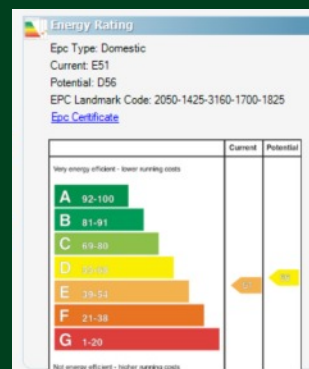




44 Mullaghbrack Road,
Hamiltonsbawn,
ARMAGH,
BT60 1JT

Offers Around
£795,000

Viewing by
appointment with
& through agent
028 9266 1700





Set on approximately one acre of beautifully landscaped gardens in one of Armagh's most desirable locations, this exceptional five-bedroom detached home offers a superb blend of luxury, privacy and family living. Approached by a sweeping driveway and surrounded by mature planting, the property enjoys an impressive sense of arrival and a wonderful private setting.

The spacious accommodation includes four versatile reception rooms, perfectly suited to modern family life, entertaining and home working. Underfloor heating and double glazing throughout provide year-round comfort and energy efficiency, while five

generously proportioned bedrooms, including two with en-suite facilities, offer excellent family accommodation.

Outside, the meticulously maintained grounds feature expansive lawns, mature hedging and attractive landscaped gardens, creating a peaceful retreat. A secure enclosed courtyard provides an ideal space for outdoor entertaining, while a detached double garage and separate garden store offer valuable additional storage.

Combining the tranquillity of countryside living with convenient access to Armagh City, schools, amenities and transport links, this is a rare opportunity to acquire an outstanding family home in a superb private setting.

- Separate Utility Room, Downstairs WC And Dual Staircases
 - Five Well-Appointed Bedrooms, Including An Impressive Principal Suite and Second En-Suite
- Exceptional Five-Bedroom Detached Family Residence Extending To A Beautifully Landscaped Site Of Approximately One Acre
- Four Elegant Reception Rooms Offering Outstanding Flexibility For Modern Family Living, Entertaining And Home Working
 - Prime Mullaghbrack Road Location Combining Rural Tranquillity With Convenient Access To Armagh City And Surrounding Transport Networks
 - Immaculately Presented Throughout With High-Quality Finishes And Generously Proportioned Accommodation
 - Welcoming Reception Hall Leading To A Superb Range Of Formal And Informal Living Spaces
 - Spacious Kitchen And Dining Area Forming The Heart Of The Home, Ideal For Everyday Family Life And Entertaining
- Luxury Family Bathroom And Excellent Built In Storage Throughout
 - Underfloor Heating Throughout And Full Double Glazing For Year-Round Comfort And Energy Efficiency
 - Detached Double Garage Providing Excellent Vehicle Storage, Workshop Or Hobby Space
 - Separate Garden Storage Room Offering Additional Practical Storage
 - Secure Enclosed Courtyard Creating A Private Outdoor Space Perfect For Entertaining And Family Gatherings
 - Sweeping Driveway With Extensive Parking For Multiple Vehicles
 - Mature Landscaped Gardens Extending To Approximately One Acre With Expansive Lawns, Established Trees And Attractive Planting
 - Exceptional Privacy And Seclusion Within A Picturesque Countryside Setting
 - A Rare Opportunity To Acquire A Substantial Family Home In One Of Armagh's Most Sought-After Residential Locations
 - Viewing Highly Recommended To Fully Appreciate The Quality, Space And Setting On Offer



Telephone 028 9266 1700

www.templetonrobinson.com

The Property Comprises:

Ground Floor

Stone walkway to front door. Hardwood double front door with sandstone surround and detailing into:

RECEPTION PORCH: Tiled floor. Further glazed double doors into:

REAR HALLWAY: Tiled floor, feature fireplace with Portugese limestone surround and hearth. Low voltage recessed spotlighting. Generous under stairs storage. Solid oak wooden staircase to first floor landing with feature picture window. Built-in storage.

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin with chrome taps, picture window.

INNER HALLWAY: Two built-in storage cupboards leading to dining room and sun room.

DINING ROOM: 18' 4" x 14' 6" (5.59m x 4.42m) (at widest points). Dual aspect windows. Solid oak wooden flooring.



