



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

## 3 Gowan Heights

Drumbeg Road, Drumbeg  
BT17 9LZ

Offers In Region Of £750,000

### 3 GOWAN HEIGHTS, BT17 9LZ

- **Superb Detached Property In A Much Sought After Semi Rural Location**
- **Spacious Lounge With Feature Fireplace / Separate Living Room**
- **Magnificent Kitchen Open Plan to Dining & Family Areas/Separate Utility Room**
- **4 Double Bedrooms, 2 with Ensuite Facilities**
- **Incredible Main Bedroom Suite with Walk in Robe, Bespoke Dressing Room, Ensuite Shower Room and Home Office**
- **Bathroom with White Suite & Additional Ground Floor Shower Room with WC**
- **Finished To A High Level Of Specification & Extremely Well Presented Throughout**
- **Oil Fired Central Heating / Double Glazed Windows/Integral Double Garage**
- **Mature Private Gardens with Sheltered Sitting Areas**
- **Superb Location, Comfortable Commuting Distance of Belfast & Lisburn in a Quiet Semi Rural Setting**



This magnificent detached property occupies a good sized private site in this much sought after residential location just off the prestigious Upper Malone Road. The property is extremely deceptive and provides spacious luxury accommodation which is exceptionally well presented by its current owner.

The accommodation briefly comprises an impressive reception hall, generous lounge with feature Limestone fireplace, separate living room along with a superb kitchen with breakfast area which is open plan to the dining area and family room. There is also a shower room with wc and utility room on the ground floor.

On the first floor there are four double bedrooms, two of which have access to ensuite facilities including an incredible main bedroom with walk in robes, bespoke dressing room, shower room and home office. In addition there is a separate family bathroom.

The property also benefits from oil fired central heating and double glazed windows.

Externally the extremely private and mature site offers good sized, enclosed gardens in lawns with a variety of planting and trees along with sheltered sitting areas, driveway parking and an integral double garage.

Situated within easy reach of leading schools, the Lagan Tow Path, Lady Dixon Park and local golf clubs, whilst convenient to the city centre and the M1 motorway, this property is in a prime location and can only be fully appreciated on internal inspection. Viewing is highly recommended.





## PROPERTY COMPRISES

Covered entrance porch, composite front door with frosted glass side windows to reception hall.

**RECEPTION HALL** Porcelain tiled floor, cornice ceiling, understairs storage.

**LOUNGE 18' 10" x 13' 8" (5.74m x 4.17m)** Wood flooring, feature limestone fireplace with dog grate fire with gas coal effect fire, cornice ceiling, central rose.

**LIVING ROOM 13' 7" x 11' 10" (4.14m x 3.61m)** Laminate wood effect flooring, cornice ceiling, bespoke built in display shelves and storage, central rose.

**MAGNIFICANT FITTED KITCHEN OPEN PLAN TO FAMILY AREA AND DINING AREA 35' 5" x 12' 10" (10.8m x 3.91m)** Extensive range of high and low level units, feature work surfaces with matching splashback, along with mirrored splashback, AGA oil fired cooker range, housing for American fridge/freezer, large island unit with matching work surfaces, Franke sink unit with Quooker tap, breakfast bar, feature tiled floor, windows overlooking rear garden and uPVC double glazed patio doors to rear sun terrace. Bespoke wall to wall built in shelves and storage in living area, low voltage spotlights, cornice ceiling.

**UTILITY ROOM 12' 3" x 7' 1" (3.73m x 2.16m)** Matching range of high and low level units, work surfaces with matching splashback, Old Belfast style Armitage Shanks sink unit, plumbed for washing machine, Indesit double oven, uPVC double glazed door to rear.

**SHOWER ROOM** White suite comprising WC, vanity unit with splash tiling, integrated mirror with light, walk in shower with rain water shower over, tiled floor, low voltage spotlights.





**FIRST FLOOR** Generous landing, feature full length window, access to roof space, airing cupboard.

#### **MAIN BEDROOM SUITE**

**BEDROOM 18' 11" x 13' 8" (5.77m x 4.17m)** Cornice ceiling.

**WALK IN WARDROBE 12' 6" x 10' 10" (3.81m x 3.3m)** Fully fitted with bespoke range of storage, shelving, hanging space and wardrobes, leading to dressing room.

**DRESSING ROOM 16' 6" x 12' 3" (5.03m x 3.73m)** Extensive range of built in wardrobes and storage. Laminate wood effect floor and central double sided dressing tables with fitted mirrors.

**HOME OFFICE 10' 10" x 4' 2" (3.3m x 1.27m)** Laminate wood effect floor, built in work station and storage, Velux window, low voltage spotlights.

**ENSUITE BATHROOM** White suite comprising free standing oval bath, vanity unit with storage, WC, walk in shower cubicle with rainwater shower, marble tiled floor, part tiled walls, low voltage spotlights.

**BEDROOM 2 13' 8" x 11' 10" (4.17m x 3.61m)** Cornice ceiling, built in mirror fronted slide robes and storage, work station and chest of drawers.

