

38 Ballyvally Road , Newry, BT34 2RT

Offers Over £475,000

Situated in the heart of the picturesque Mayobridge countryside, this exceptional five-bedroom detached residence on Ballyvally Road, Newry, presents a rare opportunity to acquire a home that perfectly balances refined elegance with modern comfort.

Intelligently designed to accommodate both family living and sophisticated entertaining, the property boasts a generous and well-considered layout. Two spacious reception rooms offer inviting spaces for relaxation and hosting guests, while the five well-proportioned bedrooms provide privacy and comfort for every member of the household.

Three contemporary bathrooms, finished to a high standard, enhance the home's functionality and elevate everyday living with a touch of luxury.

A particular highlight is the detached garage, which includes a versatile first-floor playroom. This flexible space is ideal for use as a children's area, home office, or creative studio—offering endless potential to suit your

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- *Detached Property*
 - *Garage*
- *Rural Setting*
 - *Hot Tub*
- *Mature Gardens*
 - *Electric Security Gates*

Additional Information

GROUND FLOOR

PORCH

RECEPTION HALL

12'10" x 22'7" (3.92m x 6.90m)

RECEPTION 1

12'11" x 24'2" (3.96m x 7.37m)

RECEPTION 2

12'11" x 12'11" (3.95m x 3.96m)

KITCHEN

16'9" x 19'2" (5.11m x 5.85m)

BOOT ROOM

8'5" x 5'3" (2.58m x 1.61m)

UTILITY ROOM

16'9" x 6'1" (5.11m x 1.86m)

SHOWER ROOM

8'3" x 6'1" (2.54m x 1.87m)

BEDROOM 1

12'11" x 10'9" (3.95m x 3.28m)

FIRST FLOOR

LANDING

15'11" x 24'2" (4.87m x 7.37m)

MASTER BEDROOM

16'9" x 23'5" (5.11m x 7.15m)

ENSUITE

12'5" x 13'7" (3.81m x 4.15m)

BEDROOM 2

12'11" x 12'5" (3.96m x 3.81m)

BEDROOM 3

12'11" x 11'11" (3.96m x 3.65m)

BEDROOM 4

12'11" x 11'8" (3.95m x 3.56m)

BATHROOM

9'10" x 12'2" (3.00m x 3.72m)

EXTERIOR

DETACHED GARAGE

GARAGE

26'3" x 25'3" (8.02m x 7.72m)

W.C.

4'7" x 7'6" (1.41m x 2.31m)

PLAY ROOM

29'11" x 15'6" (9.13m x 4.73m)

W.C.

4'7" x 5'5" (1.42m x 1.67m)

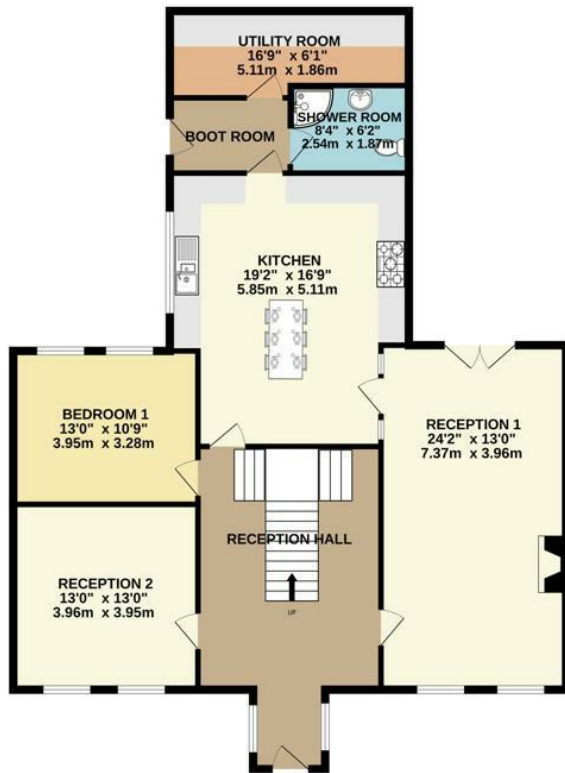


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
Northern Ireland		EU Directive 2002/91/EC

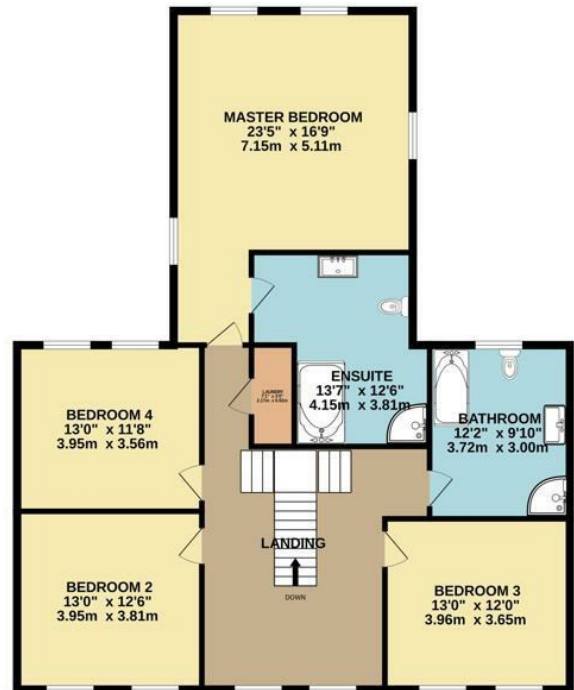


Floor Plan

GROUND FLOOR
1348 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR
1331 sq.ft. (123.7 sq.m.) approx.



TOTAL FLOOR AREA : 2679 sq.ft. (248.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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