



Occupying a generous, mature site in a quiet yet convenient, semi-rural location, this detached bungalow will have broad appeal.

In addition to three bedrooms there is a good-sized study area and the layout could be easily re-configured if an additional bedroom is required.

There is also ample space to extend to the rear (subject to necessary consents).

Although now requiring some updating, the property is ready to move into and there is no onward chain. The sale has been priced to reflect the work a purchaser is likely to undertake.

Despite its idyllic location, the Malone Road and the Forestside complex are both around three to four miles away.

Early inspection is strongly recommended so as not to miss out on this superb opportunity with undoubted potential.

Offers Over  
£349,950

178 Ballycoan Road,  
Drumbo,  
BELFAST,  
BT8 8LN

---

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Detached bungalow on superb, level site
- 3 bedrooms
- Additional study area (potential 4th bedroom)
- Spacious living room with twin bay windows
- Kitchen open plan to dining area
- Bathroom with coloured suite
- Ensuite shower room
- Large, attached double garage circa 600+ sq ft
- Delightful gardens to front & rear
- Oil fired central heating
- Double glazing
- Driveway parking & turning for several vehicles
- Quiet yet convenient location between Belfast & Lisburn
- Priced to allow for updating
- No onward chain

The Property Comprises:

Ground Floor

COVERED ENTRANCE AREA: Archway. Glazed door to . . .

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor. Hardwood internal door with glazed insets and side lights to . . .

RECEPTION HALL:



LIVING ROOM: 17' x 14' 10" (5.18m x 4.53m) (into front bay). Additional bay window to side. Tiled fireplace and hearth.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

Door to . . .

KITCHEN/DINING: 21' 0" x 10' 11" (6.4m x 3.33m) Range of high and low level units including glazed display cabinets. Single drainer 1+ bowl stainless steel sink unit. Four ring hob, double oven. Plumbed for washing machine. Integrated fridge. Open plan to . . .

CASUAL DINING AREA: Dresser unit.



Sliding patio door to . . .

LEAN-TO CONSERVATORY:

BATHROOM: Coloured suite comprising panelled bath with telephone hand shower. Wash hand basin with built-in storage. Low flush wc. Part tiled walls. Hotpress.



BEDROOM (2): 12' 2" x 9' 0" (3.72m x 2.75m) (at widest points). Built-in robe.

BEDROOM (3): 9' 3" x 7' 5" (2.81m x 2.25m)



STUDY AREA: 12' 6" x 8' 11" (3.81m x 2.71m) (Open plan to hallway). Range of built-in furniture including desk, drawers, cupboards and shelving.



Door to . . .

PRINCIPAL BEDROOM: 14' 8" x 8' 5" (4.46m x 2.57m) Double built-in robe. Additional storage including cupboards and drawers.

ENSUITE SHOWER ROOM: Comprising shower cubicle. Vanity unit with wash hand basin and storage underneath. Low flush wc.



Access via pull-down folding ladder to . . .

ROOFSPACE: Floored for storage.

## Outside

Double entrance pillars with gates leading to extensive site comprising . . .

FRONT GARDEN: In lawns with an abundance of plants, trees and flowering shrubs. Driveway with parking and turning for several vehicles leading to:

ATTACHED DOUBLE GARAGE 32' 10" x 19' 8" (10m x 6m) (approximately). Twin up and over doors, power and light. Pedestrian door to rear and gardens.

Gate with path to side leading to . . .

LARGE REAR GARDEN: Mainly in lawns with superb variety of mature plants, trees and shrubs. Patio areas. Outside lights and taps. PVC oil tank.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Ground Floor



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.

**178 Ballycoan Road, Belfast**

### Location:

From Purdysburn Hill/Ballylesson Road, turn up Fort Road (close to Garden Centre) and continue to the top. Turn right onto Ballycoan Road and property is on the left hand side, before junction with Mealough and Leverogue Roads.

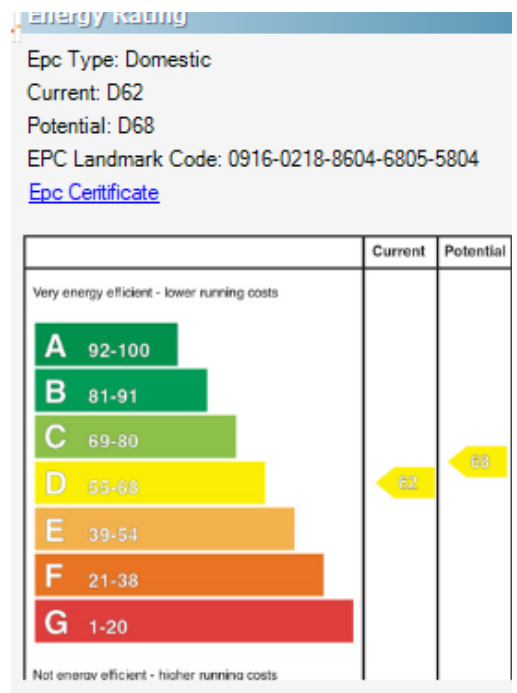
### Belfast Branches

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000

### Other Branches

North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.