



2 Drummond Manor, Belfast, BT10 0DD

Price Guide £290,000

Located in a quiet development just off Finaghy Road South, we are pleased to offer for sale this well presented townhouse. The adaptable accommodation comprises on the ground floor living room which is open plan to kitchen / dining, utility room & shower room. On the first floor there are two spacious bedrooms (one is currently used as a lounge) and W.C. The second floor comprises a further two bedrooms (one of which has an en-suite shower room) and study along with family bathroom suite. To the front there is parking for two cars and to the rear there is an enclosed garden. Gas fired central heating and PVC double glazing are both in place. Drummond Manor is an unique & private development comprising of only six townhouses. Viewing is highly recommended.

- Well Presented Townhouse In A Quiet Development
- Living Room Open Plan To Kitchen / Dining
- Ground Floor Shower Room / Separate Utility Room
- Gas Fired Central Heating / PVC Double Glazing
- Close To Leading Schools & Transport Links
- Adaptable Accommodation As Required With Either Four Good Size Bedrooms Or Three Bedrooms & Second Reception
- Second Floor Study Ideal For Working From Home
- Family Bathroom Suite & En-suite Shower Room
- Enclosed Garden To Rear, Parking To Front For Two Cars
- Ideal Family Home Or For The First Time Buyer / Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE
RECEPTION HALL**



Storage under stairs.

LIVING / DINING 15'8" x 11'9" (4.8 x 3.6)



Herringbone floor. Open plan to kitchen.

KITCHEN 11'9" x 10'5" (3.6 x 3.2)



Range of high and low level units, integrated oven, gas hob & extractor fan, integrated dishwasher, tiled floor.

UTILITY ROOM 7'6" x 6'2" (2.3 x 1.9)



Plumbed for washing machine, single drainer stainless steel sink unit, gas fired boiler.

SHOWER ROOM

Enclosed shower, pedestal wash hand basin, low flush W.C.

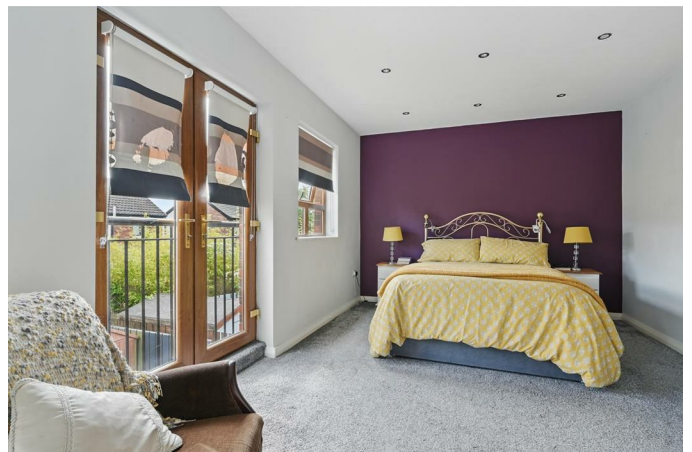
ON THE FIRST FLOOR

BEDROOM / LOUNGE 16'4" x 11'9" (5.0 x 3.6)



Wood floor, fireplace.

BEDROOM 19'0" x 9'10" (5.8 x 3.0)



Sliding robes.

W.C

Low flush W.C, wash hand basin.

ON THE SECOND FLOOR

BEDROOM 16'4" x 11'9" (5.0 x 3.6)



STUDY 6'2" x 5'2" (1.9 x 1.6)

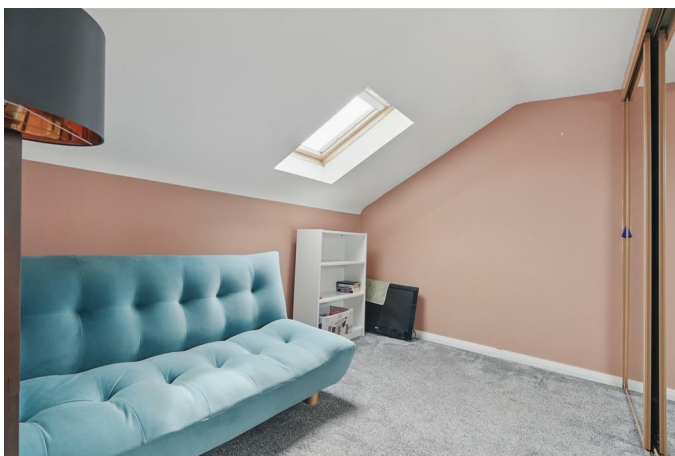


ENSUITE



Enclosed shower, pedestal wash hand basin, low flush W.C.

