

1 DRUMVALE,
DRUMBEG ROAD, LISBURN, BT27 5TA



TEMPLETON
ROBINSON



PRICE: OFFERS OVER £975,000

Substantial detached home, finished to a high standard throughout. Situated on the edge of Drumbeg in a semi rural location, but with Bob Stewarts Bar & Restaurant, and Lady Dixon Park only a short stroll, and Belfast and Lisburn City centres within easy reach. This fine home has a beautiful homely feel and is surrounded by mature gardens with stunning country views.

The property briefly comprises; spacious reception hall with a separate toilet and cloakroom/storage area and study. There is a delightful formal drawing room open plan to dining room with stunning country views and access to the delightful patios. There is a good sized open plan modern fitted kitchen to casual dining area and separate utility room and further family and garden room.

On the first floor there is a stunning gallery landing and casual sitting area. There are four well proportioned bedrooms, all with ensuites including a principal bedroom with large fully fitted dressing room with dressing area.

The property benefits from oil fired under floor heating on the ground floor and double glazed windows.

Externally, there is ample driveway parking to the front accessed via a private gated entrance and shared driveway with a right of way, and mature, landscaped gardens, patio area and water feature with fabulous country views to Malone Golf Club over open countryside.

The property should be viewed to be appreciated.





- Substantial Four Bedroom Detached Home on Stunning, Mature Landscaped Gardens with Beautiful Country Views to Malone Golf Club

- Impressive Entrance Porch
- Reception Hall with Toilet/Separate Cloakroom
- Formal Drawing Room with Feature Fireplace Open Plan to Formal Dining Room Access to Rear Patio Areas
- Open Plan to Large Family and Garden Room with Access to Patio Entertainment Areas
- Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Dining Room
- Utility Room

- Four Well Proportioned Bedrooms, All with Italian Marble Bathrooms
- Principal Bedroom with Country Views, Fully Fitted Dressing Room and Ensuite Bathroom
- Oil Fired Central Heating (Underfloor on the Ground Floor), Double Glazed Windows



- Private Gated Access with Private Parking Via Right of Way to Excellent Parking Areas to the Front, Mature, Landscaped Surrounding Gardens and Patio Areas
- Large Sized Double Garage with Fully Floored First Floor & a Separate Toilet/Shower Room on the Ground Floor
- Delightful Country Views to Malone Golf Club
- 15 Minutes Drive To Belfast & Lisburn City Centres, With Lady Dixon Park & Bob Stewarts Pub & Restaurant Close By and Other Local Amenities, Including Local Schools





THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood front door and glazed side panels and fan light to . . .

ENTRANCE PORCH: Ceramic tiled floor. Open to . . .

RECEPTION HALL: Wooden floor, cornice ceiling, low voltage spotlights, sandstone fireplace with gas coal effect fire and slate hearth, understairs storage.

CLOAKROOM: Range of shelving and rails, wooden floor, low voltage spotlights.

DOWNSTAIRS W.C.: Low flush wc, feature vanity unit with wash hand basin, wooden floor, low voltage spotlights, cornice ceiling.

HOME OFFICE/STUDY: Large home office area with fireplace and wooden doors for privacy.

DRAWING ROOM: 32' 8" x 17' 1" (9.96m x 5.21m) (at widest points). Feature wall mounted fire with sandstone surround, wooden floor, low voltage spotlights, cornice ceiling. Open plan to . . .

FAMILY ROOM & GARDEN ROOM: 30' 9" x 17' 11" (9.37m x 5.46m) Sandstone fireplace with gas coal effect fire, wooden floor, cornice ceiling, low voltage spotlights, twin patio doors to patio. Open plan to . . .

MODERN FITTED KITCHEN & DINING ROOM: 24' 2" x 10' 10" (7.37m x 3.3m) (at widest points). Range of high and low level units, granite work surfaces, Britannia range style cooker with stainless steel extractor fan above, stainless steel splash back, American fridge freezer, integrated Bosch dishwasher, integrated Bosch microwave, twin stainless steel sinks, large island with units with sink and more storage, wooden work surfaces, circular stainless steel sink, breakfast bar, granite splash back, wooden floor, low voltage spotlights, cornice ceiling, patio door to rear.

UTILITY ROOM: 12' 8" x 6' 9" (3.86m x 2.06m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, low voltage spotlights, cornice ceiling, ceramic tiled floor, door to side.

