

14 Gowan Heights,
Drumbeg, BT17 9LZ



Asking Price £450,000

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www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home Set Within Exclusive Development On A Corner Site
- Fully Fitted Kitchen Open To Dining Area
- Three Reception Rooms
- Four Good Sized Bedrooms & An Additional Spacious Room Off A Bedroom
- uPVC Double Glazing Throughout
- Oil Fired Central Heating
- Integral Garage & Excellent Driveway Parking
- Luxury Fully Tiled Bathroom & Additional Fully Tiled Ensuite Shower Room
- Separate Utility Room
- Downstairs WC & Cloakroom
- Superb Well Presented Gardens To Front, Side & Rear
- Generous Family Accommodation Throughout
- Convenient To A Number Of Local Amenities Within The Greater Belfast Area

SUMMARY

We are delighted to offer for sale this superb detached family home located within the prestigious Gowan Heights development which is exceptionally well located off the Upper Malone Road, and yet is only within 10-15 minutes drive of Belfast and Lisburn City Centres. Lady Dixon Park, Lagan Towpath, and Malone Golf Club area also within walking distance.

Carefully designed in order to maximise the natural light, creating a bright and spacious atmosphere, this home offers accommodation ideally for most family requirements with a well-planned interior design providing those with excellent proportions.

The property itself is positioned on a corner site within the development with generous gardens to the front, side, and rear, and excellent parking facilities.

All in all this is the perfect home for the growing family in an area that is consistently proved popular with even the most discerning of purchasers. Viewing is via private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed stained glass side panels leading to:

RECEPTION HALL:

Low voltage spotlighting. Solid wooden floor.

FAMILY ROOM:

15' 5" x 14' 3" (4.51m x 3.39m)

Solid wooden floor. Low voltage spotlighting.



LIVING ROOM:

18' 4" x 11' 3" (5.59m x 3.42m)

Feature marble fireplace. Solid wood block flooring. Low voltage spotlighting. Double French doors to:

DINING ROOM:

14' 10" x 11' 1" (4.51m x 3.39m)

Matching solid wood block flooring. Feature marble fireplace. uPVC double glazed door leading to outside.

KITCHEN / DINING AREA:

19' 9" x 13' 3" (6.03m x 4.05m)

Excellent range of high and low level units. 'Neff' electric oven. 4 ring ceramic hob and extractor fan over. 'Russell Hobbs' microwave. Space for dishwasher. 1.5 bowl stainless steel sink unit with mixer taps. Tiled floor. Low voltage spotlighting.



UTILITY ROOM:
16' 9" x 4' 9" (5.10m x 1.46m)

Plumbed for washing machine. Space for tumble dryer. Tiled floor. uPVC door leading to outside.

CLOAKROOM / DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Extractor fan.

INTEGRAL GARAGE:

19' 5" x 16' 10" (5.92m x 5.12m)

Power and light. Twin up and over doors. Oil fired boiler.



FIRST FLOOR

LANDING:

Access to roof space and hot press.

BEDROOM (1):

18' 12" x 9' 1" (5.79m x 2.78m)

Built-in mirrored sliding wardrobes.

ENSUITE SHOWER ROOM:

Fully tiled corner shower cubicle with 'Mira' electric shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Chrome heated towel radiator.



BEDROOM (2):

16' 10" x 10' 0" (5.12m x 3.05m)

Storage under eaves. Twin Velux windows.

BEDROOM (3):

13' 10" x 12' 8" (4.22m x 3.86m)

Solid wood block flooring. Built-in mirrored sliding wardrobes.

BEDROOM (4):

11' 2" x 10' 3" (3.40m x 3.13m)

Wood block flooring.

BEDROOM (5):

10' 4" x 7' 7" (3.14m x 2.32m)

Sliding wardrobe.

