

36 DRUMBO ROAD,  
DRUMBO, BT27 5TX



TEMPLETON  
ROBINSON



PRICE: OFFERS OVER £725,000

An excellent detached family home in a delightful secluded situation on the outskirts of South Belfast. It is within easy commuting distance to the Belfast and Lisburn City Centres, Forestside and Sprucefield Retail Park. The house is set in a stunning, mature site of circa 1.5 acres with extensive lawns, beds in shrubs, trees and bushes and various specimen trees.

The property is well cared for and has a homely feel throughout. It provides good sized family accommodation comprising; three reception rooms, fitted kitchen with casual dining area, five excellent bedrooms on the first floor, all with built-in wardrobes and further bathroom and shower room.

The property benefits from oil heating and double glazed windows. It has an impressive entrance with mature gardens, parking, attached garage, integral garage and further garden store.

We highly recommend an internal inspection to appreciate this fine home, ideal for growing family needs.





- Detached Family Home on Stunning Site With Mature Gardens of Circa 1.5 Acres
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- Entrance Hall with Cloakroom/wc
  - Drawing Room Open Plan to Dining Room
  - Garden Room and Separate Living Room
  - Fitted Kitchen and Casual Dining Area
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- Spacious Landing with Full Length Balcony with Beautiful Rear Gardens and Countryside
  - Five Well Proportioned Bedrooms with Built-in Wardrobes, One with Dressing / Sewing Room
  - Further Bathroom, Separate wc and Luxury Shower Room
  - Oil Fired Central Heating, Underfloor in the Garden Room / Double Glazed Windows
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- Surrounding Mature Gardens in Lawns, Beds in Shrubs and Bushes and Various Specimen Trees
  - Entrance Gates to Driveway Parking, Integral Garage, Garden Store and Further Garage
  - Semi-Rural Location Close to Many Amenities in the Locality & Easy Commuting Distance to Belfast & Lisburn City Centres



THE PROPERTY COMPRISES:

## GROUND FLOOR

Hardwood front door to . . .

ENTRANCE HALL: Solid oak herringbone wooden floor.

CLOAKROOM/WC: Low flush wc, pedestal wash hand basin, cloaks area, solid oak herringbone wooden floor.

DRAWING ROOM & FORMAL DINING ROOM: 23' 6" x 23' 2" (7.16m x 7.06m) (at widest points). Stone fireplace with open fire, solid oak wood strip flooring, cornice ceiling. Double doors and glazing to . . .

GARDEN ROOM: 23' 4" x 14' 6" (7.11m x 4.42m) (at widest points). Spanish terracotta tiled floor, door to rear garden, Velux windows, tongue and groove ceiling.

INNER HALLWAY: Quarry tiled floor, boiler house with oil fired boiler, utility cupboard plumbed for washing machine, space for tumble dryer, glazed door to conservatory.

MODERN FITTED KITCHEN: 15' 7" x 12' 9" (4.75m x 3.89m) Range of high and low level units, wooden work surfaces, 1.5 bowl single drainer stainless steel sink unit, integrated fridge, integrated dishwasher, Aga cooker, Neff oven, two ring hob, alcove, part tiled walls, wooden floor. Built-in casual dining area open plan to . . .

SITTING ROOM: 18' 2" x 15' 6" (5.54m x 4.72m) (at widest points). Wooden mantle, Morso multi-fuel burning stove with slate hearth, wooden plate rack, store cupboard, uPVC sliding door to rear.

## FIRST FLOOR

LANDING: Glazed door to balconies to the front and rear with delightful aspect and garden views, south facing to the rear, rear store room, cloaks cupboard, airing cupboard, shelved cupboard, access to insulated roofspace via Slingsby ladder.

BEDROOM (1): 16' 2" x 15' 8" (4.93m x 4.78m) (at widest points). Range of built-in wardrobes, cornice ceiling, picture rail, hotpress.

BEDROOM (2): 15' 7" x 15' 2" (4.75m x 4.62m) (at widest points). Range of built-in wardrobes, drawers, dressing table and wash hand basin, cornice ceiling, picture rail.

SHOWER ROOM: White suite comprising Burlington low flush wc and wash hand basin, fully tiled shower cubicle with Aqualisa digital shower unit with drencher shower head, panelled walls, laminate wood effect floor, heated towel rail.

BEDROOM (3): 11' 7" x 11' 4" (3.53m x 3.45m) (at widest points).

BATHROOM: White suite comprising pedestal wash hand basin, cast iron bath with shower over, part tiled walls, laminate wood effect floor.

SEPARATE WC: Low flush wc.

BEDROOM (4): 14' 4" x 11' 6" (4.37m x 3.51m) (at widest points). Built-in wardrobes.