SUN ROOM: 17' 1" x 15' 4" (5.21m x 4.67m) (at widest points). Triple aspect across garden. Tiled floor, high vaulted ceiling. uPVC double glazed French doors to rear patio garden. Double doors leading to:



KITCHEN/DINER: 25' 6" x 14' 9" (7.77m x 4.5m) (at widest points). Bespoke fitted kitchen with range of high and low level units, granite work surfaces and upstand. Double built-in Neff oven and grill, touchscreen ceramic hob with glass splashback, extractor fan, glass cabinetry, double sink with chrome mixer tap, space for American style fridge/freezer, space for dishwasher, built-in high level microwave, larder storage, tiled floor, ample space for casual dining and lounging, low voltage spotlights, breakfast island with granite worktops and seating area with ample plugs. Dual aspect window, uPVC double glazed French doors with toplight leading to patio garden.





REAR HALLWAY: Solid wooden floor, solid wood rear door with glass sidelights to enclosed courtyard.

WALK-IN STORE ROOM: 9' 1" x 4' 4" (2.77m x 1.32m) (at widest points). Solid wooden staircase to first floor landing with picture window.

UTILITY ROOM: 14' 9" x 8' 9" (4.5m x 2.67m) (at widest points). Range of high and low level units, laminate work tops, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor, ample plug sockets, extractor fan.

Positioned off the main hallway, double doors to:



DRAWING ROOM: 25' 4" x 14' 9" (7.72m x 4.5m) (at widest points). Dual aspect to front and rear. Solid oak wooden flooring. Feature fireplace with marble surround and hearth, low voltage spot lighting. Door leading to:



STUDY: 14' 10" x 13' 3" (4.52m x 4.04m) (at widest points). Triple aspect windows, solid oak wooden flooring. Range of built-in cabinets and book shelves, low voltage spotlights.

First Floor

GALLERY LANDING: Solid oak wooden flooring, views from picture window. Hotpress with additional storage. Further storage compartment.



PRINCIPAL BEDROOM: 14' 9" x 13' 4" (4.5m x 4.06m) (at widest points). Dual aspect windows. Solid oak wooden flooring, low voltage spotlights.

WALK-IN WARDROBE: 10' 5" x 5' 9" (3.18m x 1.75m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, Jack and Jill sink with built-in vanity unit and brass mixer tap, fully tiled walls, tiled floor, heated towel rail. Corner shower unit with glass door, shower with thermostatic control valve and rain shower head, low voltage spotlights, touchscreen mirror and extractor fan.



FAMILY BATHROOM: White suite comprising low flush wc, floating wash hand basin with chrome tap, corner shower unit with drying area, shower with chrome thermostatic control valve and telephone attachment. Jacuzzi corner bath with tiled splashback, jets and headrest, chrome mixer tap, chrome heated towel rail. Low voltage spotlights, extractor fan, tiled floor.



BEDROOM (5)/GAMES ROOM: 14' 9" x 13' 10" (4.5m x 4.22m) (at widest points). Dual aspect windows. Solid oak wooden floor, high vaulted ceiling with low voltage spotlights. Door leading to: REAR LANDING AREA: Stairs to ground floor.

BEDROOM (3): 14' 11" x 12' 4" (4.55m x 3.76m) (at widest points). Range of built-in storage, railing and shelving. Solid oak wooden flooring, low voltage spotlights.



BEDROOM (4): 13' 4" x 10' 4" (4.06m x 3.15m) (at widest points). Solid oak wooden floor, low voltage spotlights.

BEDROOM (2): 15' 4" x 14' 6" (4.67m x 4.42m) (at widest points). Solid oak wooden flooring.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap and splashback, tiled splashback, tiled floor, vanity unit. Corner shower unit with glass sliding door. Fully cladded shower enclosure with thermostatic control valve and telephone attachment, low voltage spotlights, extractor fan.



