

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**43 DRUMREAGH ROAD,
LISBANE, BALLYGOWAN,**

OFFERS AROUND £695,000

Approached by a sweeping driveway, this beautiful home will instantly impress. With mature gardens surrounding the home and views from every window, this property really is a gem and will appeal to any buyers hoping for semi rural living, whilst still being within 10 minutes Belfast City Centre and nearby villages and towns including Ballygowan, Comber and Moneyreagh.

On entering the home, you will immediately appreciate the space and light, with a double height entrance hall to galleried landing. On the ground floor, there is open plan living with a large kitchen, dining, living area and a further 2 rooms for those who prefer some separate reception space. In addition, there is a good sized utility room ,wc, and the option of a ground floor bedroom/office if needed.

The first floor has a spacious landing with access to the roof space, five double bedrooms, primary with ensuite shower room and two with adjacent Jack and Jill bathroom. The family bathroom continues the high end feel in this house with a raised bath area, modern finishes and luxury tiling.

There are several storage areas on the first floor and access to the roof space area, which could be converted (subject to necessary permissions).

The outside areas offer more opportunity with a double detached garage with first floor annex/office, a shed and a large commercial unit which has an area to the rear which may be suitable for a hard standing.

With generous accommodation in the house and many options for the outside areas, we would recommend viewing this superb country residence at your earliest convenience to avoid disappointment.



Key Features

- Fantastic Detached Property On A Site Of Circa 8.4 Acres With Detached Garage And Annex And Additional Commercial Shed
- Large Open Plan Kitchen/Living/Dining Room, Perfect For Entertaining Or Family Space
- Within Close Proximity To Ballygowan, Comber And Within 10 Minutes Drive Of Belfast City Centre
- Opportunity For Equestrian Enthusiasts With Paddocks, Space For Stables And Area For Hard Standing
- Five Double Bedrooms, Master With Ensuite Shower Room And Two With Jack And Jill Ensuite
- Separate Utility Room With A Good Range Of Units And Door To Rear Garden
- Semi Rural Location With Stunning Views Over The Surrounding Countryside
- Viewing Is Highly Recommended For This Exceptional Home



Accommodation Comprises:

Entrance Porch

Ceramic tiled floor, double glazed doors to entrance hall.

Entrance Hall

Ceramic tiled floor, galleried landing.

Office/Bedroom

15'6 x 17'1

Dual aspect views, solid oak wood flooring.

Lounge

20'2 x 17'9

Inglenook style fireplace with multi-fuel burning stove and slate tiled hearth, recessed spotlighting and solid oak wood flooring.

Living Room

15'5 x 12'8

Ceramic tiled flooring and recessed spotlighting, built in feature fireplace, built in area for tv.

Dining Room

23'4 x 17'2 @ widest points

Ceramic tiled floor, recessed spotlighting, open to -

Kitchen

38'8 x 31'7

New luxury range of high and low level units with built in wine rack, quartz work surfaces and upstands with built in drainer, inset one and a quarter bowl stainless steel sink unit with Quooker boiling water tap, two integrated mid level ovens, housing for 'American style' fridge freezer, integrated dishwasher, built in 'pull-out' bins, large breakfast island with quartz work surface, 5 ring gas hob, floating extractor, wine fridge, bench seating, pull up sockets, recessed spotlighting, ceramic tiled floor and patio doors to rear garden.

Utility Room

15'9 x 11'1 @ widest points

New range of high and low level units with quartz work surfaces, inset stainless steel sink unit with mixer taps, plumbed for washing machine, partly tiled walls, ceramic tiled floor, recessed spotlighting and beam vacuum system.

Downstairs WC

White suite comprising vanity unit with mixer taps, low flush wc, ceramic tiled floor, recessed spotlighting and extractor fan.

Family Room/Games Room

17'9 x 14'7 @ widest points

Solid oak wood flooring, velux type window and recessed spotlighting.

First Floor

Landing

Galleried landing with velux type windows, recessed spotlighting and access to roofspace via Slingsby type ladder.