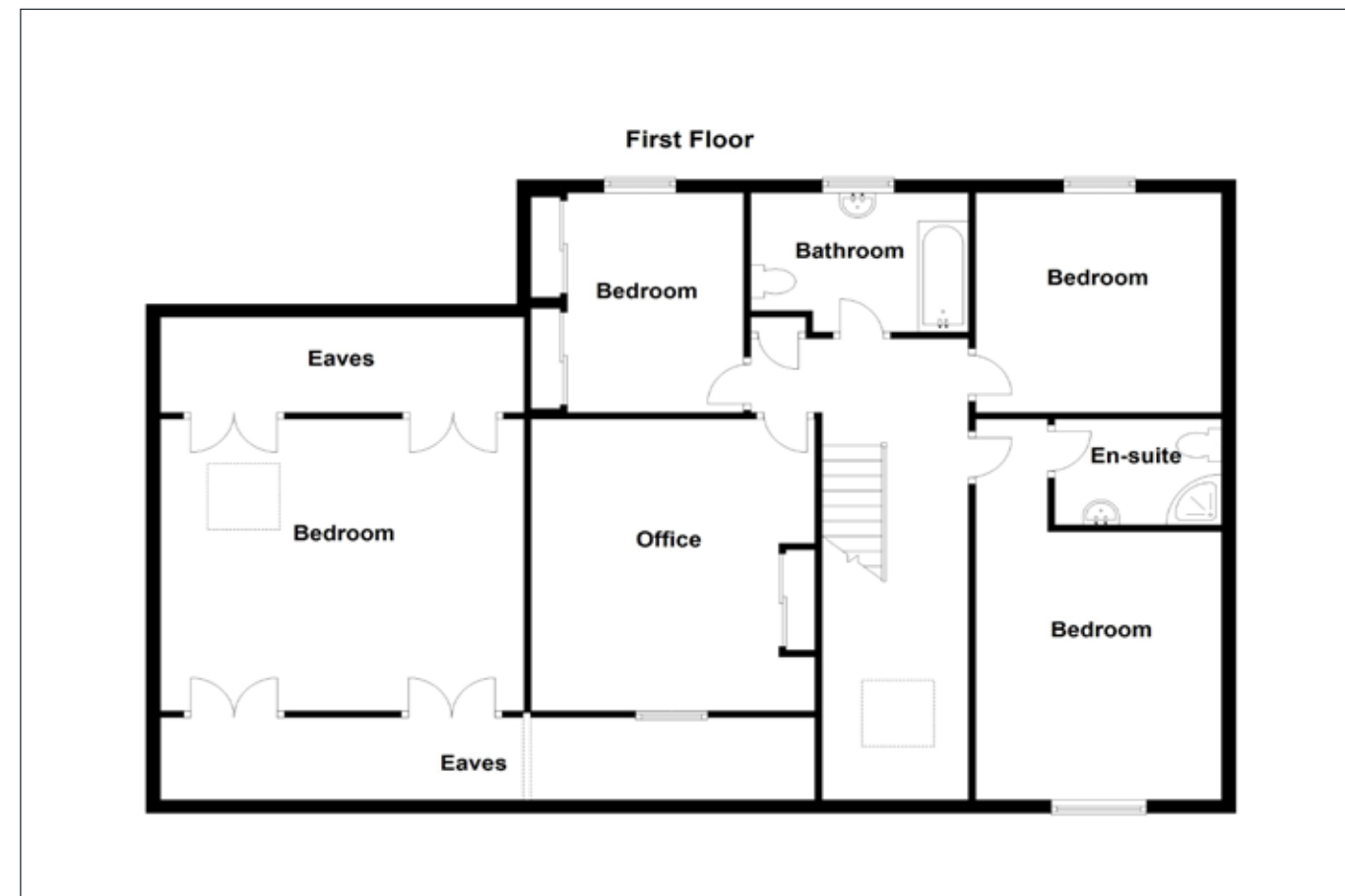
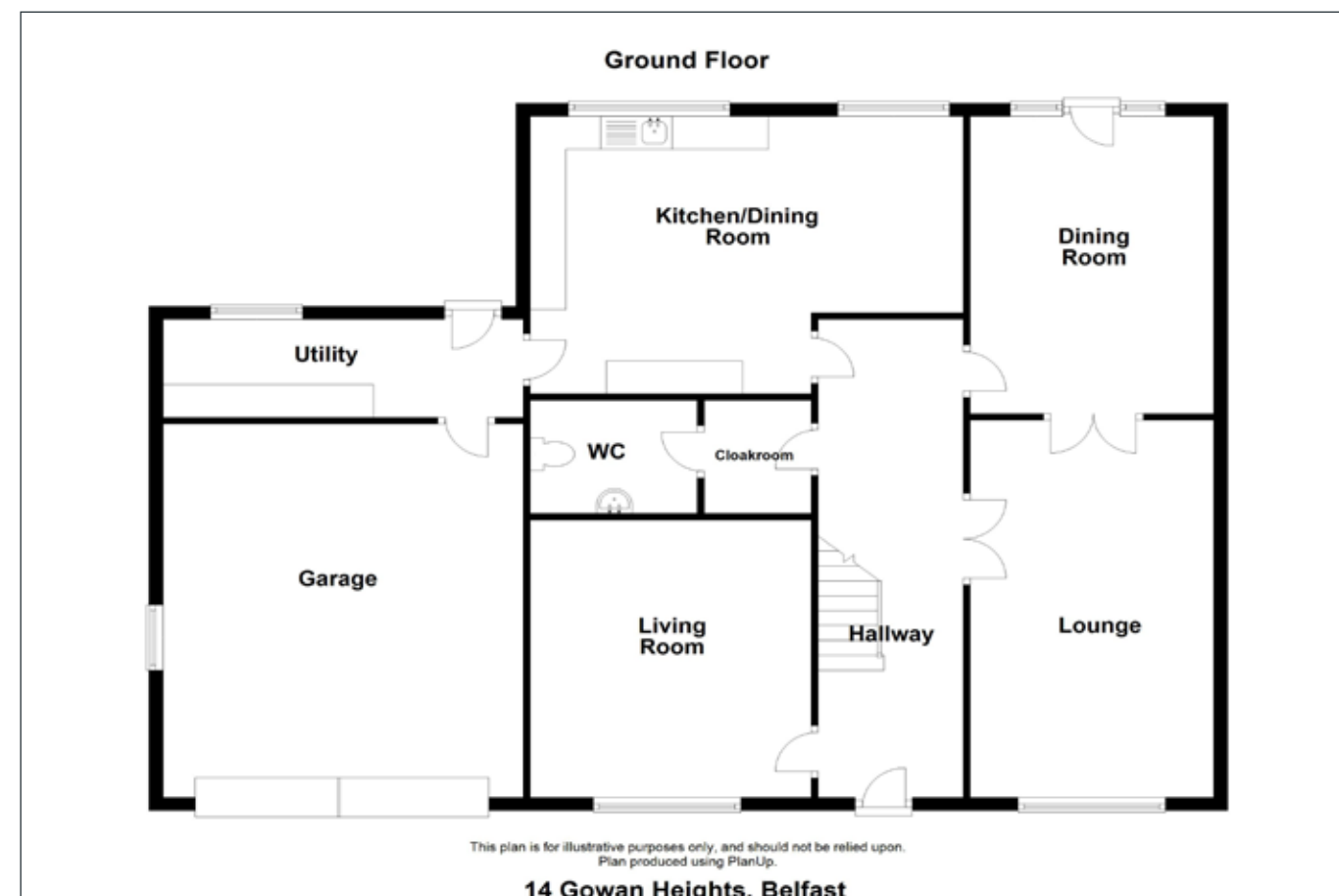
BATHROOM:

