



15 Mayfield Avenue, Dromara is a deceptively spacious and versatile family home set on a private site extending to approximately one acre, accessed via electric gates and enjoying excellent privacy and ample off-street parking in this popular village location.

The accommodation includes a generous lounge with feature fireplace, well-appointed kitchen/dining area with garden access, flexible living space including an open plan living area and games room/home office, along with ground floor bedrooms and bathroom facilities. The first floor provides additional bedrooms, including a principal bedroom with ensuite shower room and excellent storage throughout.

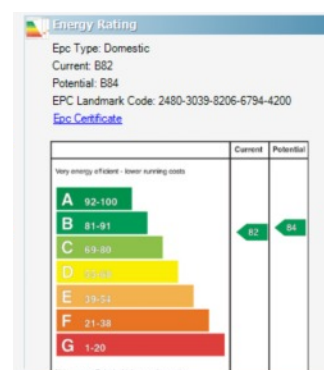
Externally, the property benefits from an enclosed rear garden with raised decking and covered veranda, a detached garage with light and power, and extensive driveway parking.

Offering space, privacy and village convenience, this is a rare opportunity and early viewing is recommended.

**Offers Around
£450,000**

15 Mayfield Avenue,
Dromara,
DROMORE,
BT25 2NP

Viewing by
appointment with
& through agent
028 9266 1700



- Superbly Presented Six Bedroom Detached Family Home
- Enclosed & Private Site Circa 1 Acre with a Tranquil Setting
- Ease of Access to Local Leading Schools and A1/M1 Road Connection
- Excellent Transport Links to Belfast, Dromore and Lisburn City Centres
- Well Appointed Bedrooms Over Ground & First Floor Providing Versatile Accommodation
- Grand Bright and Airy Entrance Hall with Composite Front Door and Excellent Additional Built in Storage Under Stairs
- One Separate Front Reception Room, With Feature Fireplace
- Open Plan Kitchen Diner with Fitted Kitchen, Leading to Separate Utility / Boot Room with a Range of High & Low Level Units
- Floor-to-Ceiling Window, Access to Rear Terrace Patio Area via Sliding Doors
- Remote Controlled Electric Gate Entrance Leading to Driveway with Space for Several Cars to Front With Space for a Boat or Mobile Home and Detached Garage
- Terrace Patio and Decking Areas to the Rear, Perfect for Outdoor Entertaining
- Private Gardens Laid in Lawns with Array of Mature Trees and Shrubs as well as Plantings
- Oil Fired Central Heating, UPVC Double Glazing Throughout
- Installed solar panels to both the front and rear, equipped with a back-up battery
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Composite front door with glass inset and side light to . . .

RECEPTION PORCH: Laminate flooring and cloaks area. Further inner glazed door with glazed side lights to . . .

RECEPTION HALL: Laminate flooring, generous understairs storage/cloaks room.

LOUNGE: 14' 8" x 12' 2" (4.47m x 3.71m) Outlook to front, laminate flooring, carved wooden mantelpiece and surround with cast iron inset and further tiled inset, slate hearth.



KITCHEN/DINER: 16' 6" x 11' 0" (5.03m x 3.35m) Range of high and low level units, laminate worktops with upstand, inset stainless steel sink with mixer tap, space for range cooker, built-in extractor fan, glass splashback, space for fridge freezer, excellent larder storage, built-in dishwasher, Chevron style tiled floor, breakfast island with solid wooden worktop and seating area, additional storage below, outlook to rear garden. Glazed door to . . .



Telephone 028 9266 1700
www.templetonrobinson.com

REAR HALLWAY: Tiled floor, uPVC double glazed door to rear garden.

UTILITY ROOM: Range of high and low level units, solid wooden worktops, inset sink unit with chrome mixer tap, plumbed for washing machine and tumble dryer, generous built-in larder storage.

GAMES ROOM: 23' 5" x 12' 3" (7.14m x 3.73m) (at widest points). Range of bespoke built-in cabinets, storage and shelving, built-in wine rack, Chevron tiled floor, uPVC double glazed French doors to front garden, cloaks area.



