



The Hermitage is a popular residential development just off the Drumbeg Road. The semi rural location is convenient to Belfast and Lisburn yet benefits from a completely open aspect to the rear over surrounding countryside.

The property is in super decorative order and ready for any new buyer to move in with a modern and homely feel. The accommodation comprises; three reception rooms, modern fitted kitchen with casual dining area, four well proportioned bedrooms, master with ensuite shower room and modern bathroom.

It is situated in a delightful cul-de-sac setting and offers easy access to Malone and Dunmurry Golf Clubs, Lady Dixon Park and many other amenities in the area.

A fine home which we anticipate will be very popular for a new purchaser.

Offers Over
£395,000

16 The Hermitage,
Drumbeg,
BELFAST,
BT17 9NH

Viewing by
appointment
through agent
028 9066 3030



- Modern Four Bedroom Detached in Cul-de-Sac Location with Beautiful Country Views
- Spacious Hall with Cloakroom/WC
- Lounge with Feature Fireplace & Views
- Dining Hall with Views to the Rear
- Modern Fitted Kitchen with Range of Integrated Appliances & Casual Dining Area
- Separate Utility Room
- Cosy Sitting Room with Study Area & Cast Iron Burner
- Four Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Modern Bathroom
- Beautifully Decorated Throughout Offering a Modern & Homely Feel
- Oil Fired Central Heating/Double Glazed Windows
- Front Gardens in Lawns & Landscaped Rear Gardens with Hedging & Fencing
- Pebbled Driveway Parking & Detached Garage
- Easy Commuting Distance to Belfast & Lisburn & Close to Many Local Amenities

The Property Comprises:

Ground Floor

Hardwood front door with glazed fan light and side panel to . . .

ENTRANCE HALL: Junckers solid wood floor, low voltage spotlights, under stairs storage.

CLOAKROOM/WC: White suite comprising low flush wc, pedestal wash hand basin, Junckers solid wood floor.

Double doors from hall to . . .

LOUNGE: 17' 3" x 13' 6" (5.26m x 4.11m) Sandstone fireplace with gas coal effect fire.



FORMAL DINING HALL: 15' 4" x 9' 6" (4.67m x 2.9m)



Open plan to . . .

MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 18' 0" x 11' 0" (5.49m x 3.35m)

Range of high gloss low level units, granite work surfaces and drainer, 1.5 bowl stainless steel sink, integrated fridge, integrated dishwasher, integrated Neff hob, stainless steel extractor fan, integrated microwave and oven, island unit with granite work surface and breakfast bar, low voltage spotlights, Junckers solid wood floor, sliding door to rear.



UTILITY ROOM: 16' 3" x 7' 9" (4.95m x 2.36m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine. Junckers solid wood floor, hardwood door and glazing to side.

SITTING ROOM: 16' 4" x 10' 3" (4.98m x 3.12m) Multi-fuel cast iron burner with stainless steel surround, sliding door to front, access to roofspace.



First Floor

GALLERY LANDING: Low voltage spotlights. Access to roofspace.

BEDROOM (1): 14' 10" x 11' 0" (4.52m x 3.35m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, ceramic tiled floor, extractor fan, low voltage spotlights.



BEDROOM (2): 13' 2" x 10' 10" (4.01m x 3.3m)



BEDROOM (3): 13' 2" x 6' 5" (4.01m x 1.96m)

BEDROOM (4): 10' 10" x 7' 2" (3.3m x 2.18m)

FAMILY BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, free standing bath on feet with telephone hand shower, part tiled walls, ceramic tiled floor, low voltage spotlights, heated towel rail.



Outside

Excellent pebbled front driveway parking to . . .

DETACHED GARAGE: 18' 0" x 12' 0" (5.49m x 3.66m) Up and over door, power and light.

Enclosed rear gardens in lawns with hedging and fencing to the side, condensing oil boiler and uPVC tank to side.



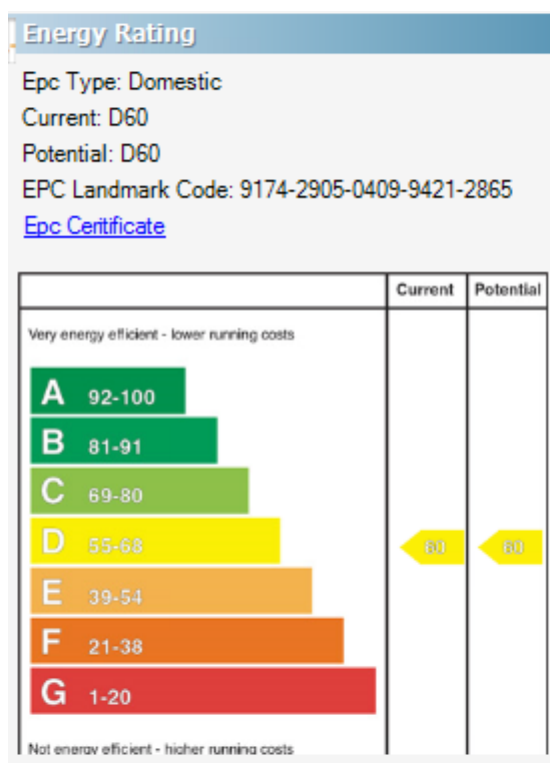




SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Location:

From Upper Malone Road turn left into Drumbeg Road and The Hermitage is on the right hand side.



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

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