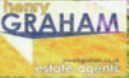




5 ROSEVALE PARK, DRUMBEG, BT17 9LJ



- A Most Impressive And Well Presented Detached Property Occupying A Prime Cul De Sac Setting Within This Highly Desirable Location Close To South Belfast
- Spacious Family Accommodation With Two Reception Rooms, Four Bedrooms And Extended Kitchen
- Lounge With Wood Burning Stove And PVC Patio Doors
- Family Room With Dining Area
- Extended Kitchen/Dinette With Integrated Appliances
- Four Good Sized Bedrooms (One Ensuite With Bath And Large Shower Cubicle)
- Luxury Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £395,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E45

REF:DL260325HG

- Spacious Rear Garden With Private Aspects
- Attached Garage With Utility Area
- Summer House Included
- Oil Fired Central Heating System With Grant Condensing Boiler
- PVC Double Glazed Windows
- A most outstanding detached family home perfectly located within this ever popular residential location close to south Belfast, Drumbo and Lisburn, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Porcelain tiled floor.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin. Porcelain tiled floor.

LOUNGE:

5.77m (18'11") x 3.33m (10'11")

Wood burning stove on polished granite hearth. PVC double glazed patio doors leading to patio and rear garden.

FAMILY ROOM/DINING AREA:

5.77m (18'11") x 3.10m (10'2")

Glazed double doors leading to entrance hall.

SPACIOUS KITCHEN AND DINING AREA:

4.46m (14'8") x 3.49m (11'5")

Range of high and low level units and built in table. Granite effect worktops. Bowl and a half single drainer stainless steel sink unit with mixer tap. Neff double oven and Hotpoint ceramic hob. Extractor unit in stainless steel and glass canopy. Ceramic tiled floor. Under unit lighting. Recessed spotlights. Access to garage. Double glazed sliding patio door leading to patio and rear garden.



FIRST FLOOR:

BEDROOM (1): 5.63m (18'6") x 3.22m (10'7")

Measurements taken to widest points and to include split level floor. Built in robe with sliding mirror doors.

LUXURY EN-SUITE: Panelled bath with mixer tap. Large shower cubicle with thermostatic shower. Wash hand basin vanity unit with mono style mixer tap. Close couple low flush wc. Oak effect tiled floor.



BEDROOM (2): 3.33m (10'11") x 3.03m (9'11")

Measurement to include range of built in robes with sliding mirror doors.

BEDROOM (3): 3.10m (10'2") x 2.65m (8'8")

BEDROOM (4): 2.65m (8'8") x 2.40m (7'10")

Measurement to include range of built in robes with sliding mirror doors.



LUXURY BATHROOM: White suite. Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights.

ROOFSPACE: Fixed steps to spacious floored roofspace. Plaster finished. Large roof window. Light and power.

OUTSIDE: Front and spacious rear gardens laid with lawns and mature trees and shrubs. Private aspects to front and rear. Summer house. Outside lighting and garden lighting.



ATTACHED GARAGE: 6.50m (21'4") x 2.41m (7'11")

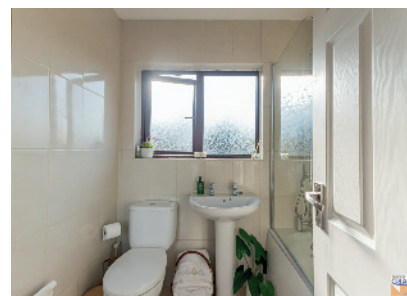
Light and power. Grant oil fired boiler. Single drainer sink unit with mixer tap. Roller shutter door.

DIRECTIONS: From Upper Malone Road turn into Drumbeg Road then turn right into Rosevale Park and then right again into cul de sac, number 5 is at the end on the left.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £25, we recommend the purchaser and their solicitor verify the details.

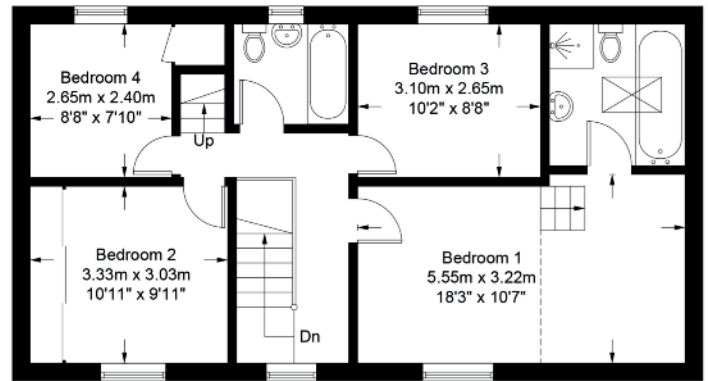
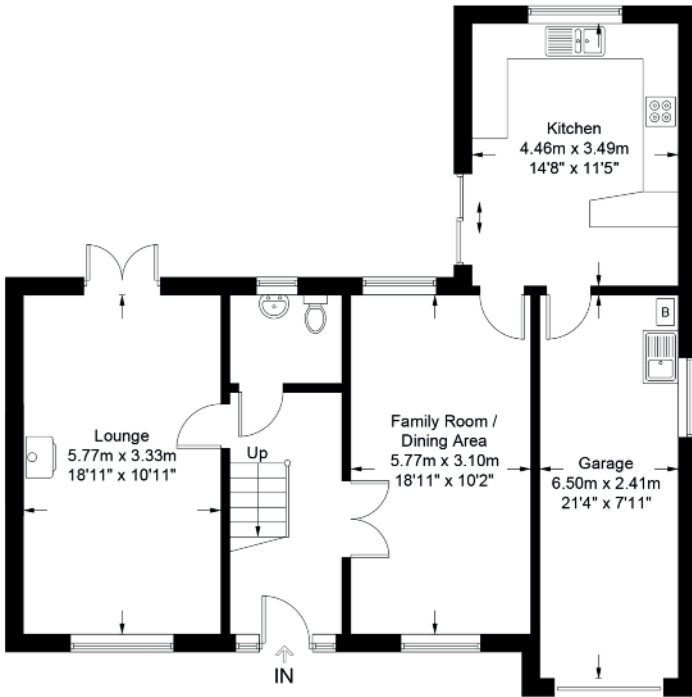
RATES PAYABLE: For period April 2024 to March 2025 £1,827.00

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



5 Rosevale Park, Drumbeg

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	48 E
21-38	F		
1-20	G		



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1176833)



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