WC: White suite comprising low flush wc with push button, wash hand basin with chrome mixer tap, built-in vanity unit, tiled floor, light and extractor fan.

OPEN PLAN LIVING/DINING AREA: 19' 6" x 12' 7" (5.94m x 3.84m) Laminate flooring, door to hallway, uPVC double glazed sliding doors to rear decking area, picture floor to ceiling window.

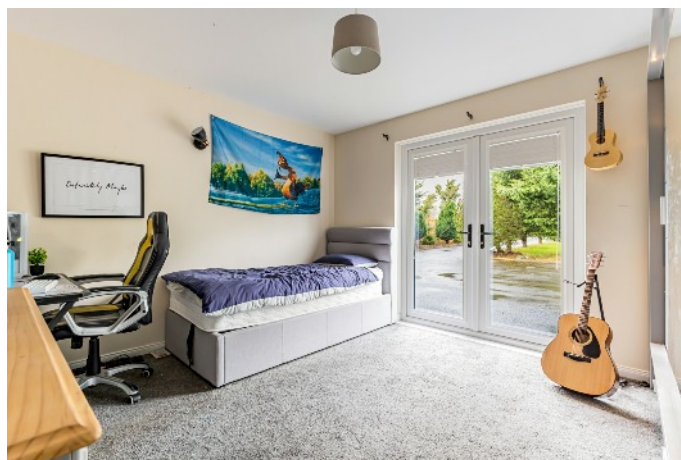


FAMILY BATHROOM: White suite comprising low flush wc with push button, panelled bath with chrome mixer tap and telephone attachment, floating wash hand basin with chrome mixer tap and built-in vanity unit, uPVC cladded walls, laminate flooring, heated towel rail, frosted glass window, uPVC tongue and groove ceiling, low voltage recessed spotlighting, extractor fan.



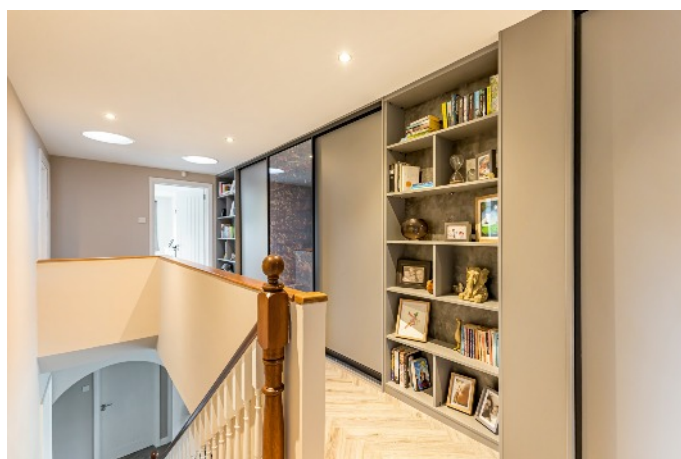
BEDROOM (3): 12' 6" x 10' 3" (3.81m x 3.12m) Outlook to rear garden.

BEDROOM (4): 12' 6" x 11' 4" (3.81m x 3.45m) Outlook to front, uPVC double glazed French doors.



First Floor

LANDING: Access to roofspace, low voltage recessed spotlights, bespoke built-in cabinets, Silderobes and book shelving. Sliderobe leading to . . .



