



# DRUMBO ROAD

74 DRUMBO ROAD • DRUMBO

A BEAUTIFULLY DESIGNED 6 BEDROOM FAMILY HOME



# DRUMBO ROAD

This superbly detailed 6000 sq ft home offers a unique opportunity to live in one of South Belfast's most exclusive rural areas.

This beautiful home sits on a one acre site, surrounded by extensive gardens, with panoramic views over the city.

The house also has planning permission for an additional detached studio.





Shaws Bridge & Lagan Meadows



Inchmarlo Preparatory School



Mary Peters Track



Rathmore Grammar School



River Lagan



Sir Thomas & Lady Dixon Park



Malone Golf Club



# DRUMBO ROAD

COMPLETE  
CONNECTIVITY  
with **PRIME**  
POSITIONING



6 BEDROOM FAMILY HOME  
TOTAL FLOOR AREA 6000 sq ft

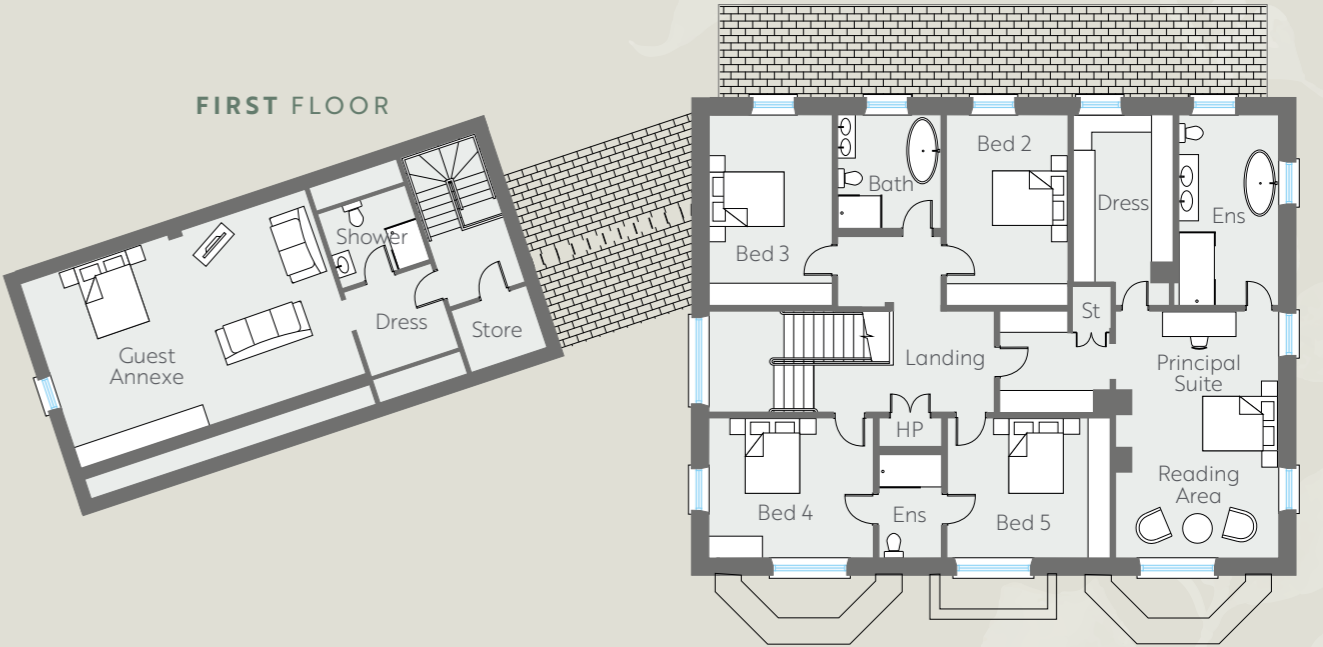
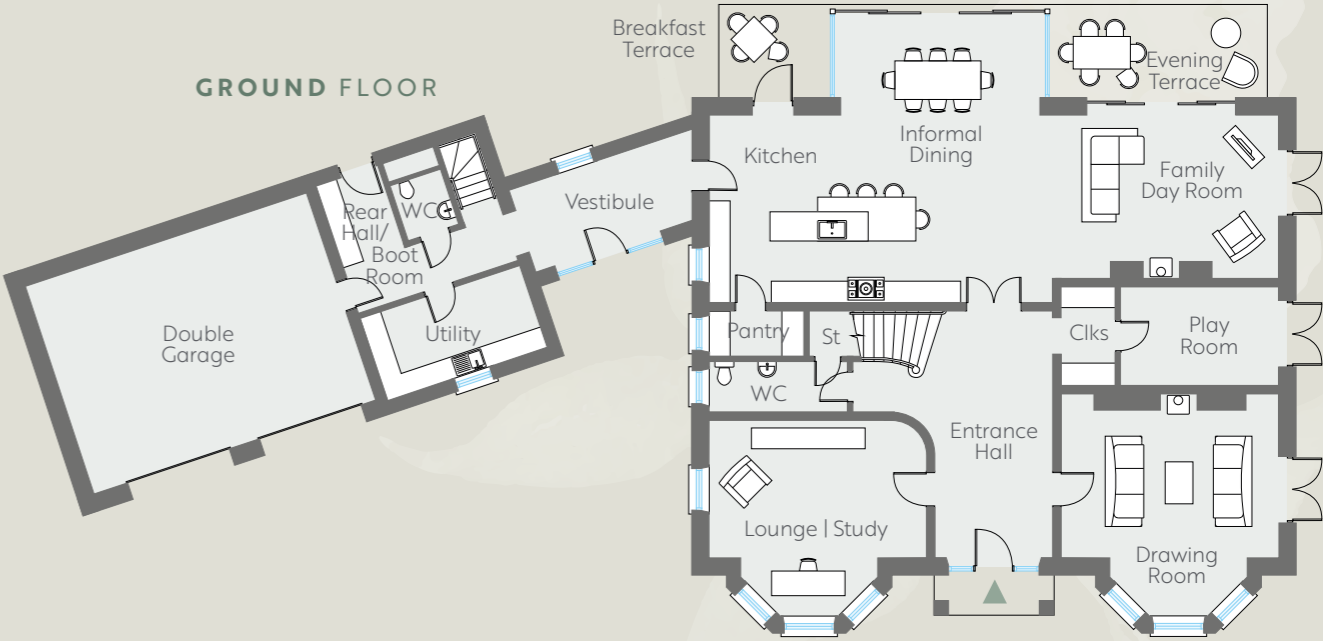


