



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstonclements.com](mailto:info@fetherstonclements.com)  
Web: [www.fetherstonclements.com](http://www.fetherstonclements.com)

**8 Rosevale Park**

Drumbeg  
BT17 9LJ

**Offers In Region Of £399,950**



## 8 ROSEVALE PARK, DRUMBEG, BT17 9LJ

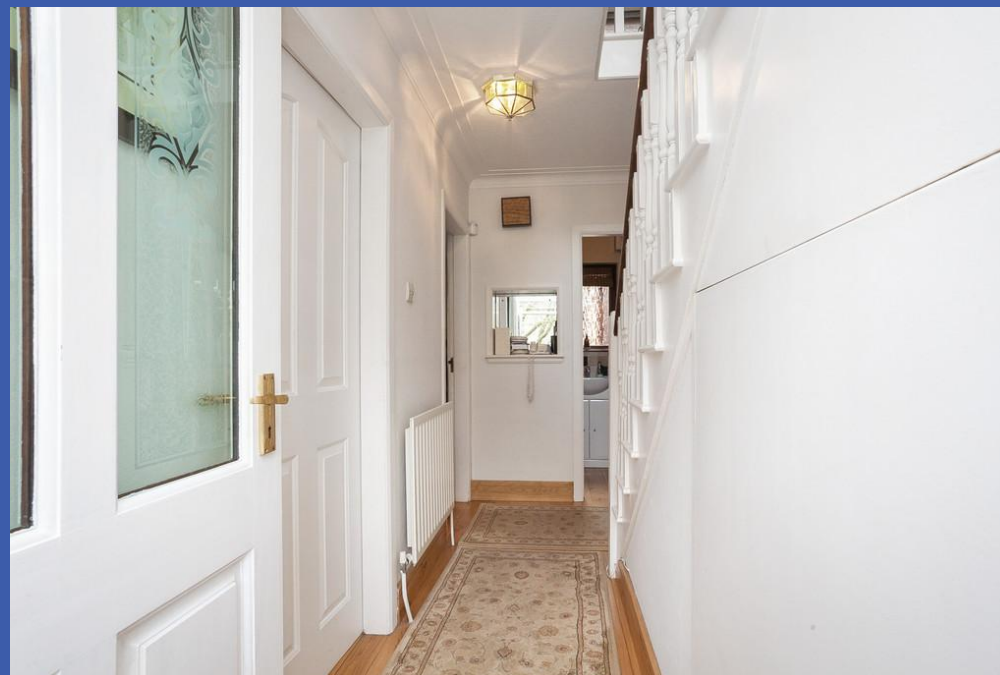
- **Extended Detached Family Home In A Much Sought After Location**
- **Spacious Lounge With Feature Fireplace**
- **Dining Room and Separate Sun Room**
- **Modern Fitted Kitchen with Dining Area**
- **4 Bedrooms, Master with Ensuite (One on Ground Floor/Potential Family Room)**
- **Family Bathroom / Ground Floor Cloakroom with WC**
- **Oil Fired Central Heating / Double Glazed Windows**
- **Finished To A High Level of Specification & Extremely Well Presented Throughout**
- **Mature Private Gardens with Sheltered Sitting Areas / Detached Garage**
- **Superb Location, Comfortable Commuting Distance of Belfast & Lisburn in a Quiet Semi Rural Setting**

This attractive, extended detached family home occupies a good sized private site in this much sought after residential location just off the prestigious Upper Malone Road. The property is extremely deceptive and provides spacious luxury accommodation which has been extensively renovated and extended by its current owners.

The accommodation briefly comprises an entrance hall, bespoke lounge with feature "Inglenook Style" fireplace, dining room, sun room, modern kitchen with breakfast area and cloakroom with wc on the ground floor. In addition, on the ground floor there is an adaptable room which could be used as a fourth bedroom or family room/home office. On the first floor there are three further bedrooms including a master bedroom with "concealed" ensuite along with a family bathroom.

The property also benefits from oil fired central heating, double glazed windows and a Nuaire clean air ventilation system. Externally the extremely private and mature site offers generous gardens in lawns with a variety of planting and trees along with a raised timber decked sitting area which is accessed from the lounge and secluded paved patio areas to the rear along with a detached garage.

