



37 Titterington Gardens
Drumbo
BT27 5LJ

OFFERS INVITED OVER: - £112,500

Viewing strictly by appointment
028 92 683762/07740 511808

A desirable first floor apartment, with views over the open countryside and Belfast, in a semi-rural location between Lisburn and Belfast, in the prestigious and sought after village of Dumbo.

The stylish and well-presented accommodation includes, a spacious lounge, with front aspect window and views overlooking the Lagan Valley, a separate well-appointed kitchen with dining space, two bedrooms and a bright principal bathroom. The property also benefits from excellent storage, double glazing, oil fired central heating, a private enclosed rear garden/yard and delightful communal gardens.

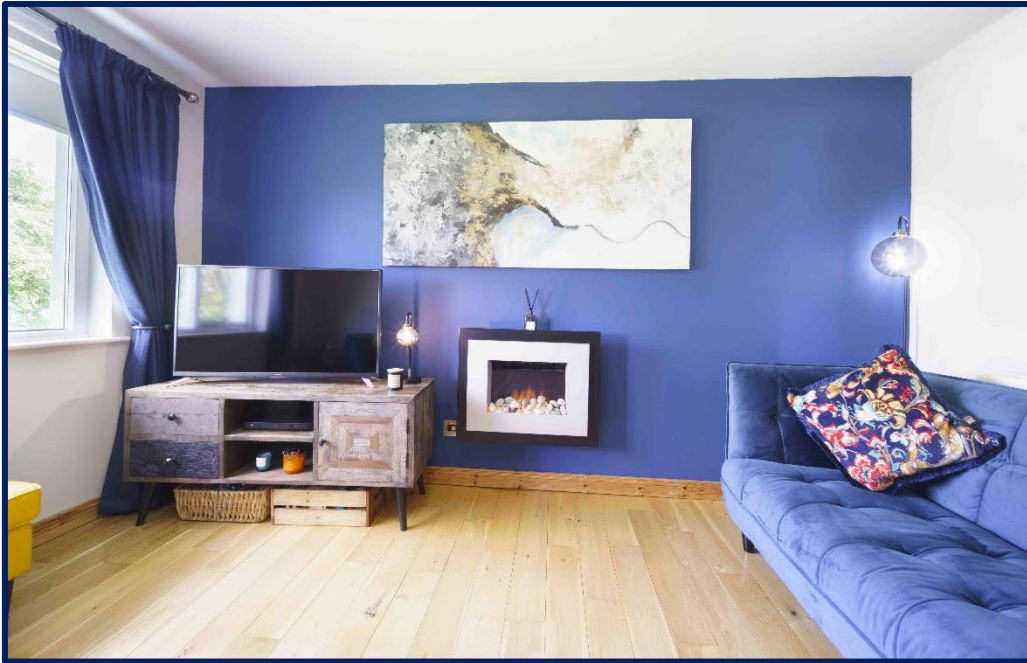
The prime location, and stylish, functional accommodation is further complemented by solid oak internal doors, and flooring, and solid Beech kitchen doors with full complement of integrated appliances.

The picturesque village of Drumbo offers ease of access main road networks, leading to Lisburn, Belfast, and beyond.

This 'ready to walk into' bright and modern apartment offers superb value for money with low running costs and is sure to have wide appeal to first-time buyers, downsizers, and investors