Panelled bath with 'Mira' electric shower above and glass shower screen. Low flush WC. Pedestal wash hand basin. Chrome heated towel radiator. Fully tiled walls and floor. Low voltage spotlighting. Extractor fan.

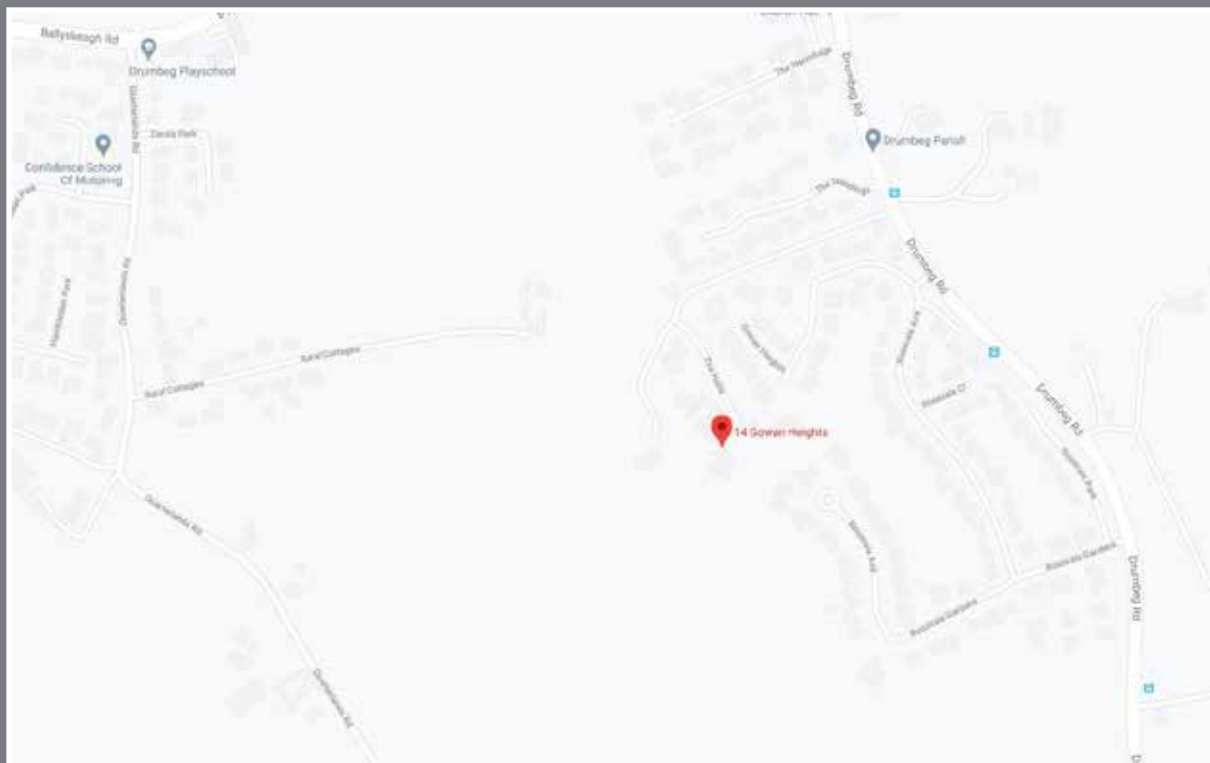
OUTSIDE

Corner site with paved driveway parking for several vehicles. Front, side, and back gardens in lawns with a good selection of mature plants and shrubs with a paved patio around the property, and a raised wooden decked sitting area. Outside tap and light. PVC oil tank.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	58	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 2619-7083-0253-7600-6204

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