

BOUNDARY IS
NOT TO SCALE
AND FOR
GUIDANCE ONLY

252 BALLYGOWAN ROAD, DROMORE, CO. DOWN, BT25 1HY

A most impressive detached residence situated off the Ballygowan Road occupying a private setting extending to approximately 0.6 acres. This well appointed and highly adaptable family accommodation would be ideal for a wide range of potential buyers.

The property boasts luxury throughout with recently renovated kitchen, utility room, bathroom and en suites. Including underfloor heating, air conditioning system and aluminium guttering and downspouts. Externally the property benefits from a large detached double garage with a room on the first floor ideal for a games room/gym/bar.

Total floor area of approximately **5,460 square feet** to include the outbuilding.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ballygowan Road is a highly desirable and much sought after location convenient to the A1 dual carriageway allowing easy access and commuting to Dromore, Banbridge, Royal Hillsborough, Sprucefield, Lisburn, Belfast or further afield to Dublin. This picturesque rural setting offers the benefits of country living with tranquil and private aspects over the surrounding countryside.

We strongly recommend internal viewing of this stunning property to fully appreciate the size, adaptability and setting.

PRICE: OFFERS IN THE REGION OF £725,000

VIEWING BY APPOINTMENT THROUGH AGENTS

REF: DLI51025SR

- A Most Impressive And Exceptionally Well Presented Detached Residence Occupying A Spacious Setting Of Approximately 0.6 Acres Situated Within This Semi Rural Location
- Convenient To A1 Dual Carriageway Giving Easy Access To Belfast, Royal Hillsborough, Dromore, Banbridge Or Further Afield To Dublin
- Highly Adaptable Family Accommodation Extending To A Total Of Approximately 5,460 Square Feet To Include The Outbuilding
- Spacious Reception Hall With PVC Composite Double Glazed Entrance Door And Feature Black Stone Wall
- Lounge With Impressive Granite Fireplace
- Family Room With Brick Built Fireplace With Multi Fuel Burning Stove
- Dining/Living Area With PVC Double Glazed Double Doors To Rear Patio Area And Garden
- Luxury Fitted Kitchen/Dining Area With Integrated Appliances
- Boot Room With Range Of Built In Units And Storage Under Stairs With Light
- Utility Room With PVC Composite Double Glazed Door To Rear / Luxury Tiled Cloakroom With Low Flush Suite
- Five Double Bedrooms (Main With Luxury Tiled Shower Room En Suite and Walk In Wardrobe / One With Walk In Wardrobe / Two With Access To Luxury Tiled Shower Room En Suite)
- Luxury Tiled Bathroom With White Suite Including Freestanding Bath Tub And Separate Large Shower Enclosure
- Gallery Landing With Two PVC Velux Roof Windows And Storage Cupboard
- Spacious Front And Side Garden Laid In Lawn With Tarmac Driveway And Parking Area / Spacious And Private Rear Garden Laid In Lawn With Paved Patio Area Plus Large Concrete Parking Area / Enclosed Concrete Area With Gate And Raised Gravel Area
- Large Detached Double Garage With Two Motorised Roller Shutter Doors And Adjoining WC With Low Flush Suite Plus Games Room To The First Floor
- Oil Fired Central Heating System With Underfloor Heating And Firebird Condensing Type Oil Fired Boiler
- Air Conditioning System / Aluminium Guttering And Downspouts / PVC Double Glazed Windows And External Doors



ACCOMMODATION

All measurements are approximate.

SPACIOUS RECEPTION HALL:

PVC composite double glazed entrance door with double glazed side panels and fanlight window. Feature black stone wall. Double doors through to lounge. Herringbone style whitewashed smoked oak engineered hardwood floor. Hotpress. Storage cupboard. Recessed spotlights.

LOUNGE:

21' 2" x 13' 4" (6.45m x 4.07m)

Impressive granite fireplace. Built in storage. Herringbone style whitewashed smoked oak engineered hardwood floor.

FAMILY ROOM:

17' 3" x 13' 4" (5.27m x 4.07m)

Brick built fireplace with multi fuel burning stove. Panasonic air conditioning unit. Herringbone style whitewashed smoked oak engineered hardwood floor.

