



This truly outstanding detached residence enjoys that rare combination of a beautifully appointed modern home in a highly regarded rural setting on the edge of Drumbo.

This house was built in 2004 to the highest specification which is reflected by the fixtures and fittings throughout. Together with the most magnificent open plan kitchen area, seldom does an opportunity arise to acquire a modern home of such quality in this much sought after residential location.

Offers Over
£445,000

1A Fort Road,
Drumbo
BELFAST,
BT8 8LX

Viewing by
appointment
through agent
028 9066 3030



- Detached residence of imposing design quality
- Spacious reception hall
- Modern fully fitted kitchen with breakfast island & ample living and dining areas
- Living room with stone fireplace & French doors to rear garden
- Separate family room/study
- Ground floor wc
- Four large bedrooms, three incorporating ensuite shower rooms
- Main bathroom with white suite
- Oil fired central heating
- Garage
- Driveway parking
- Beautifully landscaped gardens with excellent degree of privacy and southerly aspect in flowerbeds, trees and shrubs, patio area

The Property Comprises:

Ground Floor

Oak PVC double glazed front and side light to

SPACIOUS RECEPTION HALL: Ceramic tiled floor.



DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps, ceramic tiled floor, extractor fan.

LIVING ROOM: 17' 0" x 15' 8" (5.18m x 4.78m) Oak PVC double glazed French doors to rear garden. Italian stone surround fireplace and hearth, gas coal effect fire, light oak wooden floor.



FAMILY ROOM/STUDY: 12' 2" x 11' 7" (3.71m x 3.53m) Oak wooden floor, oak PVC double glazed French doors to garden.



KITCHEN/LIVING/DINING AREA: 32' 2" x 29' 4" (9.8m x 8.94m) (at widest points). Modern fully fitted kitchen with excellent range of high and low level units, laminate work tops, integrated four ring induction hob with extractor fan above, glass splashback, pull-out larder cupboard, stainless steel single drainer sink and a half sink unit with mixer taps, glass splashback . Low voltage spotlights, built-in high level oven, ceramic tiled floor. Large breakfast island with built-in breakfast bar, pull-out electric socket, open to ample living and dining space with low voltage spotlights. Dual aspect windows, Oak PVC double glazed French doors to rear garden. Cast iron wood burning stove with slate hearth. (Kitchen has underfloor heating). Service door to garage.





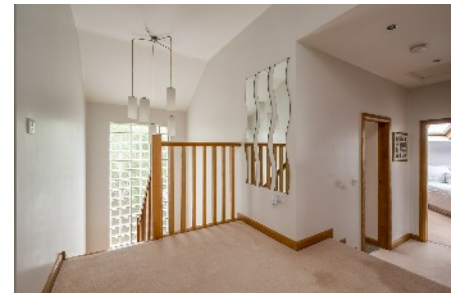
INTEGRAL GARAGE: 20' 5" x 12' 7" (6.22m x 3.84m) Electric roller shutter door, light and power. Range of low level units, single drainer stainless steel sink unit, plumbed for washing machine.

First Floor

LANDING:

BEDROOM (1): 15' 9" x 14' 3" (4.8m x 4.34m)

Dual aspect windows.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, chrome mixer taps, built-in shower cubicle with chrome shower unit, tiled splashback, ceramic tiled floor, extractor fan.



BEDROOM (2): 15' 7" x 14' 4" (4.75m x 4.37m) Velux windows x 3. Access to roofspace via Slingsby ladder, partly floored with light.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, chrome mixer taps, built-in shower cubicle with chrome shower unit, tiled splashback, ceramic tiled floor, extractor fan.



Stairs to: Lower Level

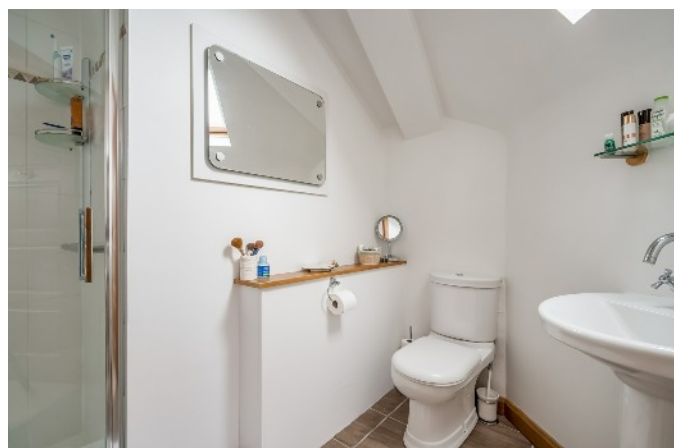
BATHROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer taps, panelled bath with chrome mixer taps, tiled splashback, extractor fan, low voltage spotlights, ceramic tiled floor. Hotpress with pressurised water cylinder, built-in shelving above.

BEDROOM (3): 15' 9" x 14' 6" (4.8m x 4.42m) Velux windows x 4.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, chrome mixer taps, built-in shower cubicle with Triton electric shower unit, tiled splashback, ceramic tiled floor, extractor fan. Velux window. Walk-in storage cupboard.

BEDROOM (4): 13' 6" x 10' 8" (4.11m x 3.25m)



Outside

Driveway laid in loose stones with parking for two cars.

South facing rear garden laid in lawns with mature trees, plants and excellent degree of privacy.

Paved patio area ideal for barbecuing and outdoor entertaining.

PVC fascia and soffit boards.



Telephone 028 9066 3030

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Shaws Bridge, continue along Ballyless Road. Turn left at junction that brings you onto Purdysburn Hill. 1A Fort Road 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

Energy Rating

Epc Type: Domestic

Current: D67

Potential: C71

EPC Landmark Code: 3820-0736-0199-5106-0413

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	67	71
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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