



3 DRUM HILL, DRUMBO, LISBURN, BT27 5JB



- A Most Impressive And Exceptionally Well Presented Detached Four Bedroom Family Home
- Highly Desirable Residential Location Close To South Belfast, Carryduff And Lisburn
- Spacious Lounge With Contemporary Fireplace And Solid Oak Floor
- Luxury Maple Fitted Kitchen And Dining Area / Utility Room / Cloakroom With Low Flush Suite
- PVC Double Glazed Conservatory With Pleasant Aspects Over Rear Gardens
- Four Spacious Bedrooms With Solid Maple Floors (One With Shower Room En Suite)
- Luxury Bathroom With Free Standing Bath And Quadrant Shower Cubicle
- Enclosed And Private Rear Gardens Laid In Lawns And Paved Patio Area

PRICE: OFFERS IN THE REGION OF £325,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D58

REF:DL270224HG

- Integral Garage With Roller Shutter Door
- Oil Fired Central Heating System With Grant Condensing Type Boiler
- Majority PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- Oak Internal Doors
- An excellent opportunity to acquire one of these exclusive detached homes within this highly desirable location, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL: PVC double glazed entrance door. Solid oak floor.

CLOAKROOM: Low flush suite. Close couple low flush wc. Pedestal wash hand basin. Mono style mixer tap. Tiled splash back. Tiled floor.

SPACIOUS LOUNGE: 6.17m (20'3") x 4.22m (13'10")

Measurement taken into large bay window. Solid oak floor. Corner fireplace with slate surround and slate hearth.

LUXURY MAPLE FITTED KITCHEN/DINING AREA:

6.17m (20'3") x 3.46m (11'4")

Measurement taken to widest points. Excellent range of high and low level units. Round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated dishwasher, fridge and freezer. Tiled floor. Double glazed sliding doors leading to conservatory. Recessed spotlights.

PVC DOUBLE GLAZED CONSERVATORY:

3.49m (11'5") x 2.66m (8'9")

Tiled floor. Double panelled radiator.

UTILITY ROOM: Range of high and low level built in units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. PVC double glazed back door.



FIRST FLOOR

BEDROOM (1): **3.83m (12'7") x 3.1m (10'2")**

Measurement taken into sloping ceiling and dormer window. Excellent range of built in robes with sliding doors. Solid maple floor.



SHOWER ROOM EN SUITE: Large shower cubicle. Aqualisa quartz shower. Pedestal wash hand basin. Mono style mixer tap. Close couple wc. Tiled walls. Tiled floor.

BEDROOM (2): 3.58m (11'9") x 3.31m (10'10")

Solid maple floor.



BEDROOM (3): 4.70m (15'5") x 2.77m (9'1")

Solid maple floor.

BEDROOM (4): 3.49m (11'5") x 2.66m (8'9")

Solid maple floor.



LUXURY BATHROOM: Free standing bath tub. Quadrant shower cubicle with Aqualisa quartz shower. Pedestal wash hand basin. Mono style mixer tap. Close couple low flush wc. Tiled floor. Separate hot press.

Aluminium ladder to partly floored roof space with light.

OUTSIDE: Front garden laid in lawn and mature shrubs. Tarmac driveway. Enclosed and private rear gardens laid in lawns with mature shrubs. Paved patio area.

INTEGRAL GARAGE: 5.27m (17'3") x 3.1m (10'2")

Roller shutter door. Grant condensing type oil fired boiler. Light and power.

RATES PAYABLE: For period 2023 to 2024 £1,505.88

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £50, we recommend the purchaser and their solicitor verify the details.

DIRECTIONS: Whilst traveling through Drumbo Village, Drum Hill is on the left.

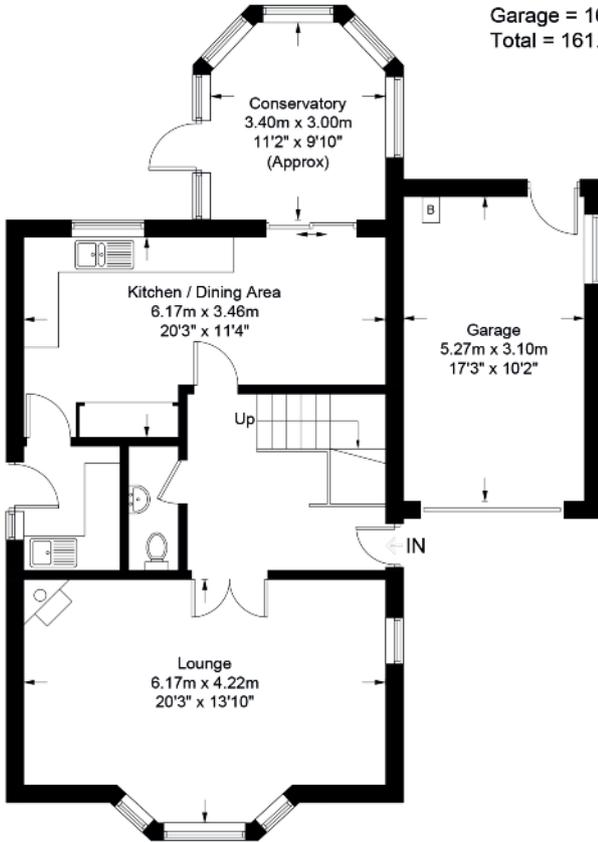
Please note, we have not tested any systems in this property, we recommend the purchaser checks all the systems are working prior to completion.



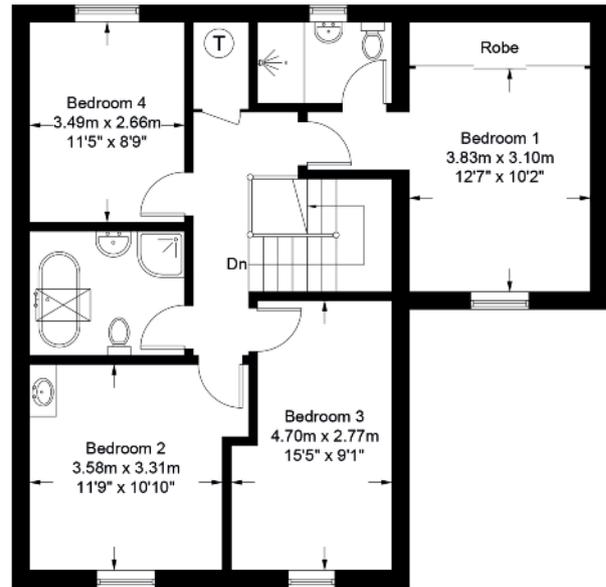
3 Drumhill

Approximate Gross Internal Area
 Ground Floor = 70.9 sq m / 763 sq ft
 First Floor = 74.4 sq m / 801 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 161.7 sq m / 1740 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	60 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1053319)



VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.