CGI of rear elevation and garden



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## GROUND FLOOR

|                                    |    |               |   |              |
|------------------------------------|----|---------------|---|--------------|
| Reception Hall with WC & Cloakroom |    |               |   |              |
| Drawing Room (plus bay)            | ft | 19'8" x 14'9" | m | 6.01 x 4.52  |
| Kitchen   Fam Day Room (max)       | ft | 51'6" x 19'5" | m | 15.71 x 5.91 |
| Informal Dining                    | ft | 19'9" x 9'2"  | m | 6.04 x 2.76  |
| Pantry                             | ft | 8'7" x 4'2"   | m | 2.62 x 1.26  |
| Utility                            | ft | 15'2" x 7'10" | m | 4.61 x 2.40  |
| Play Room                          | ft | 14'4" x 8'10" | m | 4.37 x 2.74  |
| Lounge   Study (plus bay)          | ft | 19'8" x 12'5" | m | 6.01 x 3.79  |
| Rear Vestibule                     | ft | 16'5" x 7'9"  | m | 5.00 x 2.40  |
| Utility                            | ft | 12'2" x 5'10" | m | 3.72 x 1.80  |
| Rear Hall / Boot Room              |    |               |   |              |
| Double Garage                      | ft | 26'9" x 19'9" | m | 8.17 x 6.03  |