**ENSUITE SHOWER ROOM** White suite comprising WC, vanity unit with storage and mixer tap, mirrored cabinet, walk in shower cubicle with rainwater shower, part tiled walls, tiled floor, cornice ceiling, low voltage spotlights, extractor fans,





**BEDROOM 3** 12' 10" x 11' 0" (3.91m x 3.35m) Cornice ceiling.

**BEDROOM 4** 13' 8" x 12' 10" (4.17m x 3.91m) Cornice ceiling.

**BATHROOM** White suite comprising free standing bath with mixer taps and shower attachment, WC, vanity unit with splash tiling, walk in shower cubicle with rainwater shower, part tiled walls, tiled floor, low voltage spotlights.

**OUTSIDE** Superb corner site with front and side garden in lawns, generous paviour driveway with parking for several cars leading to integral double garage. Private enclosed rear garden in lawns with mature planting and boundary, sheltered paviour patio area.

**INTEGRAL DOUBLE GARAGE** 19' 2" x 18' 10" (5.84m x 5.74m) With twin remote control, automatic up and over doors, power and light.

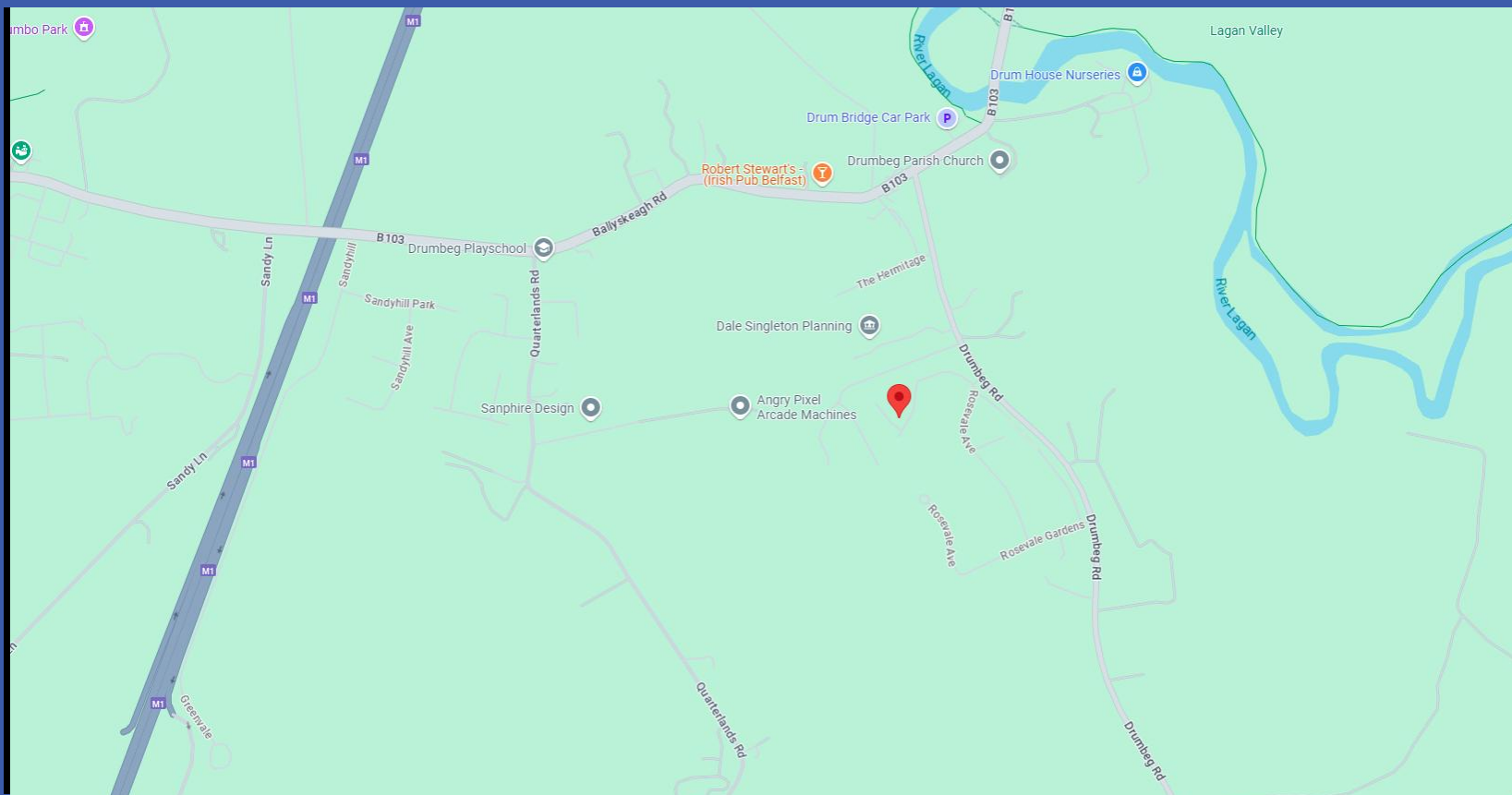












**Directions:**

Coming out of Belfast on Upper Malone Road, continue past Malone Golf Club and turn left onto Drumbeag Road. Turn right into Rosevale Avenue and continue in to Gowan Heights

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	44 E
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.