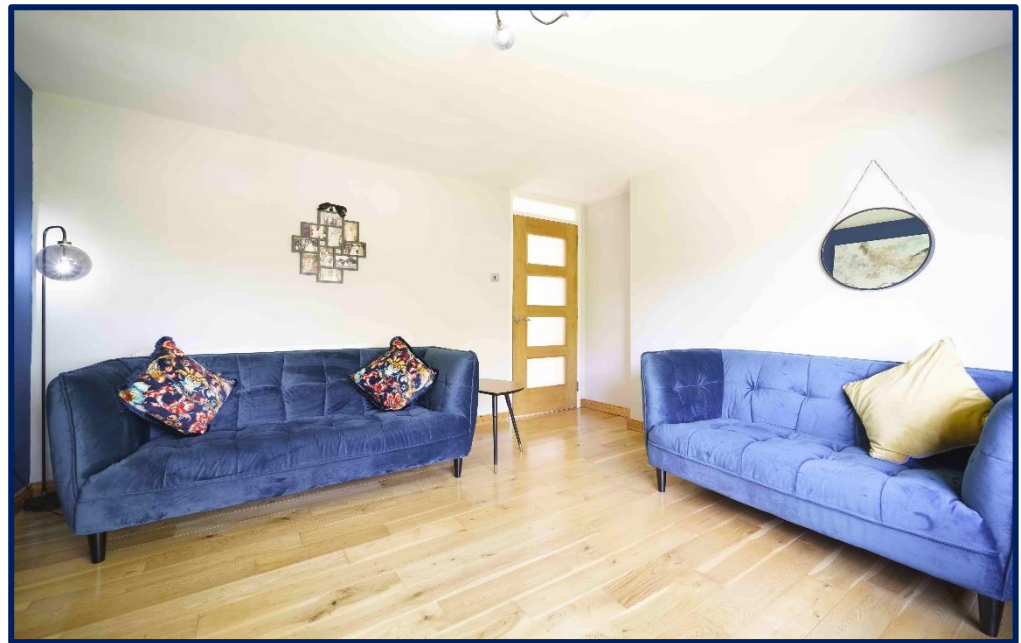
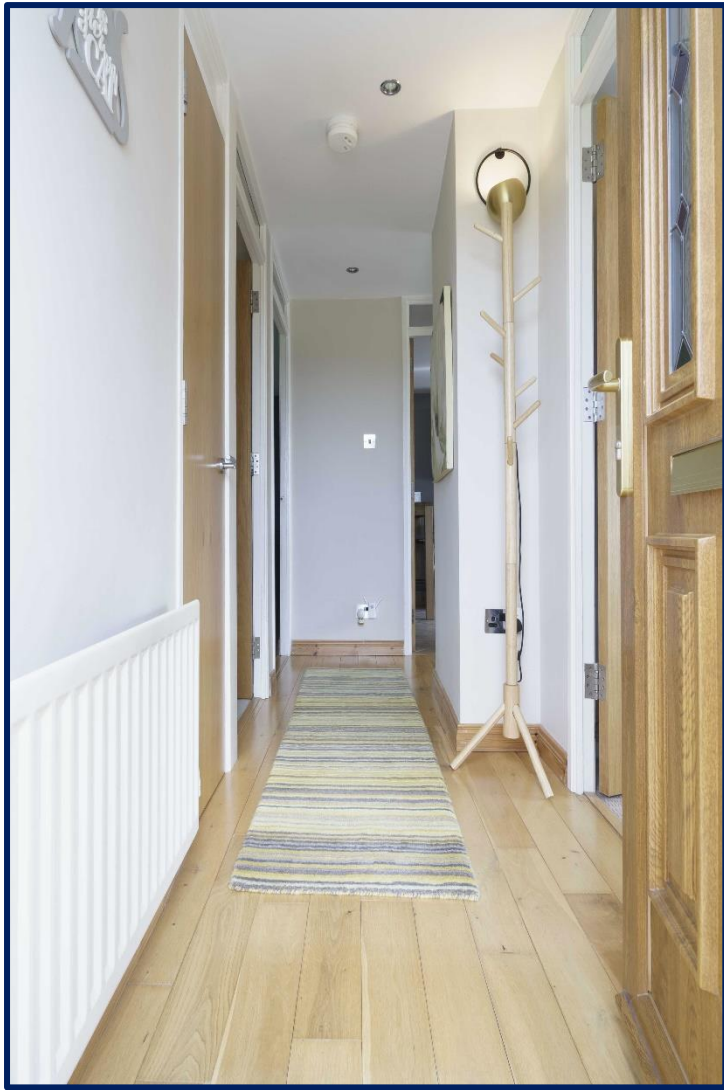
We would highly recommend viewing at your earliest convenience.





FEATURES

- Beautifully presented, first floor, two-bedroom apartment, in the picturesque and prestigious village of Dumbo.
- Desirable Semi-rural setting with views over the open countryside, Belfast and beyond.
- Within easy access of upper Malone, leading to Malone Golf Club, House of Sport, Queens University and Belfast City Centre.
- Low maintenance and running costs, ideal for first time buyers, downsizers, and investors.
- Elegant and stylish interior well-presented and 'Ready to walk into'.
- Quality finishes including, internal Oak doors and flooring.
- Spacious lounge with front aspect and views over the Lagan Valley.
- Separate well-appointed kitchen with solid Beech doors and full complement of integrated appliances.
- Two well-proportioned bedrooms.
- Modern bathroom.
- Double glazed windows.
- Oil fired central heating.
- Private and enclosed rear garden/yard.
- Mature communal gardens.
- EPC – 61
- Rates – 2023/24 £522.00
- Service Charge - c.£26.67 per month (includes, building insurance and ground rent)



ACCOMMODATION:-

Oak effect uPVC front door with decorative glass panels to:

Entrance Hall:-

Solid Oak flooring. Walk-in linen cupboard. Storage cupboard. Access to floored roof void.

Roof Void:-

Accessed via a 'Slingsby' style ladder. Floored.