DINING/LIVING AREA:

13' 0" x 13' 0" (3.97m x 3.96m)

PVC double glazed double doors to rear patio area. Panasonic air conditioning unit. Open plan to kitchen/dining area. Herringbone style whitewashed smoked oak engineered hardwood floor. Recessed spotlights.

LUXURY FITTED KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

20' 3" x 16' 3" (6.16m x 4.96m)

Measurements taken to widest points. Excellent range of high and low level units. Granite work tops. Granite upstands. Rangemaster style Stoves oven and five ring induction hob. Integrated fridge. Integrated freezer. Integrated dishwasher. Stoves extractor unit in black stainless steel canopy. Stainless steel sink unit with single granite drainer and Quooker mono style mixer tap. Centre island unit with dining bar. Herringbone style whitewashed smoked oak engineered hardwood floor. Recessed spotlights. Part tiled walls.



BOOT ROOM:**11' 10" x 11' 5" (3.61m x 3.47m)**

Range of built in units. Granite work tops. Stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Space for tumble dryer. Storage under stairs with light. Tiled floor.

UTILITY ROOM:**9' 7" x 7' 0" (2.93m x 2.13m)**

Range of built in units. Granite work tops. Stainless steel sink unit with mono style mixer tap. Tiled walls. Tiled floor. Recessed spotlights. PVC composite double glazed door to rear.

LUXURY TILED CLOAKROOM:

Low flush suite. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Tiled walls. Tiled floor.

BEDROOM (3):**13' 0" x 11' 8" (3.97m x 3.56m)**

Walk in wardrobe with fitted interior and recessed spotlights.

BEDROOM (4):**12' 8" x 11' 4" (3.87m x 3.46m)**

Access to luxury tiled shower room en suite.

BEDROOM (5):**11' 4" x 10' 8" (3.46m x 3.26m)**

Access to luxury tiled shower room en suite.

LUXURY TILED SHOWER ROOM EN SUITE:

Shower enclosure with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Recessed spotlights. Tiled walls. Tiled floor.

LUXURY TILED BATHROOM:

White suite. Large shower enclosure with thermostatic shower and drencher head plus shower attachment. Freestanding bath tub with wall mounted mixer tap and shower attachment. Large wall mounted vanity unit with wash hand basin and mono style mixer tap. Wall mounted LED backlit mirror. Concealed low flush wc. Tiled walls. Tiled floor. Recessed spotlights.



FIRST FLOOR

GALLERY LANDING:

Two PVC velux roof windows. Storage cupboard with light and under eave storage. Recessed spotlights.

BEDROOM (1):

22' 6" x 18' 0" (6.85m x 5.49m)

Measurements taken to widest points and into sloping ceilings. Under eave storage. Recessed spotlights. PVC velux roof window. Walk in wardrobe with fitted interior and recessed spotlights.

LUXURY TILED SHOWER ROOM EN SUITE:

Shower enclosure with thermostatic shower and drencher head plus shower attachment.. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Tiled walls. Tiled floor. Recessed spotlights. PVC velux roof window.

BEDROOM (2):

18' 0" x 13' 4" (5.49m x 4.07m)

Measurements taken to widest points and into sloping ceilings. Panasonic air conditioning unit. Under eave storage.



OUTSIDE

Spacious front and side garden laid in lawn with tarmac driveway and parking area. Mature trees and shrubbery. Large concrete parking area. Spacious and private rear garden laid in lawn with paved patio area. Enclosed concrete area with gate and raised gravel area. Outside tap and light. PVC oil storage tank.

LARGE DETACHED DOUBLE GARAGE:

35' 6" x 25' 9" (10.82m x 7.86m)

Measurements taken to widest points. Two motorised roller shutter doors. Light and power. Built in work bench. Built in units. Firebird condensing type oil fired boiler. PVC composite entrance door. Adjoining wc with low flush suite.

FIRST FLOOR

GAMES ROOM:

25' 9" x 14' 10" (7.86m x 4.51m)

Measurements taken into sloping ceilings. Roof window. Under eave storage. Light and power. PVC composite entrance door.