Telephone 028 9266 1700
www.templetonrobinson.com

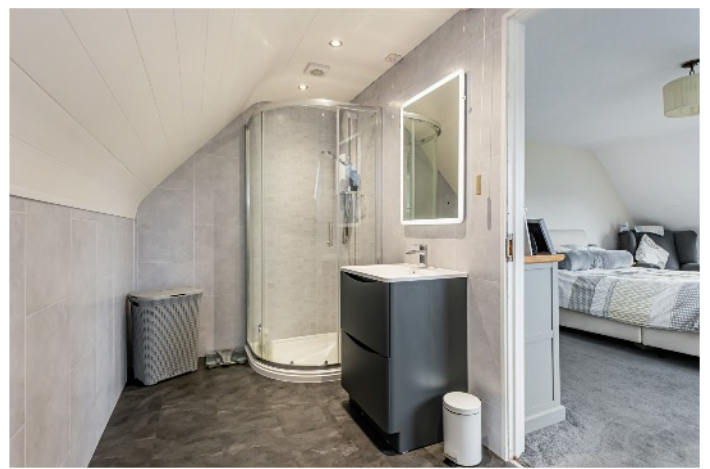
DRESSING ROOM (1): Storage into eaves, Velux window, range of built-in railings and clothes/shoe storage. Access from Sliderobe 2 to . . .

DRESSING ROOM (2): Velux window, built-in storage and clothes rails.



BEDROOM (1): 15' 9" x 12' 5" (4.8m x 3.78m) Dual aspect windows and Velux window.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, wash hand basin with chrome mixer tap and built-in vanity unit, corner shower unit with glass sliding door, electric shower and telephone attachment, fully clad walls, laminate flooring, heated towel rail, uPVC tongue and groove ceiling, low voltage recessed spotlights, extractor fan, Velux window.



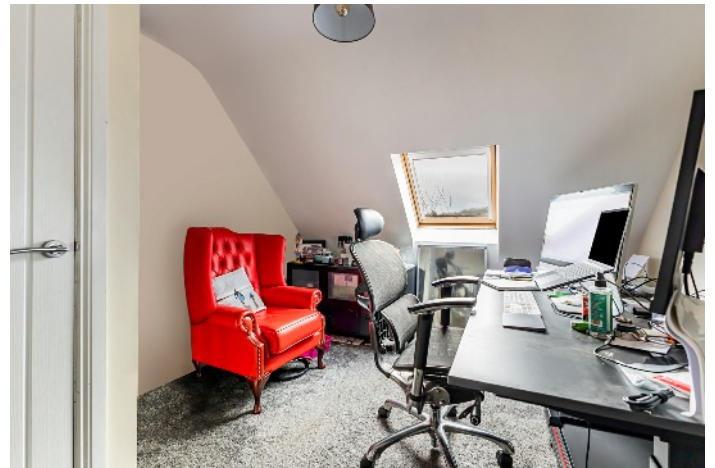
BEDROOM (2): 19' 9" x 11' 5" (6.02m x 3.48m) (at widest points). Outlook to side, access to roofspace, Velux window.

BEDROOM (5): 13' 6" x 11' 1" (4.11m x 3.38m) Velux window, low voltage recessed spotlights.



BATHROOM: White suite comprising low flush wc with push button, Jack and Jill wash hand basins with quartz stone worktop and mixer tap, built-in vanity unit, corner shower unit with glass sliding door and chrome thermostatic control valve and telephone attachment, fully cladded walls, laminate flooring, heated towel rail, uPVC tongue and groove ceiling, Velux window, extractor fan, low voltage recessed spotlights.

BEDROOM (6)/OFFICE: 10' 0" x 9' 6" (3.05m x 2.9m) (at widest points). Storage cupboard, Velux window.



Outside

Extensive, enclosed front garden with surrounding fencing, electric gates with keypad and camera. Tarmac driveway with extensive off street parking for several cars, moto rhome or boat.

Extensive, enclosed, private rear garden, site circa 1 acre with surrounding tarmac driveway, raised decking area with covered veranda, outside tap and light, mature surrounding trees, garden partly laid in lawns, EV charging point, car port and bin storage, access to oil tank and boiler.

DETACHED GARAGE: Roller shutter, light and power.



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify these details.

Telephone 028 9266 1700

www.templetonrobinson.com

Location:

Leaving Kinallen and Following Skeagh Road, Take the First Right Turn on to Mayfield Avenue.
Number 15 is Located on the Right Hand Side.



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



MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.