

TEMPLETON
ROBINSON



3 Gowan Heights,
Drumbeg,
Belfast,
BT17 9LZ

Offers Over
£695,000

Viewing by
appointment with
& through agent
028 90 663030



3 Gowan Heights –

A Superb Family Home in a Sought-After Location

This substantial detached family home , nestled in the heart of Drumbeg, occupies a prime corner position within an exclusive development of high-quality residences. Offering a quiet semi-rural setting, it provides the perfect balance of privacy and

convenience, with easy access to both Belfast and Lisburn, local golf clubs, and scenic walks along the Lagan Towpath. With its adaptable layout, generous living spaces, high-quality finishes, and excellent outdoor areas, this home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything it has to offer.

- Excellent Bespoke Detached Family Home in Much Sought After Quiet yet Convenient Location
 - Generous Drawing Room with Feature Fireplace & Good Sized Separate Dining Room
 - Equally Impressive Family Room with Bespoke Shelving, Leading to Garden
 - Bright Luxury Fitted Kitchen with Oil Fired Aga and Dekon Worksurfaces
 - Open Plan to Casual Dining Area Overlooking Garden
 - Good Sized Separate Utility Room with WC Off
 - 4 Good Sized Double Bedrooms of which 2 have Ensuite Facilities
 - Superb Master Bedroom Suite with Spacious Fitted Dressing Room & Ensuite Bathroom
 - Additional dressing room with fully bespoke wardrobes and granite top dressing table
 - Home office with bespoke fitted storage
 - Good Sized Contemporary Family Bathroom with Separate Shower Cubicle
- Oil Fired Central Heating (Thermostatic Radiators)/Double Glazed Upvc Windows & Alarm System
 - Corner Situation with Extensive Pavior Parking Area leading to Integral Double Garage
 - Landscaped Private Lawned Rear Garden with Extensive Paved Sun Terrace
- Superb Quiet Semi Rural Setting yet Extremely Convenient with both Belfast & Lisburn an Easy Commute
 - Offering that Much More with Many Fine Features Ideal for Modern Family Life



Telephone 028 9066 3030
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The Property Comprises:



Ground Floor

COVERED ENTRANCE PORCH: Composite front door with frosted glass side windows to:

RECEPTION HALL: Porcelain tiled floor, cornice ceiling, under stairs storage.

LOUNGE: 18' 10" x 13' 8" (5.74m x 4.17m) Wood flooring, feature fireplace with limestone surround, cornice ceiling, ceiling rose.



LIVING ROOM: 13' 7" x 11' 10" (4.14m x 3.61m) Laminate wood effect flooring, cornice ceiling, bespoke built-in display shelves and storage, ceiling rose.



MAGNIFICENT FITTED KITCHEN OPEN PLAN TO FAMILY AND DINING AREA: 35' 5" x 12' 10" (10.8m x 3.91m) Extensive range of high and low level units, feature work surfaces and matching splashback, along with mirrored splashback. AGA oil fired cooker range, housing for American style fridge/freezer, large island unit with Dekton work surfaces. Franke sink unit with Quooker tap, feature tiled floor, windows overlooking rear garden and uPVC double glazed patio doors to rear sun terrace. Bespoke wall-to-wall built-in shelves in living area, low voltage spotlights, cornice ceiling.



UTILITY ROOM: 12' 3" x 7' 1" (3.73m x 2.16m) Matching range of high and low level units, work surfaces with matching splashback, Old Belfast style Armitage Shanks sink unit, plumbed for washing machine, Indesit double oven, uPVC double glazed door to rear.

SHOWER ROOM: White suite comprising wc, vanity unit with splash tiling, integrated mirror with light, walk-in shower with rain head shower over, tiled floor, low voltage spotlights.



First Floor

SPACIOUS LANDING: Feature full length window, access to roofspace. Airing cupboard.



PRINCIPAL BEDROOM: 18' 11" x 13' 8" (5.77m x 4.17m) Cornice ceiling.

WALK-IN WARDROBE: 12' 6" x 10' 10" (3.81m x 3.3m) Fully fitted with bespoke range of storage, shelving, hanging space and wardrobes, leading to:

DRESSING ROOM: 16' 6" x 12' 3" (5.03m x 3.73m) Extensive range of built-in wardrobes and storage, laminate wood effect floor, central double sided dressing tables with fitted mirrors.