TENURE:

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

RATES PAYABLE:

For period April 2025 to March 2026 £3,167.70

DIRECTIONS

From Lurgan Road turn onto Ballygowan Road. Number 252 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



252 Ballygowan Road, Dromore

Approximate Gross Internal Area = 363.8 sq m / 3915 sq ft

Outbuilding = 143.6 sq m / 1545 sq ft

Total = 507.4 sq m / 5460 sq ft
(Including Eaves & Void)

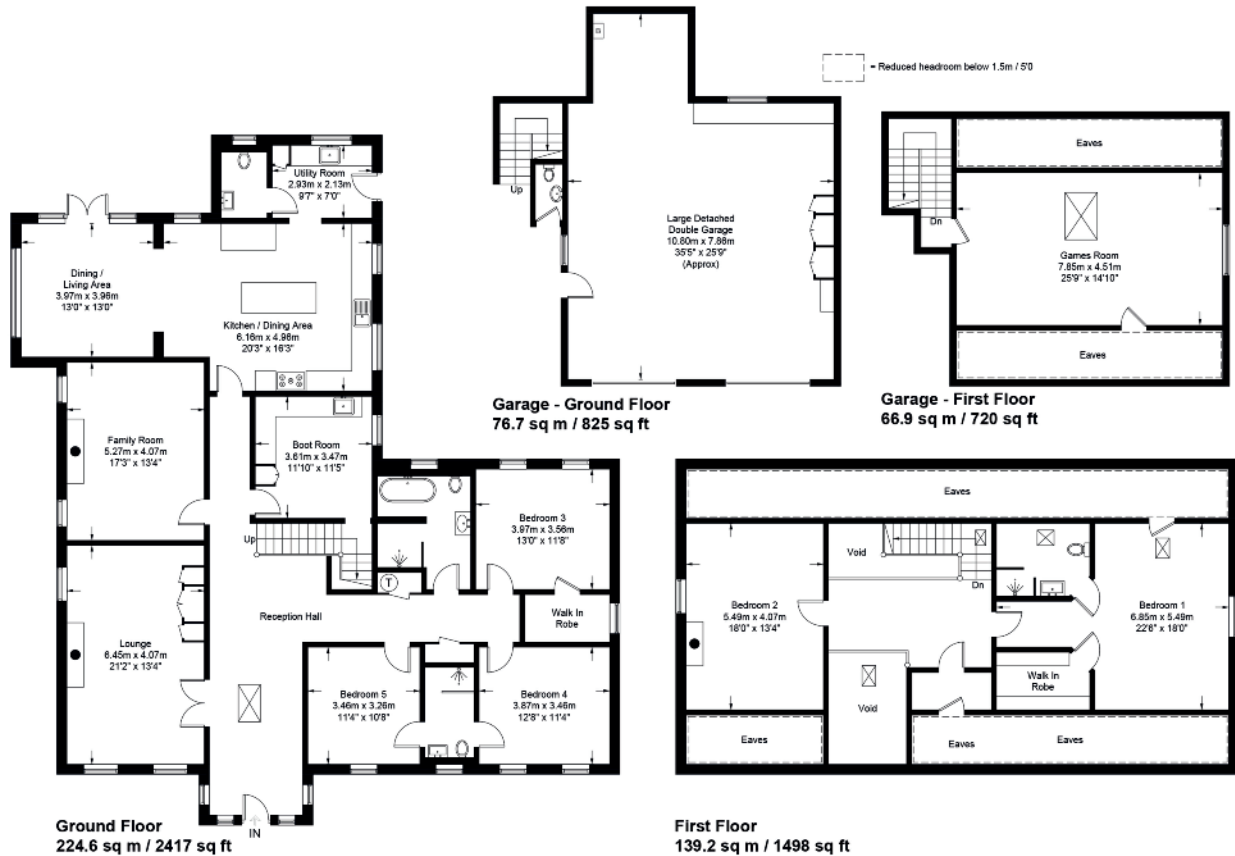


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1247754)

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.