BEDROOM 11'9" x 9'10" (3.6 x 3.0)



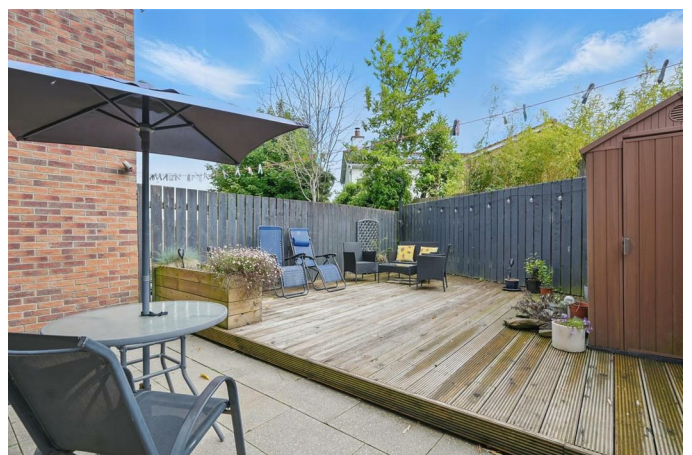
Sliding robes.

BATHROOM



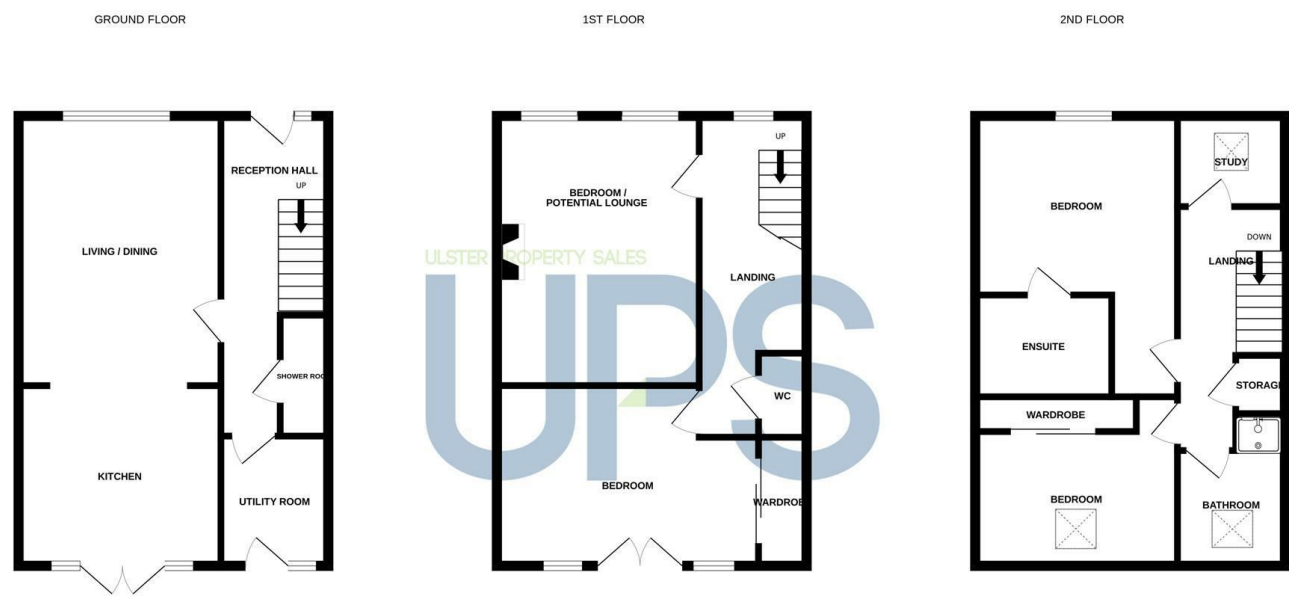
Bath, enclosed shower, wash hand basin, low flush W.C.

OUTSIDE



Enclosed garden. Parking to front for two cars.

Floor Plan



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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Area Map



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