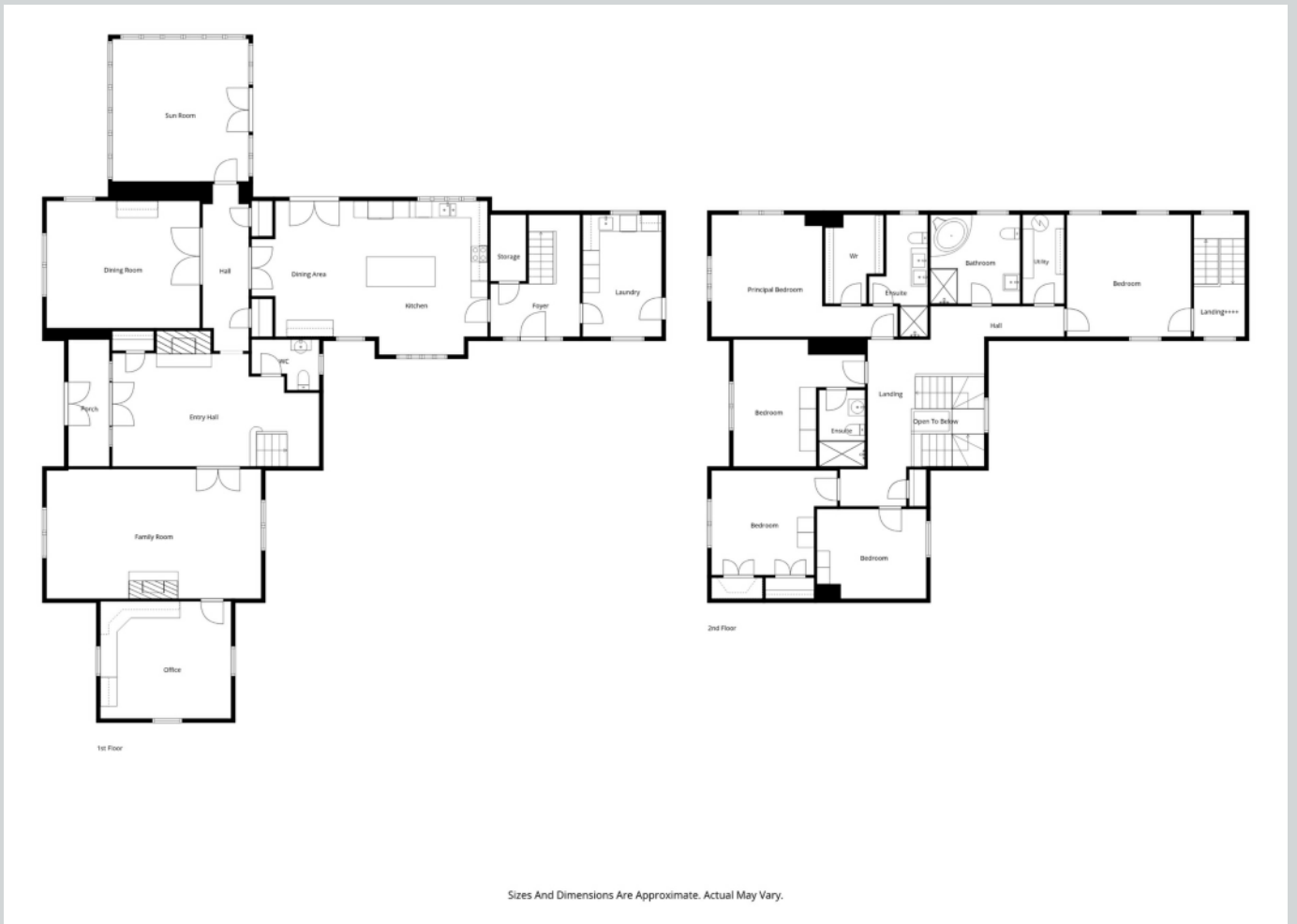
Outside

Private walled entrance with gate pillars and electric double gates leading to tarmac sweeping driveway to front laid in pebbles with surrounding patio areas. Electric gates under archway to: ENCLOSED PRIVATE COURTYARD: Walled surround, surrounding patio areas. Access to oil tank.

Professionally landscaped gardens circa 1 acre laid in lawns with mature surrounding hedgerows, professionally landscaped flowerbeds and surrounding stone walls. Private surrounding patio areas with private outlook, outside tap and light. Access to: DETACHED DOUBLE GARAGE: Electric roller shutter doors.

Further garden storage room with roller shutter doors. Equipped with light and power. Access to oil boiler.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

44 Mullaghbrack Road is located on the corner of the Mullaghbrack Road and Marlacoo Road.

Telephone 028 9266 1700
www.templetonrobinson.com

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

www.templetonrobinson.com

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