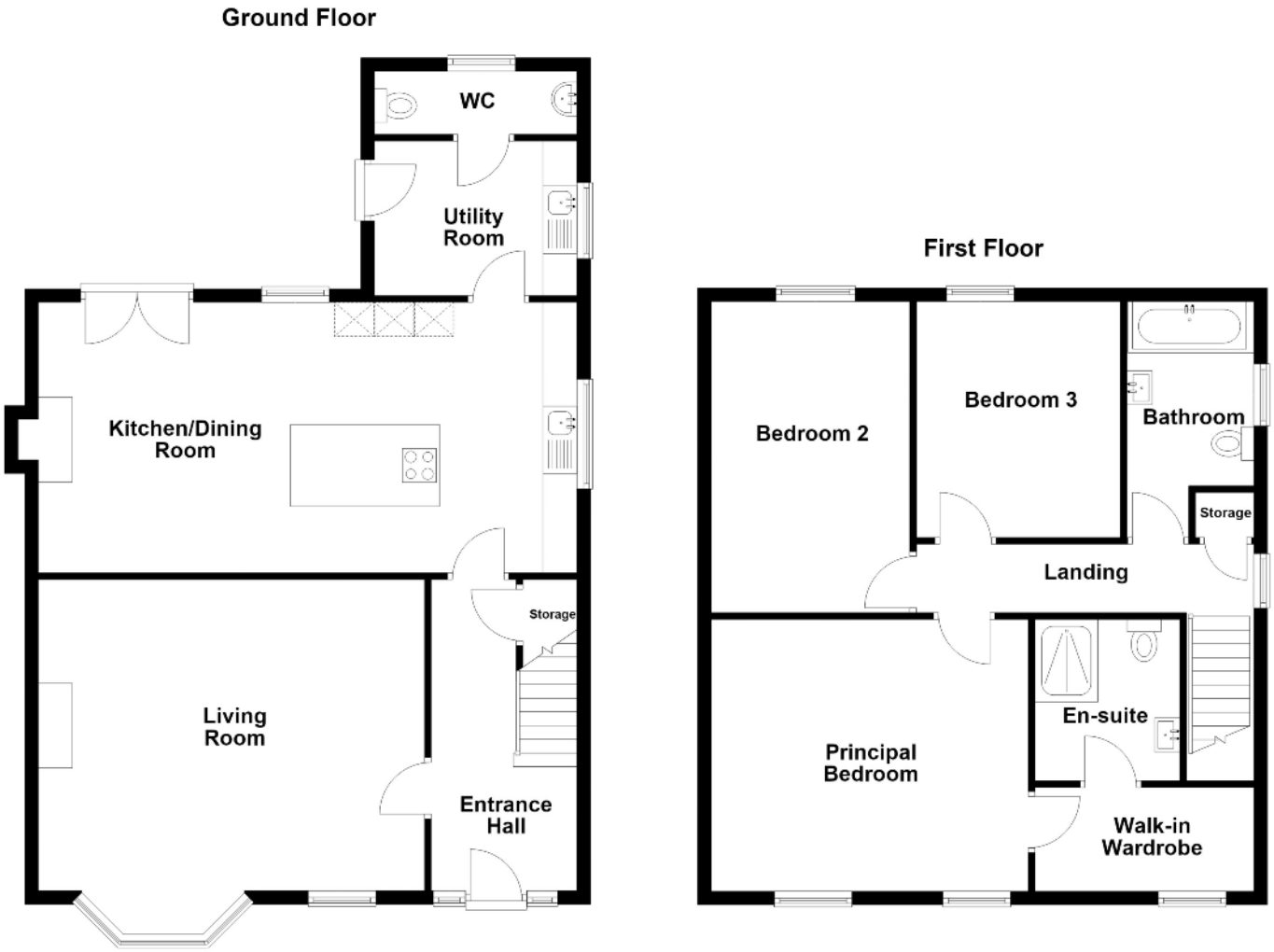

5 Quillyburn Hall, Dromore

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
www.templetonrobinson.com

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The Property Ombudsman