Bedroom 1

17' x 17'

Dual aspect with rural views.

Ensuite

White suite comprising tiled corner shower enclosure, overhead shower with waterfall showerhead and glazed shower doors, low flush wc, vanity unit with storage and mixer tap, tiled splashback and feature light mirror, chrome wall mounted radiator, recessed spotlighting, extractor fan, velux type window, hotpress with sensor light and storage, tiled floor and partly tiled walls.

Bedroom 2

17' x 14'1

Velux type window and built in storage.

Bedroom 3

20' x 12'

Dual aspect views.

Bedroom 4

15'1 x 12'

Dual aspect, access to Jack and Jill ensuite.

Bedroom 5

14' x 12'

Dual aspect, access to Jack and Jill ensuite.

Jack and Jill Ensuite

White suite comprising corner shower enclosure with overhead shower and glazed shower doors, low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, chrome wall mounted radiator, fully tiled walls and floor, extractor fan and recessed spotlighting.

Bathroom

Modern white suite comprising low flush wc, vanity unit with sink, storage and mixer tap, feature light mirror, shower enclosure with overhead shower and glazed screen, bath with mixer tap, Velux type window, recessed spotlighting, tiled floor, part tiled floors.

Outside

Front: driveway with parking for multiple vehicles, area in lawn, mature trees, shed. Rear: paved entertaining area, area in lawn, views over surrounding countryside. Side: paddock, mature trees, garage.

Double Detached Garage

24'11 x 20'7

Double electric doors, power and light, oil fired boiler, external staircase to annex/office.

Annex/Office

20'2 x 11'2

Floored and sheeted with two velux type windows.

WC - white suite comprising pedestal wash hand basin with mixer taps, low flush wc.

Shed

Storage.

Additional Fields

Range of paddocks with water access (circa 8 acres).

Agricultural Shed

65'7" x 31'2"

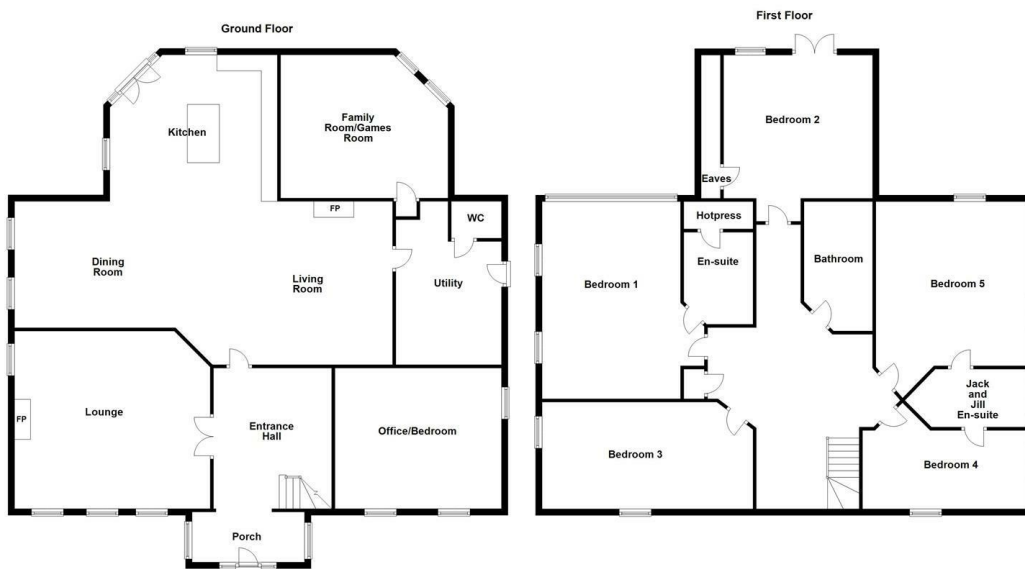
Large agricultural unit with electric door, area for potential hardstanding to rear, potential for stables.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Plan produced using PlanIt.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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