



We are delighted to bring to the sales market this beautiful four bedroom detached family home ideally placed on the outskirts of Drumbo. Positioned just off the Purdysburn Road (leading to the Ballylessan Road) approximately 0.5 of a mile from Purdysburn village, on an excellent private site. The property provides ease of access for the city commuter to Belfast, Carryduff, Lisburn, Hillsborough and further afield.

Providing nearly 2000 square foot of adaptable living space the property comprises of a spacious hallway with additional storage, living room, separate lounge, open plan kitchen diner, utility room, two spacious bedrooms and a family bathroom. The lower ground floor of the property provides two further well sized bedrooms, a shower room and lounge area.

The property further benefits from double glazing throughout, oil fired central heating, an enclosed front garden in lawns and shrubs. There is a generous stoned front driveway with further tarmac side driveways providing ample parking. At the rear of the property there is an extensive enclosed landscaped private garden and patio area. The garden has views across a beautiful woodland area and meandering stream beside a path through the wildlife garden. There is a detached garage providing excellent additional storage facilities.

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 beautiful family home has to offer.

Offers Around
£485,000

88 Ballycoan Road,
BELFAST,
BT8 8LP

Viewing by
appointment with
& through agent
028 9266 1700

- Beautiful Four Bedroom Detached Family Home Positioned off the Hillhall Road
- Providing Circa 2000 Square Foot of Adaptable Living Space
- Excellent Transport Links to Belfast City Centre, Lisburn and Hillsborough
- Close Proximity to Malone & Belvoir golf clubs, Sprucefield & Forestside Shopping Centres and Lets Go Hydro
- Four Well Appointed Bedrooms Split Over Ground and Lower Ground Floor
- Three Separate Reception Rooms
- Open Plan Kitchen Diner with Separate Utility Room
- Two Family Bathrooms With White Suites
- Enclosed Front Garden with Generous Off Street Parking
- Landscaped Rear Garden with Outlook Across Woodland Area with Meandering Stream
- Surrounding Patio Areas Ideal for Outdoor Entertaining
- Further Tarmac Driveways with Ample Off Street Parking for Several Cars
- Detached Garage with Excellent Additional Storage
- Oil Fired Central Heating and Double Glazing Throughout
- Close to Lady Dixon park & Lagan Valley regional park
- No Onward Chain
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

COVERED ENTRANCE: Hardwood front door and glazed side lights to . . .

RECEPTION HALL: Walk-in cloaks area with additional built-in storage, hotpress with access to insulated lagged copper cylinder and additional shelving.

LIVING ROOM: 22' 3" x 12' 6" (6.78m x 3.81m) (at widest points). Triple aspect to front, side and rear, art deco style fireplace with wooden mantlepice and stone inset with tiled hearth, cornice ceiling.



LOUNGE: 11' 6" x 11' 3" (3.51m x 3.43m) (at widest points). Mature outlook to rear.



KITCHEN/DINER: 14' 5" x 9' 2" (4.39m x 2.79m) (at widest points). Outlook to rear. Range of high and low level units, laminate worktops, built-in ceramic hob with built-in extractor fan, serving hatch, part tiled walls, laminate effect flooring, ample space for casual dining, space for fridge freezer, built-in high level double oven and grill.



UTILITY ROOM: 12' 4" x 5' 4" (3.76m x 1.63m) (at widest points). Range of high and low level units, laminate worktops, stainless steel double sink with side drainer sink, plumbed for washing machine and tumble dryer, outlook to rear, space for dishwasher and fridge freezer, uPVC double glazed access door to rear garden.

BEDROOM (3): 12' 4" x 10' 9" (3.76m x 3.28m) (at widest points). Outlook to front.



BEDROOM (4): 12' 8" x 10' 8" (3.86m x 3.25m) (at widest points). Outlook to front.

FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and built-in vanity unit, walk-in shower with soakaway shower tray, shower with chrome thermostatic control valve and telephone attachment, fixed glass door, fully tiled walls and floor, heated towel rail, low voltage recessed spotlighting, frosted glass window.



Lower Ground Level

Picture window with outlook to rear.

HALLWAY: Glazed door to rear garden, built-in hotpress/storage cupboard.

Lower Ground Level

BEDROOM (1): 14' 4" x 12' 4" (4.37m x 3.76m) (at widest points). Outlook to rear.

BEDROOM (2): 10' 9" x 9' 5" (3.28m x 2.87m) (at widest points). Outlook to rear, built-in Sliderobes.



FAMILY ROOM: 19' 2" x 11' 5" (5.84m x 3.48m) (at widest points). Outlook to rear, laminate wood effect flooring, uPVC glazed sliding doors to rear garden, exposed and treated timber wooden beams.



SHOWER ROOM: White suite comprising low flush wc, corner wash hand basin with chrome mixer tap and built-in vanity unit, corner shower unit with glass bi-folding door, shower with chrome thermostatic control valve and telephone attachment, fully tiled walls, tiled floor, frosted glass window.

Outside

Enclosed front garden laid in lawns with mature surrounding hedging. Driveway laid in pebbles with patio walkway to front door. Further dual driveway to side with off street parking for cars, motorhome or boat. Guard railings on top driveway, mature landscaped gardens with an array of shrubs and bedding plants.

Extensive, enclosed private rear garden professionally landscaped including further lawn area. The garden provides a private outlook across mature trees, shrubs and a wildlife area beside a meandering stream.

There is a raised patio area ideal for outdoor entertaining and barbecuing with outside taps and light. Access to boiler house.

There is a further enclosed patio accessed from the kitchen and garden. Access to the oil tank.

DETACHED GARAGE: 19' 3" x 11' 5" (5.87m x 3.48m) (at widest points). Windows and roller shutter, uPVC side door, light and power.







Floor 2

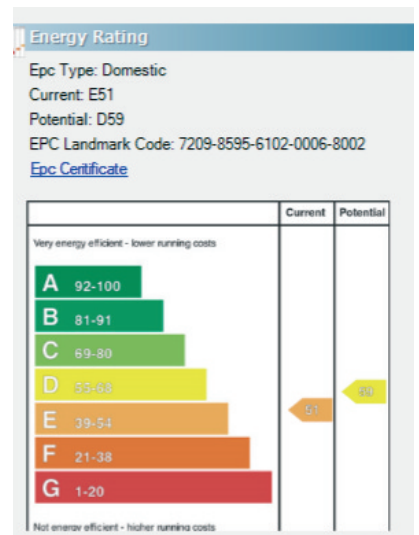


Floor 1

Location:

Leaving Drumbo, follow Mealough Road and turn left on to Ballycoan 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



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