Lounge:- 12'11" x 12'4" (3.94m x 3.76m)

Solid Oak flooring. Contemporary wall mounted electric fire. Front aspect window with views overlooking surrounding countryside.

Kitchen/Dining Room:- 13'8" x 9'7" (4.17m x 2.92m)

Excellent range of high and low level units with solid beech doors, shelving, under lighting and complementary worktops. Integrated electric hob and oven, fridge freezer, 'Bosch' dishwasher and washer/dryer. 'Schott' Stainless steel and glass extractor hood. Stainless steel single drainer with 1 ½ bowl sink unit and mixer tap. Tiled floor. Hot press with copper cylinder immersion heater and water tank. Dining area.

Bedroom (1):- 12'4" x 10'4" (3.76m x 3.15m)

Built in double robe. Front aspect.

Bedroom (2):- 9'6" x 6'8" (2.9m x 2.3m)

Rear aspect.

Principal Bathroom:-

Modern fitted white suite comprising, low flush W.C., wash hand basin with vanity sink unit, panelled bath with 'Mira Sport' electric shower over and shower screen. Chrome heated towel radiator. Part tiled walls. Tiled floor.





OUTSIDE:-

Balcony/Terrace:

South facing balcony/terrace with panoramic views over the surrounding rolling countryside.

External staircase to:

Rear Garden/Yard:

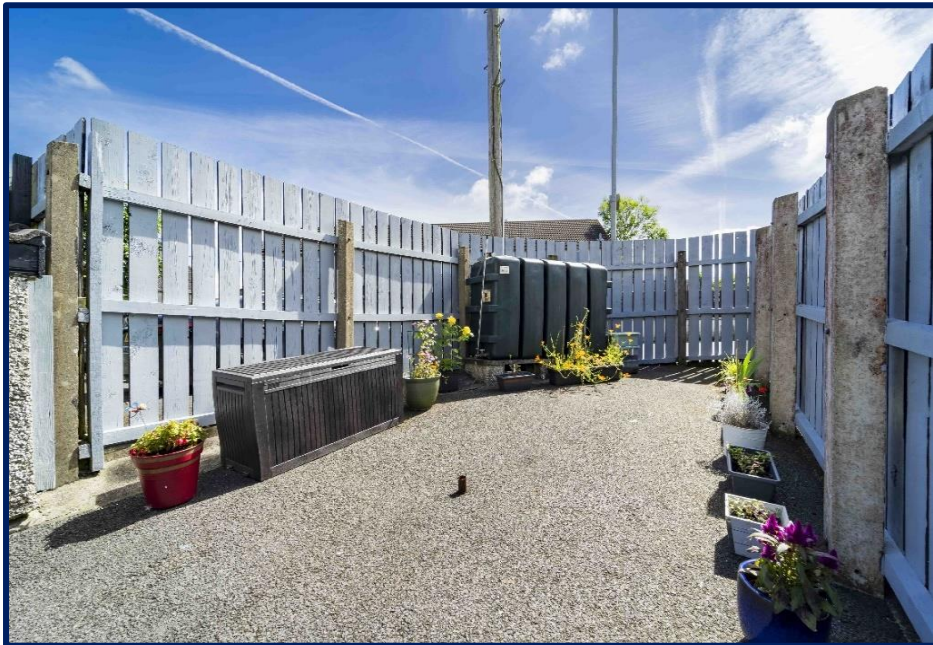
Private and enclosed garden/yard area to the rear.
Boiler house with oil fired boiler. uPVC oil tank. Boundary fence and gate.

Bin store.

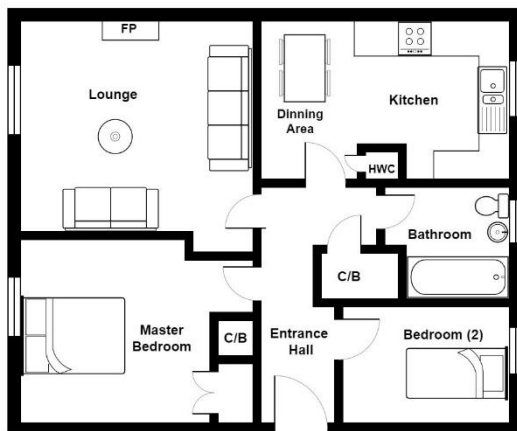
Communal Gardens:

Laid in lawns with mature and colourful planting.

Viewing:- Strictly by appointment.



FIRST FLOOR
Approx 56.5sq. metres (608.6 sq.feet)



37 Titterington Gardens, Drumbo, BT7 5LJ

Floor plans are for illustrative purposes only.



15 Main Street
Hillsborough
BT26 6AE
028 92 683762

www.Downshireestateagents.co.uk
Info@Downshireestateagents.co.uk

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These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches.