



We are delighted to bring to the sales market this quaint and extended semi-detached cottage ideally placed on the outskirts of Drumbo. Positioned just off the popular Mealough Road, the property provides ease of access for the city commuter to Belfast, Carryduff, Lisburn, Hillsborough and further afield. Providing over 1400 square foot of adaptable living space and retaining many original sought after features, the property comprises of a spacious front lounge with wood burning stove, spacious open plan kitchen diner with a range of solid units and breakfast island, family bathroom with white suite and two well-appointed bedrooms with the main bedroom providing an en-suite shower room and walk in wardrobe.

The property further benefits from double glazing, oil fired central heating, enclosed front garden laid in pebbles, a raised decking area providing panoramic rolling countryside views, enclosed private rear garden and a detached garage providing additional storage and potential use as a home gym or office.

With recent sales in the area proving particularly successful, we expect demand to be high and recommend viewing at your earliest convenience to appreciate all this unique cottage has to offer.

Offers Around
£235,000

8 Ballycairn Cottages,
Mealough Road,
Belfast,
BT8 8LZ

Viewing by
appointment with
& through agent
028 9266 1700



- Superbly Presented Two Bedroom Cottage Positioned off Mealough Road
- Extended and Providing over 1400 Square Foot of Adaptable Living Space
- Spacious Front Reception Room with Wood Burning Stove
- French Doors to an Open Plan Kitchen Diner with Range of Units and Breakfast Island
- Family Bathroom with Modern White Suite
- Two Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room and Walk in Wardrobe
- Raised Decking Area Providing Private Views of Rolling Countryside
- Enclosed Rear Garden Laid in Lawns with Detached Garage Providing Additional Storage
- Enclosed Front Garden with Low Maintenance Laid in Pebbles
- Oil Fired Central Heating and Double Glazing
- Close Proximity to Malone Golf Club, Sprucefield Shopping Centre and Lets Go Hydro
- Excellent Transport Links to Belfast City Centre, Lisburn and Hillsborough
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

uPVC front door with glass insets to . . .

LIVING ROOM: 19' 5" x 15' 2" (5.92m x 4.62m) (at widest points). Outlook to front, solid oak wooden flooring, feature fireplace with exposed brick surround and wooden sleeper mantelpiece, slate hearth and cast iron wood burning stove, understairs storage area, solid wooden staircase to first floor.



Glazed French doors leading to . . .

KITCHEN/DINER: 24' 4" x 17' 6" (7.42m x 5.33m) (at widest points). Solid wooden kitchen with range of high and low level units, granite worktops, Belfast style sink with chrome mixer tap and side drainer, space for range cooker with tiled splashback, built-in extractor fan, low voltage recessed spotlights, breakfast island with wine rack, built-in storage and seating area, solid wooden worktop, space for washing machine, space for dishwasher. Flooring partly tiled and partly solid wood, additional built-in storage, feature exposed brick wall, uPVC double glazed sliding doors to rear garden, feature stained glass window with lead detailing.





FAMILY BATHROOM: White suite comprising low flush wc with push button, wash hand basin with matt black mixer tap and built-in vanity unit, chequered pattern tiled floor, panelled bath with fixed glass door, electric shower with telephone attachment and matt black mixer tap, fully tiled walls.



BEDROOM (2): 10' 4" x 9' 6" (3.15m x 2.9m) (at widest points). Outlook to front, original exposed and treated timber wooden floor.



Stairs to . . .

First Floor

LANDING:

BEDROOM (1): 17' 10" x 17' 0" (5.44m x 5.18m) (at widest points). Dual aspect, views across mature rolling countryside, low voltage recessed spotlights, walk-in wardrobe.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps, corner shower with glass bifolding door, part tiled walls, fully tiled shower enclosure with fully tiled walls, chrome thermostatic control valve and telephone attachment and rainfall overhead attachment.



Outside

Enclosed front garden laid in pebbles. Path to . . .

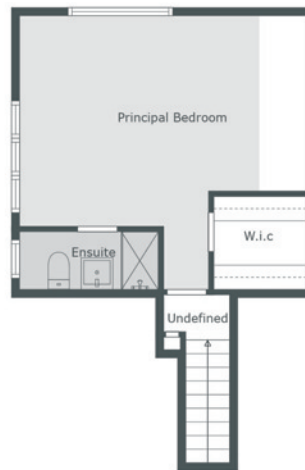
Rear garden with raised decking area with fantastic with countryside views. Lower garden area with vegetable patches and flower beds laid in pebbles. Corner garden with shrubs and trees, access gate to rear.

DETACHED GARAGE: 20' 0" x 13' 1" (6.1m x 3.99m) (at widest points). Up and over door, fully floored, power supply and lighting, plumbed for tumble dryer.





Floor 1



Floor 2

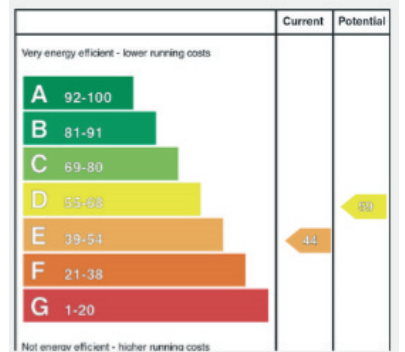
Location:

Ballycairn Cottages are located off the Mealough Road.

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

Energy Rating

Epc Type: Domestic
 Current: E44
 Potential: D59
 EPC Landmark Code: 9708-7167-1029-7500-4683
[Epc Certificate](#)



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.