



Occupying an impressive elevated site in a prestigious residential setting on the outskirts of Dromore, this exceptional four-bedroom, three-reception detached bungalow offers refined accommodation in a truly enviable position.

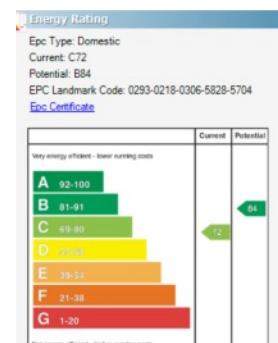
The beautifully proportioned interior is centred around a welcoming entrance hall leading to three elegant reception rooms, ideal for both relaxed family living and formal entertaining. A well-appointed kitchen with dining area is complemented by a separate utility room, while four spacious bedrooms are served by a stylish family bathroom and additional separate WC, ensuring comfort and practicality throughout.

Externally, the property is approached via a sweeping tarmac driveway, providing extensive private parking and access to an integrated garage with electric door. Mature landscaped gardens surround the home, offering exceptional privacy, while the elevated position commands magnificent, uninterrupted panoramic views across rolling countryside. Perfectly positioned, the property enjoys close proximity to Lisburn, Hillsborough and Banbridge, with excellent connectivity to Dublin via the A1, making it an ideal choice for those seeking rural elegance without compromise on convenience.

**Offers Around  
£495,000**

33 Forthill Road,  
DROMORE,  
BT25 1RF

**Viewing by  
appointment with  
& through agent  
028 9266 1700**



- Elegant Four-Bedroom, Three-Reception Detached Bungalow Set Within a Peaceful and Exclusive Residential Setting on the Outskirts of Dromore
- Ideally Positioned for Access to Lisburn, Hillsborough and Banbridge, With Excellent Connectivity to Dublin via the A1
- Well Regarded Local Schools and Everyday Amenities Within Easy Reach
- Flexible and Generously Proportioned Accommodation, Ideal for Both Family Living and Downsizing
- Four Spacious Bedrooms, All Well Presented and Adaptable to a Variety of Uses
- Three Refined Reception Rooms, Offering Versatility for Formal Dining, Entertaining, or Additional Lounge Space
- Impressive Principal Lounge With Front-Facing Aspect and Feature Fireplace
- Spacious Kitchen With Dining Area Fitted With a Comprehensive Range of Units
- Separate Rear Hallway Providing Access to a Practical Utility Room
- Stylish Family Bathroom Complemented by an Additional Separate WC
- Elevated and Generous Site With Mature, Landscaped Gardens, Incorporating Established Trees and Planting Beds
- Magnificent, Uninterrupted Panoramic Views Across Rolling Countryside
- Integrated Garage With Electric Door, Suitable for Secure Parking or Additional Storage
- Sweeping Tarmac Driveway Providing Extensive Private Parking for Multiple Vehicles
- Oil-Fired Central Heating, Solar Panels, Double Glazing Throughout, and an Excellent Energy Rating
- Early Viewing Is Strongly Recommended to Fully Appreciate the Space, Setting, and Exceptional Outlook on Offer



The Property Comprises:

uPVC double glazed front door with glass inset and glass side lights into...

Ground Floor

RECEPTION HALL: Ample built in storage space.

L SHAPED KITCHEN/DINING/LIVING SPACE: 30' 9" x 26' 3" (9.37m x 8m) At widest points. Dual aspect windows to front and rear, panoramic views across rolling countryside, solid oak wooden flooring, built-in ceiling speakers, low voltage recessed spot lighting, floor to ceiling radiator, ample space for casual dining, built in cast iron wood burning stove, flue with glass hearth, bespoke fully fitted kitchen with range of high and low level units, Marble worktops, inset stainless steel sink with side drainer and chrome Quooker mixer tap, built in touch Neff hob with upstand and built in stainless steel extractor fan, space for free standing fridge/freezer, built in eye level double oven and grill, Neff appliances, built in larder storage, built in dishwasher, kitchen with tiled floor, uninterrupted views to rear.





LIVING ROOM: 19' 0" x 16' 2" (5.79m x 4.93m) At widest points. Outlook to front, panoramic views across rolling countryside, solid oak wooden flooring, cast iron wood burning stove with wooden sleeper mantelpiece, slate hearth, cornice ceiling.



SUN ROOM: 19' 2" x 14' 4" (5.84m x 4.37m) At widest points. Triple aspect to front, side and rear garden, solid oak wooden flooring, high vaulted ceiling, low voltage recessed spot lighting, uPVC double glazed doors to rear patio area.



REAR HALLWAY: Tiled flooring, uPVC double glazed stable style door with glass inset to rear garden.

UTILITY ROOM: Range of high and low level units, laminate effect worktops, stainless steel single side drainer sink unit with chrome mixer tap, part tiled walls, tiled floor, chrome heated towel rail, space for washing machine, space for tumble dryer.

WC: White suite comprising low flush WC with push button, fully tiled walls, tiled floor, frosted glass window.



HALLWAY: Access hatch to roofspace via Slingsby ladder, built in hotpress, access to control room.

BEDROOM (1): 12' 9" x 11' 0" (3.89m x 3.35m) At widest points. Outlook to rear garden, built in Sliderobes and additional storage.



BEDROOM (2): 12' 9" x 12' 9" (3.89m x 3.89m) At widest points. Outlook to rear garden, built in robes.

BEDROOM (3): 10' 0" x 7' 8" (3.05m x 2.34m) At widest points. Outlook to rear garden, built in robes with sliding doors.



BEDROOM (4): 10' 0" x 8' 0" (3.05m x 2.44m) At widest points. Outlook to rear garden, built in robes with sliding doors.

FAMILY BATHROOM: White suite comprising low flush WC with push button, pedestal wash hand basin with chrome mixer tap and built in vanity unit, panelled bath with chrome mixer tap and telephone attachment, walk in shower with soakaway basin and fixed glass door, shower with thermostatic control valve and rainfall headset, extractor fan, fully tiled walls, tiled floor, heated towel rail, dual aspect windows with frosted glass inset, low voltage recessed spot lighting.



## Outside

INTEGRAL GARAGE: 17' 8" x 16' 4" (5.38m x 4.98m) At widest points. Insulated door, up and over electric motor, light and power, roofspace storage, space for fridge/freezer, access to oil boiler and electric meter.

Enclosed front garden laid in lawns with surrounding fencing and hedging, tarmac sweeping driveway with off-street parking for several cars, patio walk way with covered terrace.

REAR GARDEN: Extensive enclosed rear garden laid in lawns with surrounding terrace to patio areas, partial artificial grass area, access to outhouse, panoramic views across rolling countryside, outdoor speakers, access to bin storage, outside light and tap.



## Location:

Coming along Listallycurran Road from the main A1, turn left onto Forthill Road. Number 33 is located 0.5 miles on the right hand side.



33 Forthill Road, Dromore



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