FIRST FLOOR

GALLERY LANDING/CASUAL SITTING AREA: Vaulted ceiling, wooden floor, feature lighting and window, large airing cupboard.

MAIN BEDROOM: 16' 4" x 13' 0" (4.98m x 3.96m) (at widest points). Wooden floor, cornice ceiling, low voltage spotlights.

ITALIAN MARBLE ENSUITE BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle, sunken jacuzzi bath, twin wash hand basins, twin vanity units with storage, fully tiled walls, Italian marble tiled floor, cornice ceiling, low voltage spotlights, heated towel rail.

DRESSING ROOM: 16' 0" x 10' 3" (4.88m x 3.12m) Extensive range of built-in wardrobes and storage, with pull down rails and drawers, dressing table, wooden floor, cornice ceiling, low voltage spotlights.

BEDROOM (2): 22' 6" x 14' 4" (6.86m x 4.37m) (at widest points). Wooden floor, cornice ceiling, large bay window overlooking countryside, low voltage spotlights, range of walk-in wardrobes with sliding doors.

ENSUITE BATHROOM: Grey suite comprising low flush wc, wash hand basin, panelled bath, fully tiled shower cubicle with drencher shower, part tiled walls, ceramic tiled floor, cornice ceiling, low voltage spotlights, heated towel rail.

BEDROOM (3): 16' 3" x 11' 6" (4.95m x 3.51m) (at widest points). Wooden floor, cornice ceiling, low voltage spotlights.

ITALIAN MARBLE ENSUITE BATHROOM: White suite comprising low flush wc, corner sunken panelled bath with hand shower attachment, fully tiled shower cubicle, feature wash hand basin, part tiled walls, marble tiled floor, heated towel rail, low voltage spotlights, cornice ceiling.

BEDROOM (4): 16' 2" x 11' 4" (4.93m x 3.45m) (at widest points). Wooden floor, cornice ceiling, low voltage spotlights.

ITALIAN MARBLE ENSUITE SHOWER ROOM: White suite comprising low flush wc, feature wash hand basin, fully tiled shower cubicle, part tiled walls, marble tiled floor, heated towel rail, low voltage spotlights, extractor fan.









OUTSIDE

Beautifully landscaped surrounding gardens in lawns with mature, fully developed and planted beds in shrubs, trees and bushes. Water feature to rear and various patio areas. Excellent country views. Private gated driveway with tarmac parking for several cars in front of house.

LARGE DETACHED GARAGE: 25' 2" x 20' 5" (7.67m x 6.22m) Electric door, oil fired boiler, units, single drainer stainless steel sink unit. Shower room with white suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, ceramic tiled floor, extractor fan.

ROOM OVER GARAGE: 17' 1" x 13' 3" (5.21m x 4.04m) Velux windows, power and light.



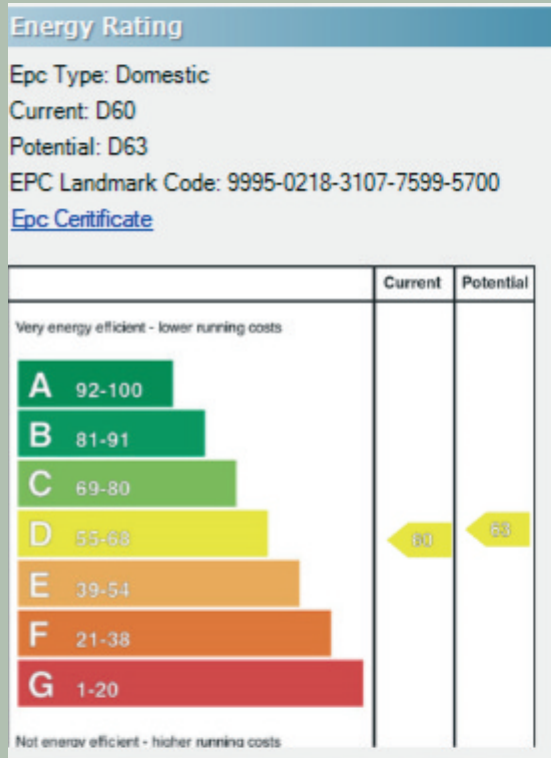




Sizes And Dimensions Are Approximate. Actual May Vary.

LOCATION:

From Upper Malone Road heading out of town, turn left onto Drumbeg Road and Drum Vale is on the left hand side before the Hillhall Road.



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

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