SEWING ROOM/DRESSING ROOM: 11' 8" x 8' 8" (3.56m x 2.64m) (at widest points).

BEDROOM (5): 11' 5" x 11' 3" (3.48m x 3.43m) (at widest points). Built-in wardrobes.









## OUTSIDE

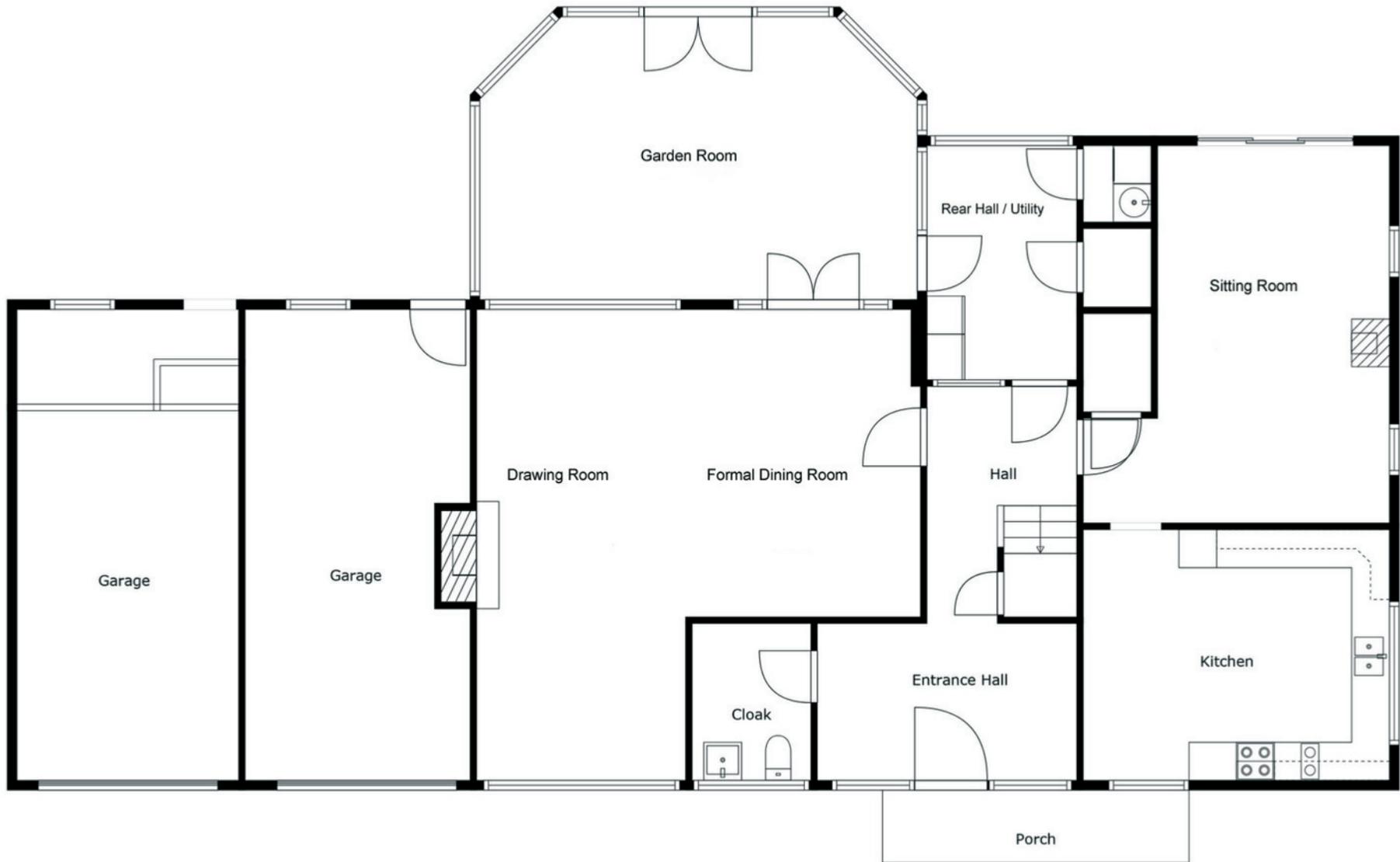
Stunning, beautifully secluded, mature gardens of circa 1.5 acres surrounding the property laid in lawns with flower beds, rockeries, trees and shrubs, magnificent rose beds and herbaceous borders, raised paved patio area, magnificent vista from the rear garden to the fields beyond. Electric security gates and parking for several cars. Garden store.