HOME OFFICE: 10' 10" x 4' 2" (3.3m x 1.27m) Laminate wood effect floor, built-in work station and storage. Velux window, low voltage spotlights.

ENSUITE BATHROOM: White suite comprising free standing oval bath, vanity unit with storage, wc, walk-in shower cubicle with rain head shower, marble tiled floor, part tiled walls, low voltage spotlights.





BEDROOM (2): 13' 8" x 11' 10" (4.17m x 3.61m) Cornice ceiling, built-in mirror fronted robes with sliding doors, work station, chest of drawers.

ENSUITE SHOWER ROOM: White suite comprising wc, vanity unit with storage and mixer tap, mirrored cabinet, walk-in shower cubicle with rain head shower, part tiled walls, tiled floor, cornice ceiling, low voltage spotlights, extractor fans.



BEDROOM (3): 12' 10" x 11' 0" (3.91m x 3.35m) Cornice ceiling.



BEDROOM (4): 13' 8" x 12' 10" (4.17m x 3.91m) Cornice ceiling.



BATHROOM: White suite comprising free standing bath with mixer taps and shower attachment, wc, vanity unit with splash tiling, walk-in shower cubicle with rain head shower, part tiled walls, tiled floor, low voltage spotlights.



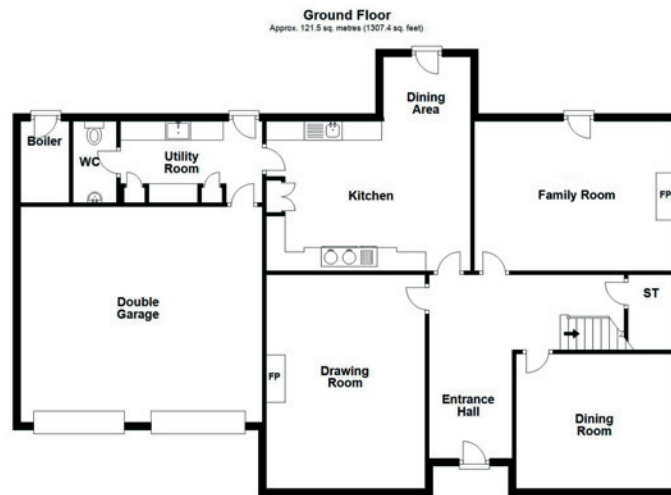
Outside

Superb corner site with front and side garden in lawns, generous pavior driveway with parking for several cars leading to integral double garage. Private, enclosed rear garden in lawn with mature planting and boundary, sheltered pavior patio area.

INTEGRAL DOUBLE GARAGE: 19' 2" x 18' 10" (5.84m x 5.74m) Twin remote control, automatic up and over doors, power and light.







Total area: approx. 278.1 sq. metres (2993.7 sq. feet)

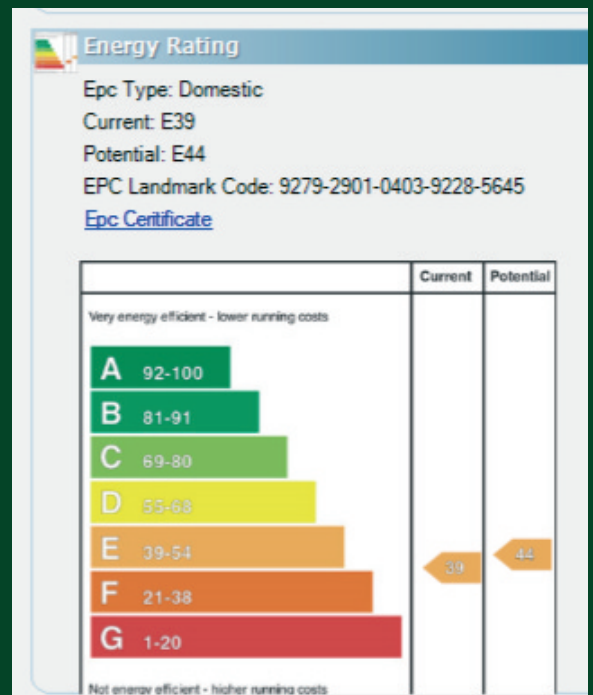
This plan is for illustrative purposes only.
Plan produced using PlanItUp.

Location:

From Upper Malone Road turn left onto Drumbeg Road and then right into Rosevale Avenue and immediately right into Gowan Heights.

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

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