



11 Pinewood Park, Drumbo, Lisburn, BT27 5LH

Asking Price £349,950

11 Pinewood Park is situated a large, mature site, set in a cul de sac location within Drumbo, offering the perfect mix of rural living, with the convenience of being only a few minutes drive from Malone, Lisburn and Carryduff. Internally the property offers, bright and well proportioned accommodation that can be utilised in various ways to suit your family needs. Current layout comprises, a welcoming entrance hall, superb lounge, additional living room that provides access to the conservatory. There is a good size fitted kitchen with dining. Four well proportioned bedrooms, with the master benefitting from an en-suite shower room and to finish there is a white family bathroom suite with a separate shower cubicle. Outside the property really comes into its own with fantastic, mature gardens to the front and equally good gardens to the rear with a mature range of plants trees and shrubs. There are open countryside and excellent views out to Cavehill in the distance. In addition there is ample off street parking for numerous cars that leads to the attached integral garages with one currently used as an entertainment area that leads to the original garage, perfect for storage. An excellent property that really deserves to be viewed to fully appreciate all that it has to offer!

- Fantastic detached Bungalow located in a cul de sac position
- Master bedroom with en-suite shower room
- Conservatory
- Family bathroom with separate shower cubicle
- Ample off street parking leading to the attached integral garages
- Four well proportioned bedrooms
- Two separate reception rooms
- Well fitted kitchen with dining area
- Oil heating / New double glazed windows
- Set on a generous site with well maintained gardens to the front and also to the rear

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	49	
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance porch.

Entrance porch

Tiled floor. Glass panelled inner door leading to the entrance hall.

Entrance hall



Tiled floor, built in storage.

Lounge 19'2 x 14'2 (5.84m x 4.32m)



Laminate flooring.

Additional lounge image



Living room 11'9 x 11'9 (3.58m x 3.58m)



Open to the conservatory.

Conservatory 12'1 x 8'9 (3.68m x 2.67m)



Tiled floor. Sliding doors to the rear garden.

Kitchen / dining 15'4 x 13'2 (4.67m x 4.01m)



Full range of high and low level built in units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, 4 ring hob and double oven, plumbed for dishwasher, recessed spotlights, tiled floor, part tiled walls, dining area.

Access to the integral garages.

Additional kitchen image



Bedroom 1 14'0 x 10'6 (4.27m x 3.20m)



Built in robes.

En-suite 9'2 x 7'8 (2.79m x 2.34m)



Comprising corner shower cubicle with Aqualisa Aquastyle shower, low flush w/c, wash hand basin with storage below, tiled floor, wood panelled ceiling, roof window.

Bedroom 2 11'2 x 8'9 (3.40m x 2.67m)



Built in mirrored robes.

Bedroom 3 12'1 x 10'11 (3.68m x 3.33m)



Built in robes.

Bedroom 4 9'9 x 8'1 (2.97m x 2.46m)



Built in robes.

Bathroom 9'2 x 9'1 (2.79m x 2.77m)



White suite comprising panelled bath, mixer taps, telephone hand shower, corner shower cubicle with thermostatically

controlled shower, low flush w/c, twin wash hand basin with storage below, fully tiled walls, tiled floor, recessed spotlights.

Additional bathroom image



Outside



Ample off street parking that leads to the attached garages.

Front garage 21'9 x 14'2 (6.63m x 4.32m)



Front access, up and over door, light and power, currently used as an entertainment room. Access to the rear garden.

Original build garage 23'2 x 11'7 (7.06m x 3.53m)



Light and power. Oil fired boiler.

Front garden



Mature site with well maintained and cared for gardens to the front laid in lawn with an extensive range of plants, trees and shrubs.

Additional front garden image



Rear garden



Private and mature rear garden with multiple patio areas to catch the days

sunshine at different times. Additional lawn garden areas, flower beds with a range of plants, trees and shrubs, outside tap, pvc oil tank.

Additional rear garden image



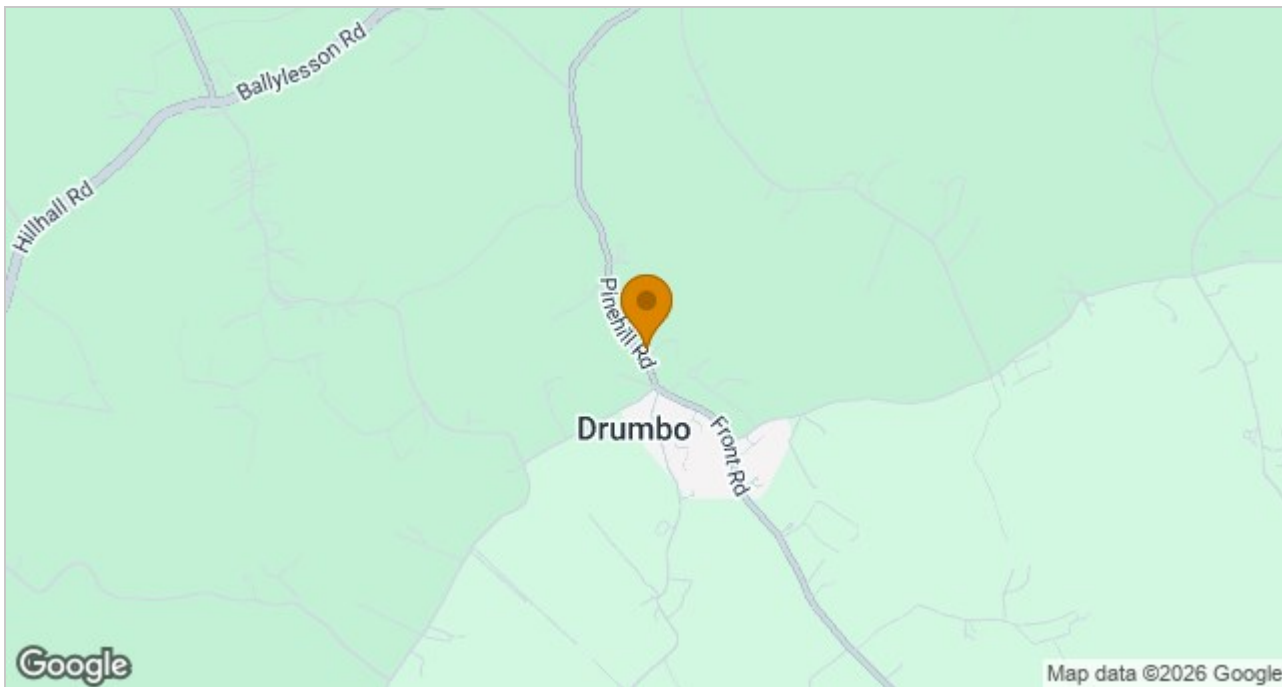
Rear elevation



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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