INTEGRAL GARAGE:

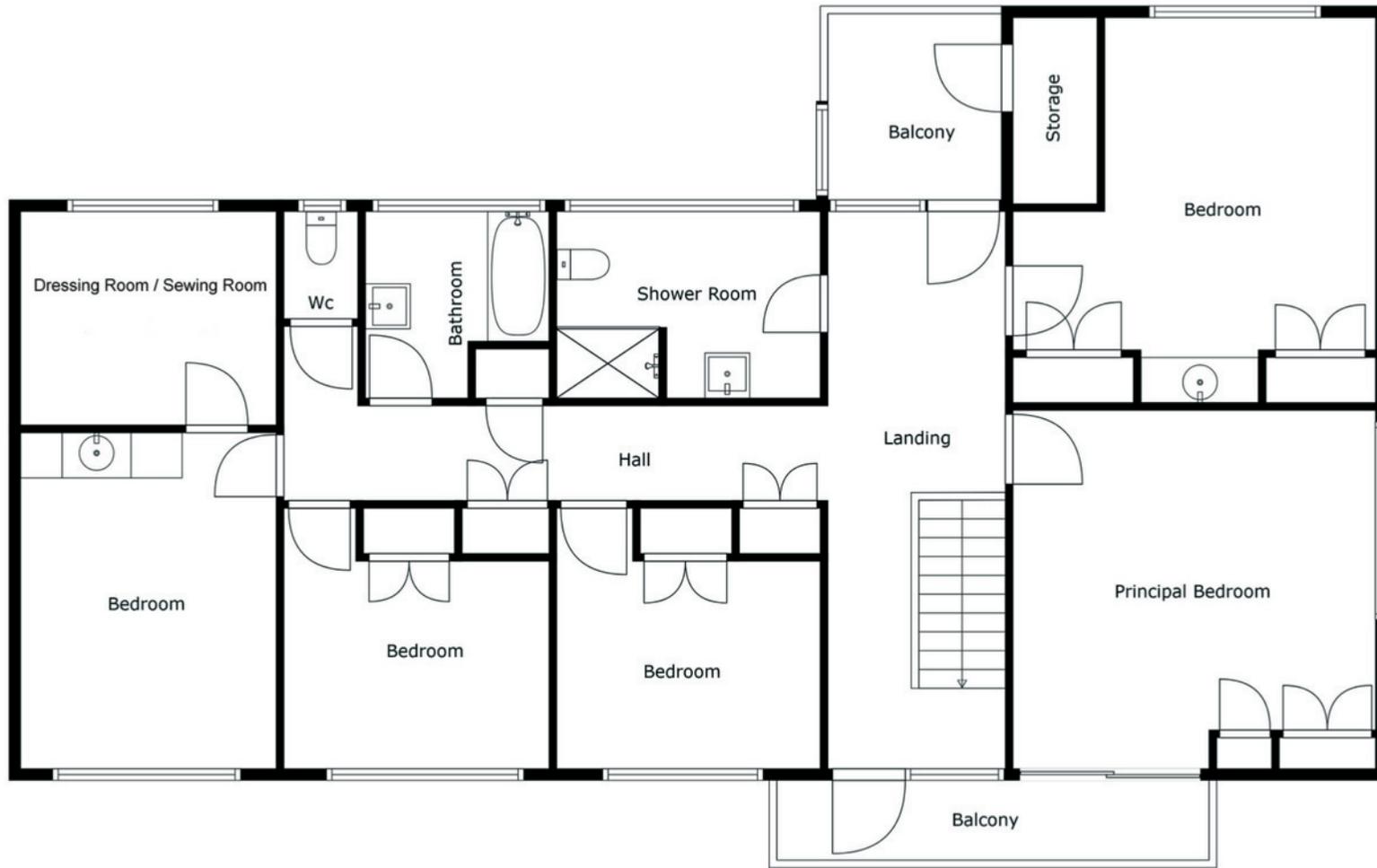
ATTACHED GARAGE:







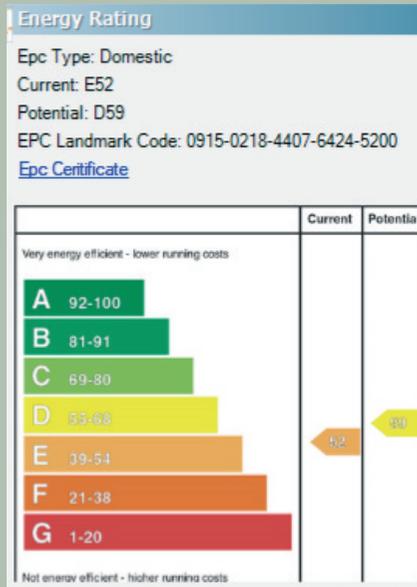
Sizes And Dimensions Are Approximate. Actual May Vary.



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#### LOCATION:

From Upper Malone Road heading out of Belfast turn left into Drumbeg Road. Continue to end and then directly across at crossroads onto Drumbo Road. Number 36 is on the right hand side.



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

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