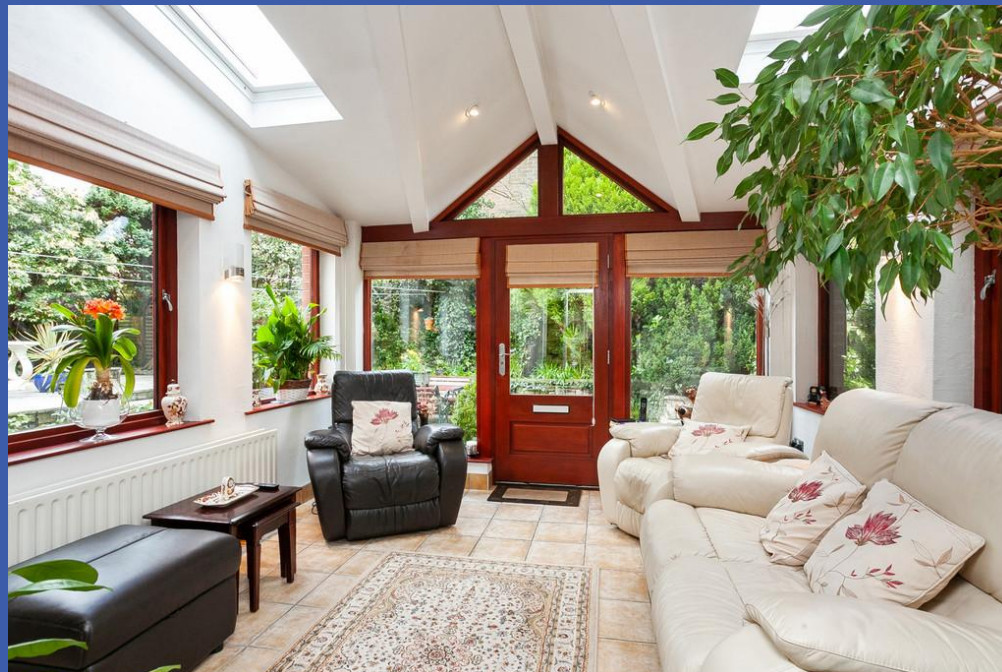
Situated within easy reach of leading schools, the Lagan Tow Path, Lady Dixon Park and local golf clubs, whilst convenient to the city centre and the M1 motorway, this property is in a prime location and can only be fully appreciated on internal inspection. Viewing is highly recommended.











## PROPERTY COMPRISES

Glazed front door with glazed side window to..

**ENTRANCE PORCH** Tiled floor, glazed door with feature etched glass to..

**RECEPTION HALL** Solid wood floor, under stairs storage

**CLOAKROOM** White suite comprising low flush wc, vanity unit with splash tiling, solid wood flooring

**LOUNGE 17' 0" x 15' 2" (5.18m x 4.62m)** Solid wood flooring, feature bespoke "Inglenook" style fireplace with bespoke design and wood beam mantle, feature wood beams to ceiling, glazed door to decked sitting area

**DINING ROOM 18' 11" x 11' 0" (5.77m x 3.35m)** Solid wood flooring, cornice ceiling, low voltage spots, feature fireplace, glazed door to lounge, glazed double doors to..

**SUN ROOM 12' 9" x 11' 7" (3.89m x 3.53m)** Tiled floor, attractive ceiling design with velux windows

**FITTED KITCHEN WITH BREAKFAST AREA 15' 3" x 10' 1" (4.65m x 3.07m)** Extensive range of high and low level units, Granite work surfaces with matching splash back, 1.5 bowl single drainer stainless steel sink unit with mixer tap, electric double oven, Electrolux 4 ring hob with splash back and extractor fan over, integrated fridge freezer, integrated dishwasher, integrated washing machine, built in wine rack, tiled floor, builtin breakfast table in matching Granite, low voltage spots, concealed under unit lighting, access to rear







