



## 2 Drummond Manor, Belfast, BT10 0DD

**Price Guide £290,000**

Located in a quiet development just off Finaghy Road South, we are pleased to offer for sale this well presented townhouse. The adaptable accommodation comprises on the ground floor living room which is open plan to kitchen / dining, utility room & shower room. On the first floor there are two spacious bedrooms (one is currently used as a lounge) and W.C. The second floor comprises a further two bedrooms (one of which has an en-suite shower room) and study along with family bathroom suite. To the front there is parking for two cars and to the rear there is an enclosed garden. Gas fired central heating and PVC double glazing are both in place. Drummond Manor is an unique & private development comprising of only six townhouses. Viewing is highly recommended.

- Well Presented Townhouse In A Quiet Development
- Living Room Open Plan To Kitchen / Dining
- Ground Floor Shower Room / Separate Utility Room
- Gas Fired Central Heating / PVC Double Glazing
- Close To Leading Schools & Transport Links
- Adaptable Accommodation As Required With Either Four Good Size Bedrooms Or Three Bedrooms & Second Reception
- Second Floor Study Ideal For Working From Home
- Family Bathroom Suite & En-suite Shower Room
- Enclosed Garden To Rear, Parking To Front For Two Cars
- Ideal Family Home Or For The First Time Buyer / Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		73	78
EU Directive 2002/91/EC			



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE  
RECEPTION HALL**



Storage under stairs.

**LIVING / DINING 15'8" x 11'9" (4.8 x 3.6)**



Herringbone floor. Open plan to kitchen.

**KITCHEN 11'9" x 10'5" (3.6 x 3.2)**



Range of high and low level units, integrated oven, gas hob & extractor fan, integrated dishwasher, tiled floor.

**UTILITY ROOM 7'6" x 6'2" (2.3 x 1.9)**



Plumbed for washing machine, single drainer stainless steel sink unit, gas fired boiler.

**SHOWER ROOM**

Enclosed shower, pedestal wash hand basin, low flush W.C.

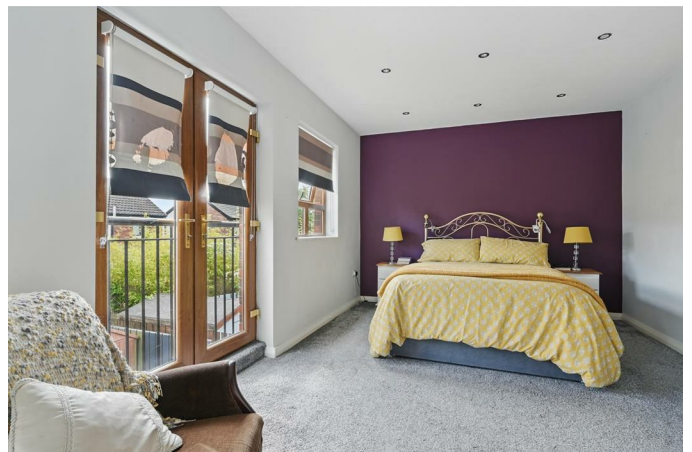
**ON THE FIRST FLOOR**

**BEDROOM / LOUNGE 16'4" x 11'9" (5.0 x 3.6)**



Wood floor, fireplace.

**BEDROOM 19'0" x 9'10" (5.8 x 3.0)**



Sliding robes.

## W.C

Low flush W.C, wash hand basin.

## ON THE SECOND FLOOR

### BEDROOM 16'4" x 11'9" (5.0 x 3.6)



### STUDY 6'2" x 5'2" (1.9 x 1.6)

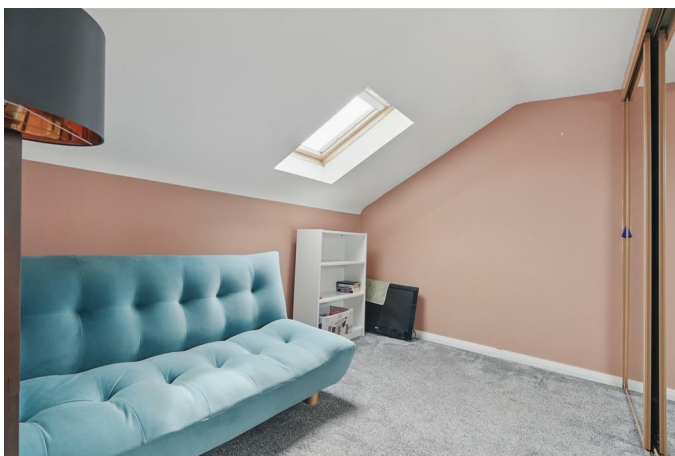


## ENSUITE



Enclosed shower, pedestal wash hand basin, low flush W.C.

### BEDROOM 11'9" x 9'10" (3.6 x 3.0)



Sliding robes.

## BATHROOM



Bath, enclosed shower, wash hand basin, low flush W.C.

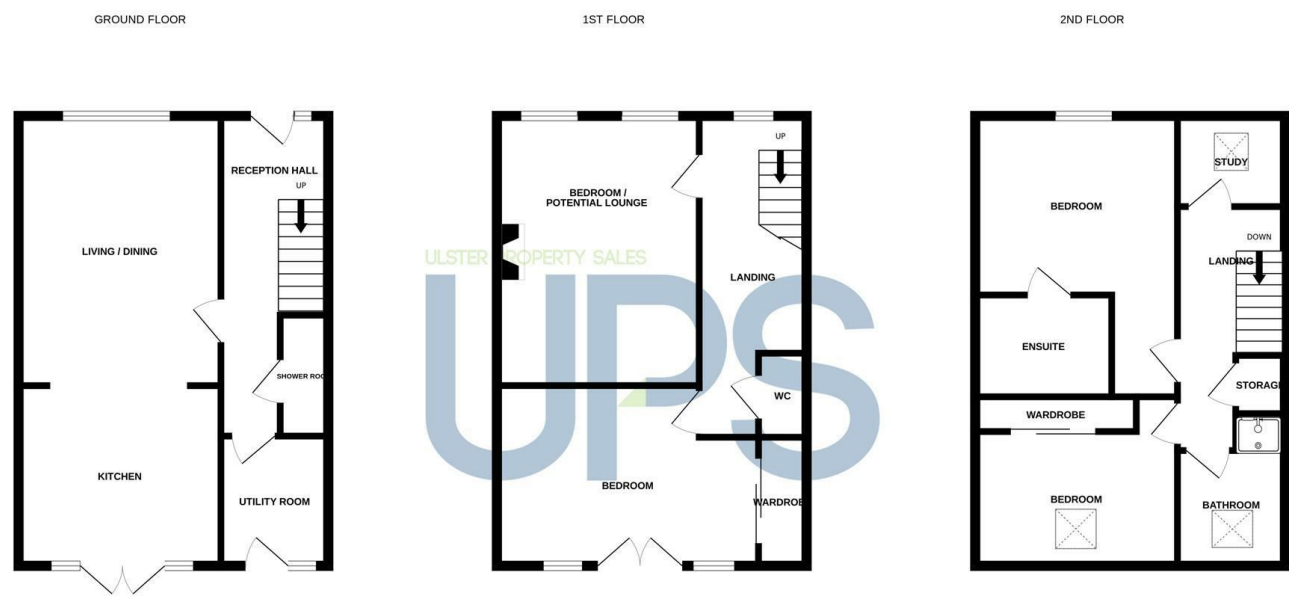
## OUTSIDE



Enclosed garden. Parking to front for two cars.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark