



This attractive substantial detached family home occupies an excellent corner situation within this exclusive development of detached dwellings. Whilst benefitting from a quiet semi rural location it also offers convenience with transport links, local golf clubs, the Lagan towpath and Malone only minutes away including both Belfast and Lisburn an easy commute.

The property offers extensive adaptable accommodation which is well presented throughout and that is further enhanced by the many fine features internally and externally. Overall it is superbly suited to cater for all those modern day family living requirements.

Offering that much more including in the way of location and accommodation this excellent family home will have wide ranging appeal with early inspection highly recommended to appreciate it in its entirety.

Offers Over  
£525,000

3 Gowan Heights,  
Drumbeg,  
Belfast,  
BT17 9LZ

---

Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent Bespoke Detached Family Home in Much Sought After Quiet yet Convenient Location
- Generous Drawing Room with Feature Fireplace & Good Sized Separate Dining Room
- Equally Impressive Family Room with Feature Fireplace Leading to Garden
- Bright Spacious Richardson Cardy Fitted Kitchen with Oil Fired Aga
- Open Plan to Casual Dining Area Overlooking Garden
- Good Sized Separate Utility Room with WC Off
- 4 Good Sized Double Bedrooms of which 3 have Ensuite Facilities
- Superb Master Bedroom Suite with Spacious Fitted Dressing Room & Ensuite Bathroom
- Additional Large First Floor Playroom or Potential Bedroom 5
- Good Sized Family Bathroom with Champagne Suite & Separate Shower Cubicle
- Oil Fired Central Heating (Thermostatic Radiators)/Double Glazed Hardwood Windows & Alarm System
- Corner Situation with Extensive Pavior Parking Area leading to Integral Double Garage
- Landscaped Private Lawned Rear Garden with Extensive Paved Sun Terrace
- Superb Quiet Semi Rural Setting yet Extremely Convenient with both Belfast & Lisburn an Easy Commute
- Offering that Much More with Many Fine Features Ideal for Modern Family Life



The Property Comprises:

### Ground Floor

ENTRANCE PORCH WITH PILLARS TO: Hardwood front door and glazed side panels to . . .

RECEPTION HALL: Cornice ceiling, ceiling rose, picture rail, under stairs storage, feature staircase in Southern Yellow Pine.



DRAWING ROOM: 18' 9" x 13' 7" (5.72m x 4.14m) (at widest points). Sandstone fireplace with gas coal effect fire, cornice ceiling, ceiling rose, picture rail.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

DINING ROOM: 13' 8" x 11' 9" (4.17m x 3.58m) (at widest points). Cornice ceiling, ceiling rose, picture rail.



FAMILY ROOM: 17' 3" x 12' 3" (5.26m x 3.73m) (at widest points). Attractive wooden fireplace with inset tiling, hearth and gas coal effect fire, cornice ceiling, ceiling rose, picture rail, door with glazing to rear garden.





MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: 18' 5" x 17' 8" (5.61m x 5.38m) (at widest points). Range of maple Shaker style high and low level units, granite work surfaces, stainless steel sink unit and granite drainer, integrated dishwasher, four oven Aga cooker (heats water), island unit with stainless steel sink, water filter unit and granite work surface, glazed display cabinets, integrated fridge, ceramic tiled floor, cornice ceiling, low voltage spotlights, hardwood door with glazing to rear.



UTILITY ROOM: 12' 2" x 7' 0" (3.71m x 2.13m) (at widest points). Range of high and low level units, granite work surfaces, old Befast style sink unit, integrated freezer, plumbed for washing machine, space for tumble dryer, part tiled walls, ceramic tiled floor, service door to garage, hardwood door with glazing to rear.

CLOAKROOM/WC: Ivory suite comprising low flush wc, pedestal wash hand basin with tiled splash back, ceramic tiled floor.

### First Floor

LANDING: Feature window, cornice ceiling, ceiling rose, large hotpress, access to extensive fully floored roofspace with light and power.

MASTER BEDROOM: 18' 9" x 13' 7" (5.72m x 4.14m) (at widest points). Cornice ceiling, picture rail.



DRESSING ROOM: 12' 5" x 10' 9" (3.78m x 3.28m) (at widest points). Range of built-in robes and storage, low voltage spotlights.





ENSUITE BATHROOM: Bathroom suite comprising low flush wc, panelled bath, vanity unit housing wash hand basin, fully tiled shower cubicle, part tiled walls, Amtico tiled floor, extractor fan, low voltage spotlights.



BEDROOM (2): 13' 7" x 11' 10" (4.14m x 3.61m) Cornice ceiling, picture rail.



ENSUITE BATHROOM: Bathroom suite comprising low flush wc, panelled bath with hand shower, vanity unit housing wash hand basin, part tiled walls, extractor fan, cornice ceiling.



BEDROOM (3): 13' 8" x 12' 9" (4.17m x 3.89m) Cornice ceiling, picture rail, vanity unit housing wash hand basin.



INNER HALL:

ENSUITE WASHROOM: Suite comprising low flush wc, vanity unit with wash hand basin and tiled splash back, Velux window.



PLAYROOM OR BEDROOM (5): 16' 5" x 13' 0" (5m x 3.96m) Picture rail, Velux window.



BEDROOM (4): 12' 10" x 11' 0" (3.91m x 3.35m) Vanity unit housing wash hand basin, tiled splash back, cornice ceiling, picture rail.

FAMILY BATHROOM: Champagne suite comprising low flush wc, pedestal wash hand basin, panelled bath, fully tiled shower cubicle, part tiled walls, cornice ceiling, extractor fan, heated towel rail.

#### Outside

Corner site incorporating front garden in lawns with beds in bushes and trees. Extensive pavior driveway parking for multiple vehicles.

INTEGRAL DOUBLE GARAGE: 21' 0" x 17' 7" (6.4m x 5.36m) Twin electrically operated Cedar up and over doors with hand held remotes, range of units, power and light.

Beautifully landscaped and private rear garden in lawn with bushes and trees, extensive paved sun terrace and wooden fencing. Boiler house with oil fired boiler, outside light and tap, uPVC oil tank.



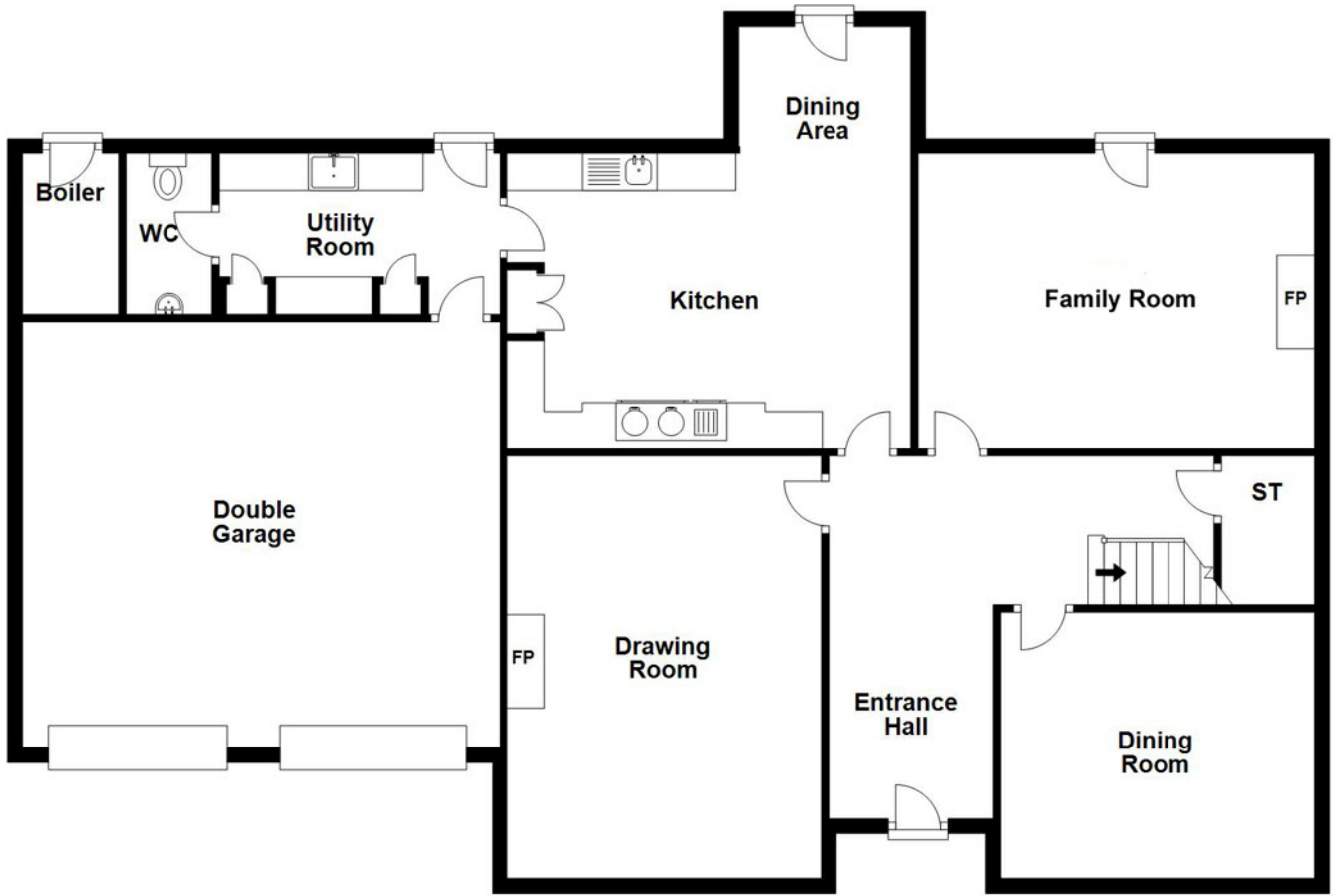






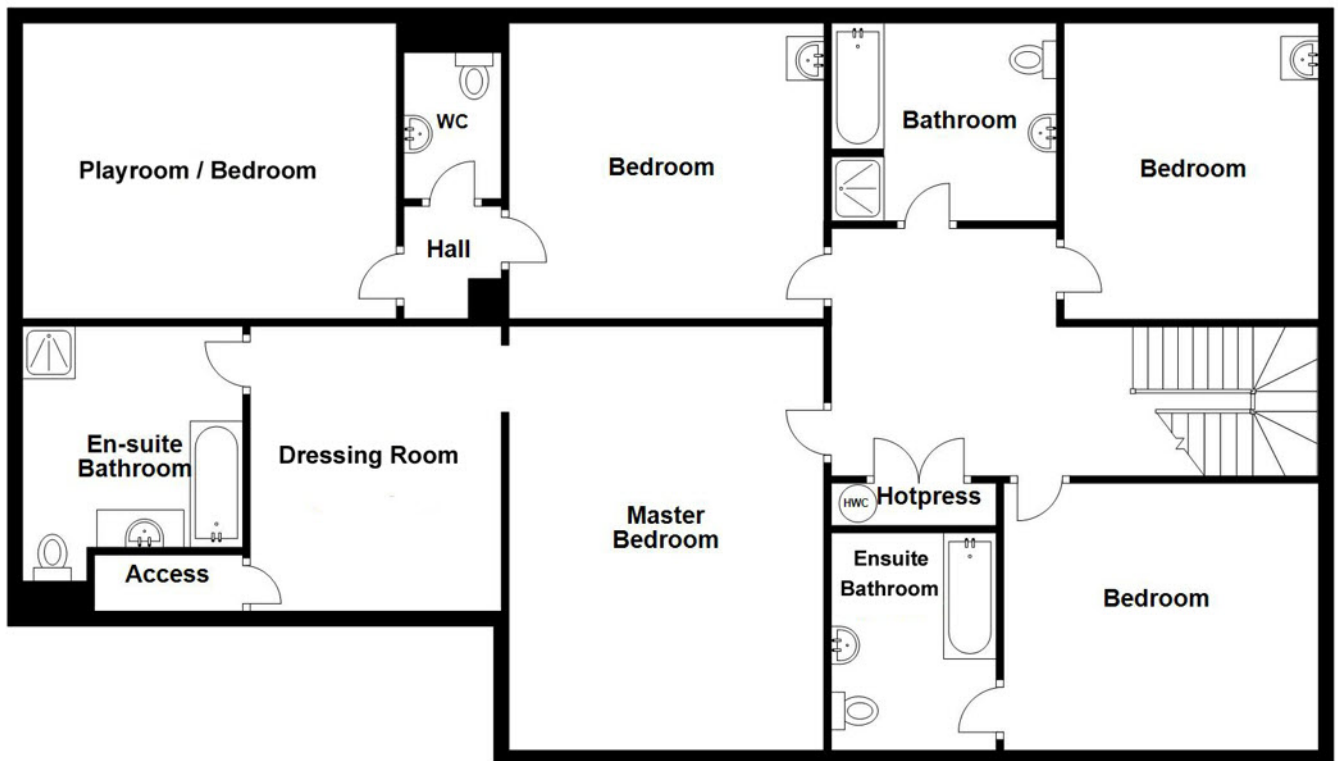
## Ground Floor

Approx. 121.5 sq. metres (1307.4 sq. feet)



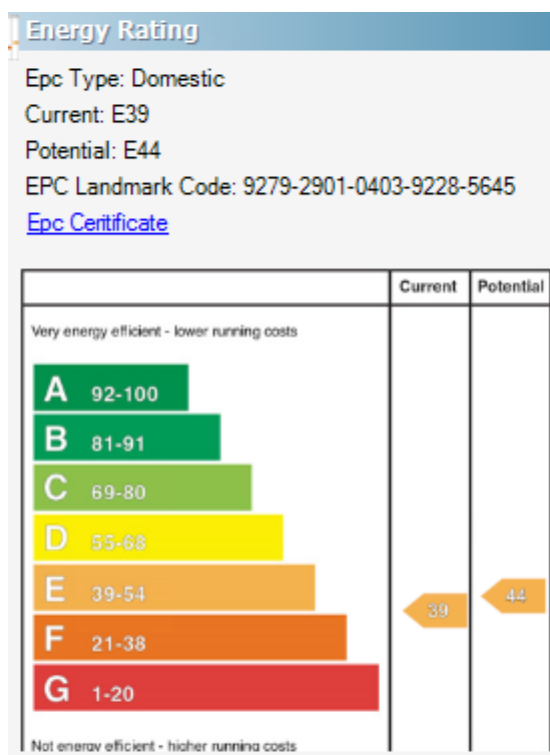
## First Floor

Approx. 156.7 sq. metres (1686.4 sq. feet)



Total area: approx. 278.1 sq. metres (2993.7 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.



Location:

From Upper Malone Road turn left onto Drumbeg Road and then right into Rosevale Avenue and immediately right into Gowan Heights.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



With You Every Step of the Way



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.