



Set on a generous corner site this delightful detached home enjoys a delightful, private location and offers bright and easily maintained accommodation suitable to a wide range of potential purchasers.

Briefly the accommodation comprises; entrance hall with cloakroom and utility area. There is a spacious lounge with home office space, dining room open plan to garden room. Further sitting room with access to the rear garden, open plan to modern fitted kitchen. On the first floor there are four bedrooms, one with ensuite, study and main family bathroom.

Externally the property offers mature, beautifully landscaped gardens, paved patio area and integral garage. With much to offer, an internal inspection is strongly recommended so as not to miss out.

Offers Over
£398,500

16 Sandyhill Avenue,
Drumbeg,
BELFAST,
BT17 9LT

Viewing by
appointment
through agent
028 9066 3030



- Detached Home on Mature, Landscaped Corner Site with Excellent Accommodation
- Entrance Hall with Cloakroom and Utility Area
- Lounge with Home Office Area
- Dining Room Open Plan to Garden Room with Patio Doors to Rear Garden
- Delightful, Cosy Sitting Room with Wood Burner and Access to Rear Garden
- Open Plan to Modern Fitted Kitchen with Feature Vaulted Ceiling
- Four Well Proportioned Bedrooms, One with Ensuite
- Study
- Family Bathroom
- Oil Heating / Double Glazed Windows
- Beautifully Landscaped Surrounding Gardens with Lawns, Beds in Shrubs, Trees and Bushes
- Pebbled Driveway Parking to Integral Garage
- Super Location Close to Local Amenities Including; Shops, Restaurants, Public Transport and Schools, Easy Commuting Distance to Lisburn & Belfast City Centres

The Property Comprises:

Ground Floor

Hardwood front door and side light to:

ENTRANCE HALL: Parquet floor, cornice ceiling, cloaks cupboard.

UTILITY ROOM: 6' 2" x 5' 5" (1.88m x 1.65m) (at widest points). Single drainer stainless steel sink unit, work surfaces, part tiled walls. Plumbed for washing machine, uPVC door to rear.

CLOAKROOM/WC: Low flush wc, wash hand basin.

LOUNGE OPEN PLAN TO HOME OFFICE: 20' 5" x 20' 0" (6.22m x 6.1m) (L-shaped and at widest points). Marble fireplace, laminate wood effect floor, cornice ceiling.



DINING ROOM: 12' 8" x 9' 2" (3.86m x 2.79m) (at widest points). Laminate wood effect floor.



Open plan to:

GARDEN ROOM: 11' 5" x 9' 5" (3.48m x 2.87m) (at widest points). Laminate wood floor.

Double uPVC doors to rear garden.



SITTING ROOM: 14' 8" x 12' 9" (4.47m x 3.89m) (at widest points). Laminate wood effect floor,

wood burning stove, granite hearth. Tongue and groove ceiling, low voltage spotlights, sliding patio door to rear.



MODERN FITTED KITCHEN: 18' 8" x 11' 3" (5.69m x 3.43m) Range of high and low level units, work surfaces. One and a half bowl double drainer stainless steel sink unit, oven and hob, stainless steel extractor fan. Beko dishwasher, American fridge/freezer, larder type cupboards, part tiled walls. uPVC door to side. Low voltage spotlights.



First Floor

LANDING: Parquet floor, shelved cupboard.

BEDROOM (1): 16' 2" x 12' 6" (4.93m x 3.81m) (at widest points). Built-in robe, cornice ceiling.



Open plan to:

ENSUITE SHOWER ROOM: White suite comprising pedestal wash hand basin, tiled splashback, electric shower, tiled floor.



BEDROOM (2): 12' 7" x 12' 0" (3.84m x 3.66m) (at widest points). Cornice ceiling.

BEDROOM (3): 13' 8" x 7' 3" (4.17m x 2.21m) Built-in cupboard, access to roofspace.



BEDROOM (4): 11' 9" x 8' 6" (3.58m x 2.59m) (at widest points). Sanded and varnished floorboards. Access to roofspace.

STUDY: 11' 0" x 8' 5" (3.35m x 2.57m) (at widest points). Storage into eaves. Velux window, built-in cupboard.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback. Fully tiled shower cubicle, panelled bath with tiled surround, ceramic tiled floor.



Outside

Landscaped gardens to front with bed in shrubs, trees and bushes. Pebbled driveway parking to: INTEGRAL GARAGE: 18' 3" x 8' 7" (5.56m x 2.62m) Oil boiler.

Delightful rear gardens in lawns with landscaped beds in bushes, trees and shrubs. Paved patio area. Wooden shed.



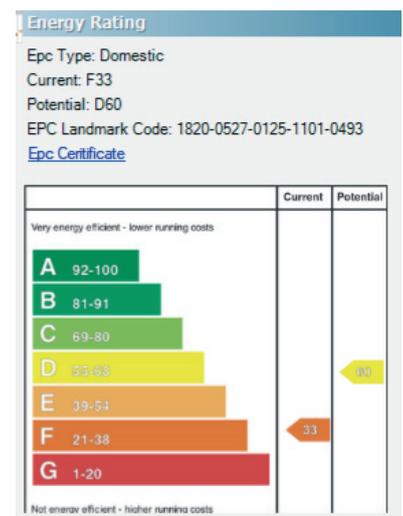


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Upper Malone Road go past Drumbeg Church Of Ireland and continue past Bob Stewart's pub on right hand side and take 2nd left into Sandyhill.

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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