**BEDROOM / LIVING ROOM 10' 2" x 10' 1" (3.1m x 3.07m)** Solid wood flooring

#### **1ST FLOOR**

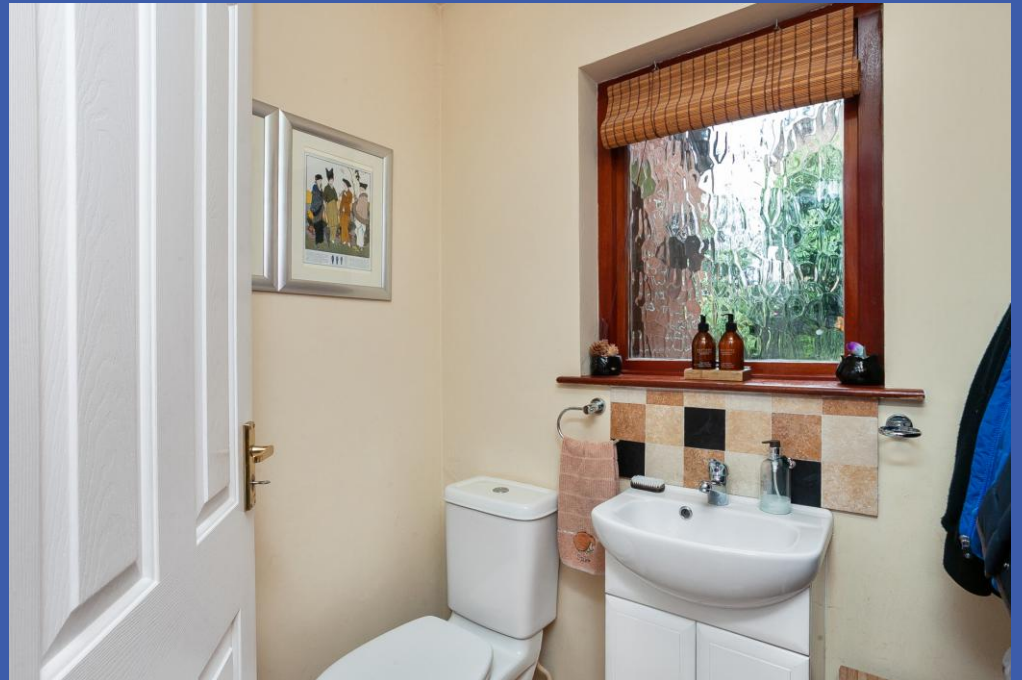
**LANDING** Airing cupboard, access to roofspace (part floored), access to front balcony area

**BEDROOM 11' 8" x 11' 0" (3.56m x 3.35m)** Extensive range of built in furniture to include robes, bedside tables, dressing table with drawers, display shelves and concealed access to ensuite

**ENSUITE** White suite comprising fully tiled shower cubicle, vanity unit with mixer tap and Granite surround, built in robe and storage, part tiled walls

**BEDROOM 10' 2" x 10' 1" (3.1m x 3.07m)**

**BEDROOM 10' 0" x 8' 7" (3.05m x 2.62m)**











**BATHROOM** White suite comprising wood panelled bath with mixer tap and shower over, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, chrome heated towel rail

**OUTSIDE** Superb private and mature end of cul de sac site. Front gardens in lawns with flower beds and boundary planting and paved path to front door.

Generous side gardens with immaculately maintained lawns and mature trees and flowerbed planting. Raised timber decked sitting area. Bespoke garden room with power and light with decked terrace.

Private paved rear gardens with sheltered sitting areas. Driveway (accessed via Rosevale Close) leading to..