## FIRST FLOOR

|                    |    |                |   |             |
|--------------------|----|----------------|---|-------------|
| Principal Suite    | ft | 22'4" x 14'9"  | m | 6.81 x 4.50 |
| Dressing Room      | ft | 15'3" x 9'1"   | m | 4.62 x 2.76 |
| Ensuite            | ft | 17'4" x 9'1"   | m | 5.27 x 2.76 |
| Bedroom 2          | ft | 17'4" x 10'11" | m | 5.27 x 3.35 |
| Bedroom 3          | ft | 17'4" x 11'3"  | m | 5.27 x 3.41 |
| Bedroom 4          | ft | 14'9" x 12'8"  | m | 4.55 x 3.87 |
| Bedroom 5          | ft | 14'9" x 12'8"  | m | 4.50 x 3.87 |
| Adjoining Bathroom | ft | 10'4" x 9'5"   | m | 3.14 x 2.86 |
| Guest Annexe       | ft | 27'3" x 17'7"  | m | 8.29 x 5.36 |
| Dressing Room      | ft | 8'5" x 8'1"    | m | 2.55 x 2.46 |
| Shower Room        | ft | 8'5" x 7'1"    | m | 2.55 x 2.16 |
| Store              | ft | 7'2" x 5'11"   | m | 2.20 x 1.82 |



CREATE your own  
bespoke LUXURY KITCHEN



THIS 6000 SQ FT 6 BEDROOM HOME HAS BEEN  
DESIGNED TO AN EXACTING STANDARD BY  
RENOWNED ARCHITECT DES EWING

#### KITCHEN - THE HEART OF THE HOME

- Choose your own luxury kitchen and appliances. We will allow a generous PC Sum to use with your preferred kitchen supplier

#### UTILITY ROOM / BOOT ROOM

- Choose your own quality utility units with choice of door finishes, worktops and handles

#### BATHROOMS, ENSUITES & WCS

- Create your own bespoke wet rooms and bathrooms.
- We have allowed a generous PC sum which you can use with any sanitary ware supplier to create your own luxury bathroom haven.

#### HEATING

- Underfloor heating to ground and first floor
- Energy efficient environmental heating system
- Pressurised hot water system

#### ELECTRICAL

- Cat 6 cabling and multimedia points to all reception rooms and bedrooms
- External security lighting points
- Garden electrical circuits
- External sockets
- CCTV wiring
- LD2 fire alarm system throughout
- Grade 2 intruder alarm system
- Upgraded Phase 3 NIE electricity supply for EV charging points

#### EXTERNAL FEATURES

- Natural stone sills
- Traditional slate roof
- Sliding sash windows
- Timber / aluminium sliding patio doors
- Traditional hardwood front door

#### EXTERNAL FEATURES - CONTINUED



Images for illustration purposes only

- Electric remote controlled garage doors
- Electric remote controlled entrance gates
- Asphalt / SMA surfaced driveway
- Planting and hedging to boundaries
- All lawn areas sown in grass seed
- Covered Morning / Breakfast Terrace
- Covered Evening Terrace
- Planning approval for additional Detached Studio (optional extra)

#### INTERNAL FEATURES

- Solid concrete flooring to ground and first floors
- Solid concrete feature staircase
- Deep moulded skirting boards and architraves - painted
- Traditional panelled internal doors
- Feature cornicing to Reception Hall and Drawing Room
- Feature 11ft ceilings
- Luxury gas fires to Family Day Room and Drawing Room
- Principal Suite (900 sq ft) features an Entrance Lobby, Living Area, Reading Area, Bathroom, Dressing Room and the option of a luxury gas fire
- Guest Annexe accessed by a private staircase to include Living Area, Dressing Room and Ensuite





#### THE SCHOOL RUN

|   |           |
|---|-----------|
| Inchmarlo Preparatory School .....          | 4.5 miles |
| Victoria Preparatory School & College ..... | 4.6 miles |
| Rathmore Grammar School .....               | 3.9 miles |

#### STAYING ACTIVE

|                                    |           |
|------------------------------------|-----------|
| Malone Golf Club .....             | 2.2 miles |
| Instonians RFC .....               | 4.2 miles |
| QUB Playing Fields .....           | 3.0 miles |
| Minnowburn Beeches .....           | 3.3 miles |
| Lagan Valley Park .....            | 3.6 miles |
| Sir Thomas & Lady Dixon Park ..... | 1.5 miles |
| Mary Peters Track .....            | 2.7 miles |

#### FURTHER A FIELD

|                    |           |
|--------------------|-----------|
| Lisburn Road ..... | 5.1 miles |
| City Centre .....  | 7.8 miles |

Location Map - not to scale

DESIGNED BY:

**des ewing**  
residential architects

SELLING AGENT:

**360** RESIDENTIAL

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