**GARAGE** 23' 10" x 9' 1" (7.26m x 2.77m) Up and over door, power and light





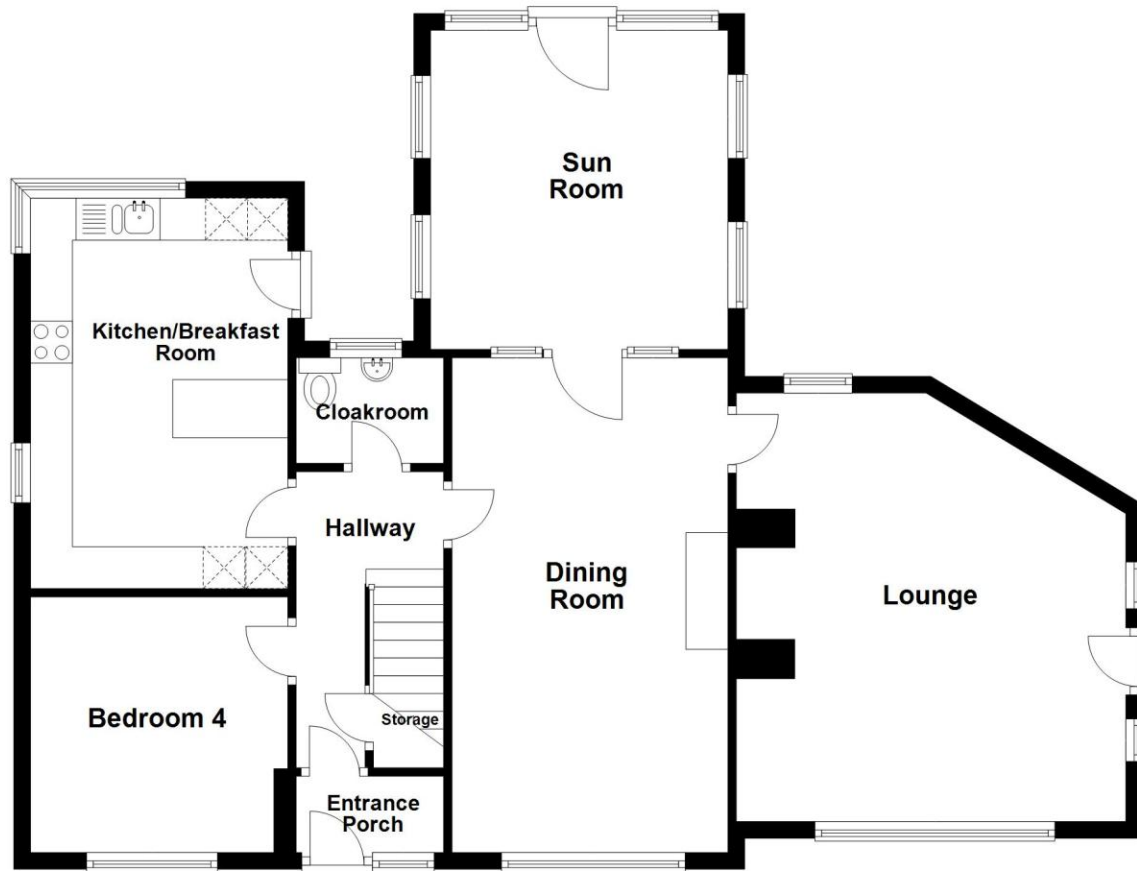




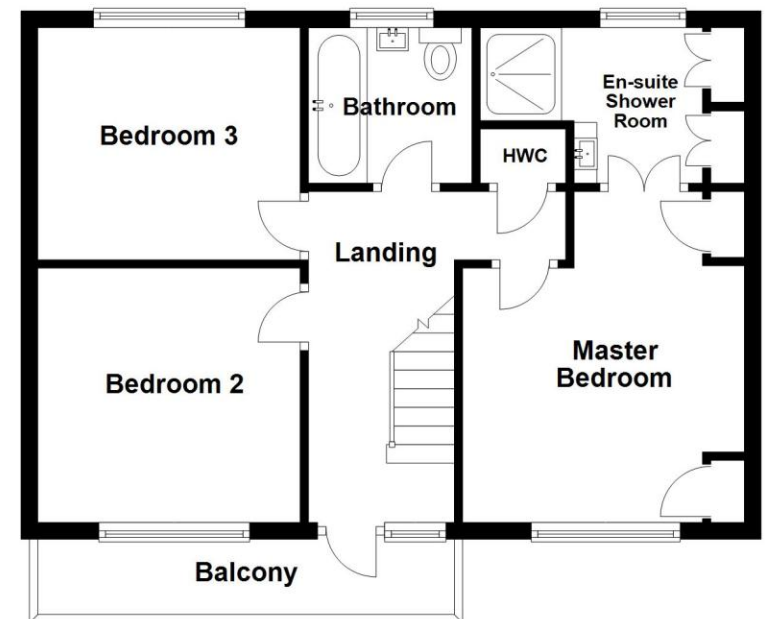




### Ground Floor



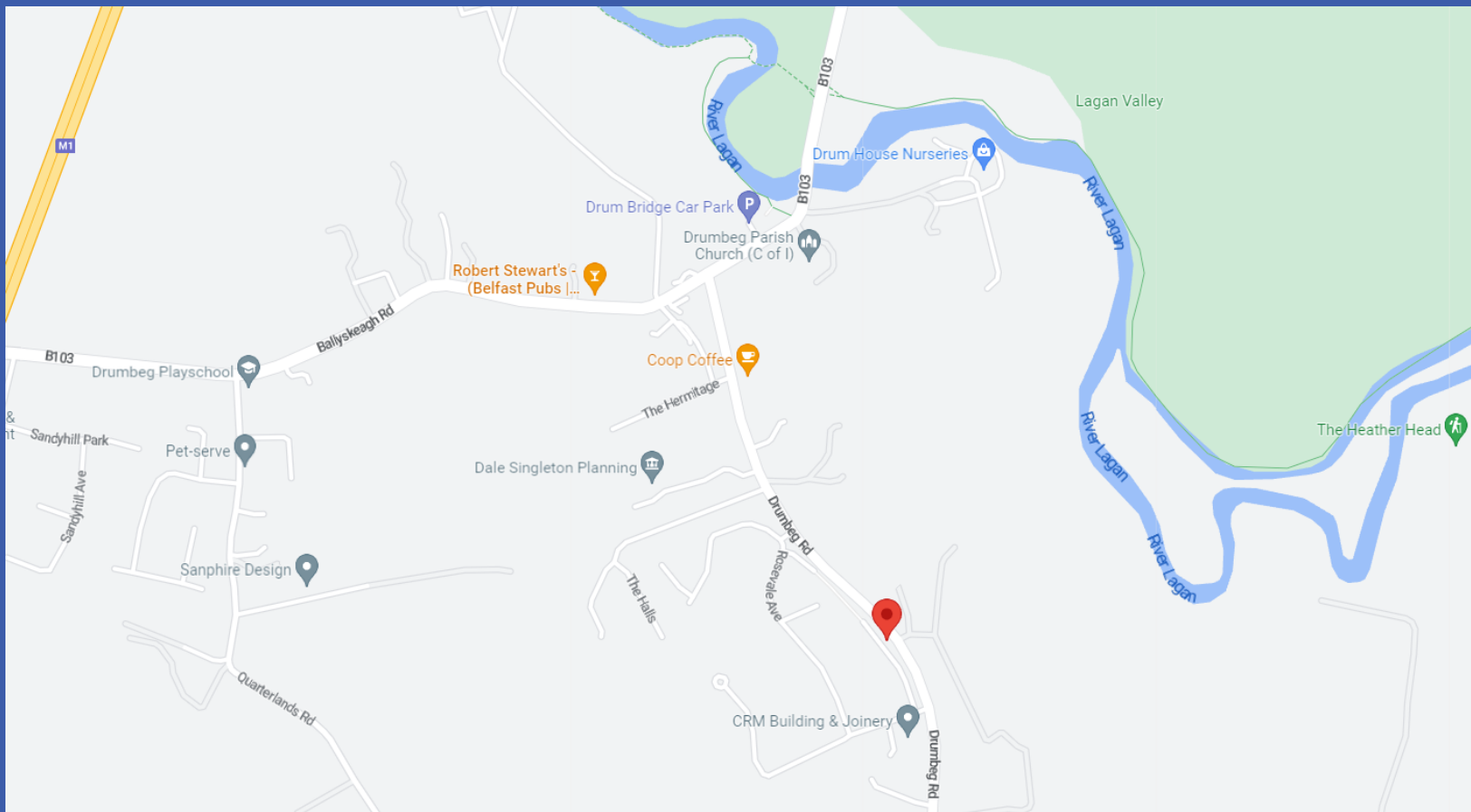
### First Floor



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

**8 Rosevale Park, Belfast**





**Directions:**

Coming out of Belfast on Upper Malone Road, continue past Malone Golf Club and turn left onto Drumbeg Road. Turn right into Rosevale Gardens and immediately right into Rosevale Park and the property is on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59   D
39-54	E	41   E	
21-38	F		
1-20	G		



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