



Enjoying a quiet, end of cul-de-sac location this fabulous home enjoys a delightful semi-rural setting with views over rolling countryside yet remains convenient to many amenities in both Belfast and Lisburn as well as arterial road networks.

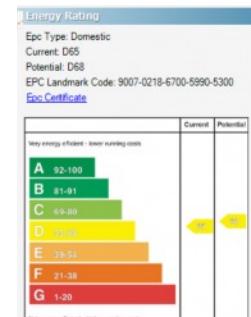
The property benefits from a double storey extension and offers flexible accommodation currently comprising three bedrooms and two separate reception rooms (or four bedrooms, one reception), spacious kitchen with integrated appliances and dining area, ground floor bathroom and en suite shower room on the first. Externally there is generous driveway parking, an extensive rear deck overlooking the lawn and surrounding fields.

Tastefully presented with a high spec finish throughout we recommend an internal viewing at your convenience.

**Offers Over  
£275,000**

6 Rural Cottages,  
Quarterlands Road,  
Drumbeg,  
BT27 5TW

**Viewing by  
appointment  
through agent  
028 9066 3030**





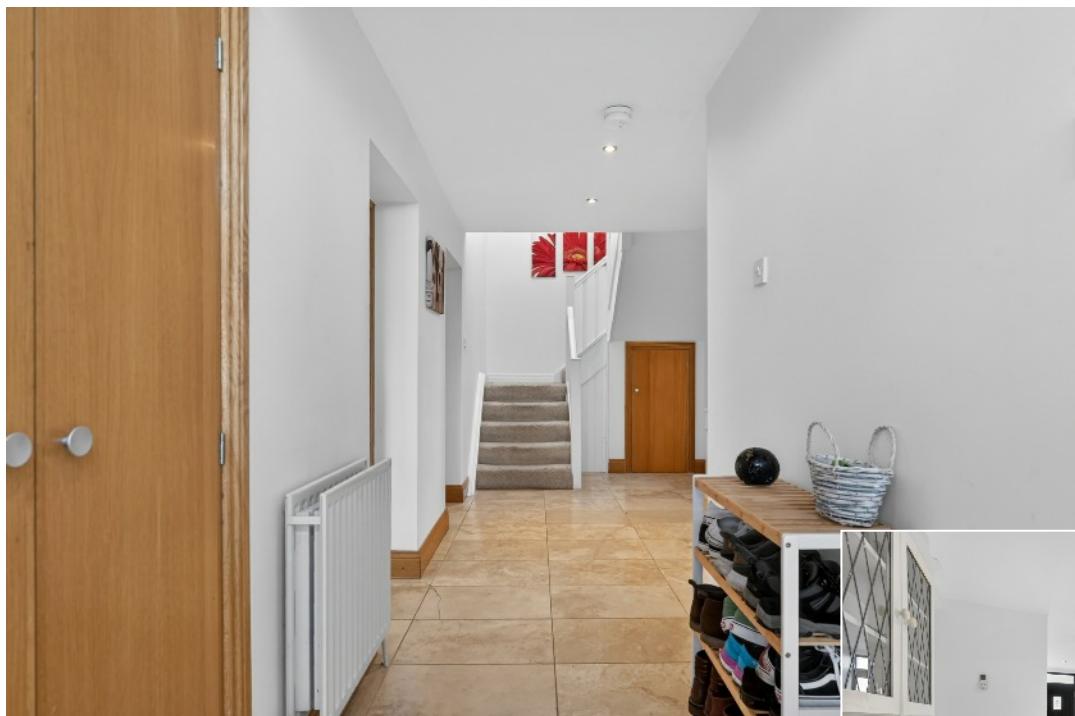
- Fantastic, deceptively spacious and modernised home in convenient semi-rural location
- Quiet, end of cul-de-sac setting with luscious views over open countryside
- Generous living room with oak wooden flooring and access onto rear deck
- Cosy family room (or fourth bedroom) with wood burning stove
- Modern fitted kitchen with comprehensive range of integrated appliances and dining area
- Ground floor fully tiled bathroom with modern white suite
- Master bedroom with en suite shower room and study/nursery/walk-in robe (with light, power, radiator and window)
- Two additional bedrooms (or three if using the family room as fourth bedroom)
- Driveway parking for multiple vehicles, extensive rear decking and generous garden in lawn
- uPVC double glazed, oil fired central heating, high level of insulation throughout

The Property Comprises:

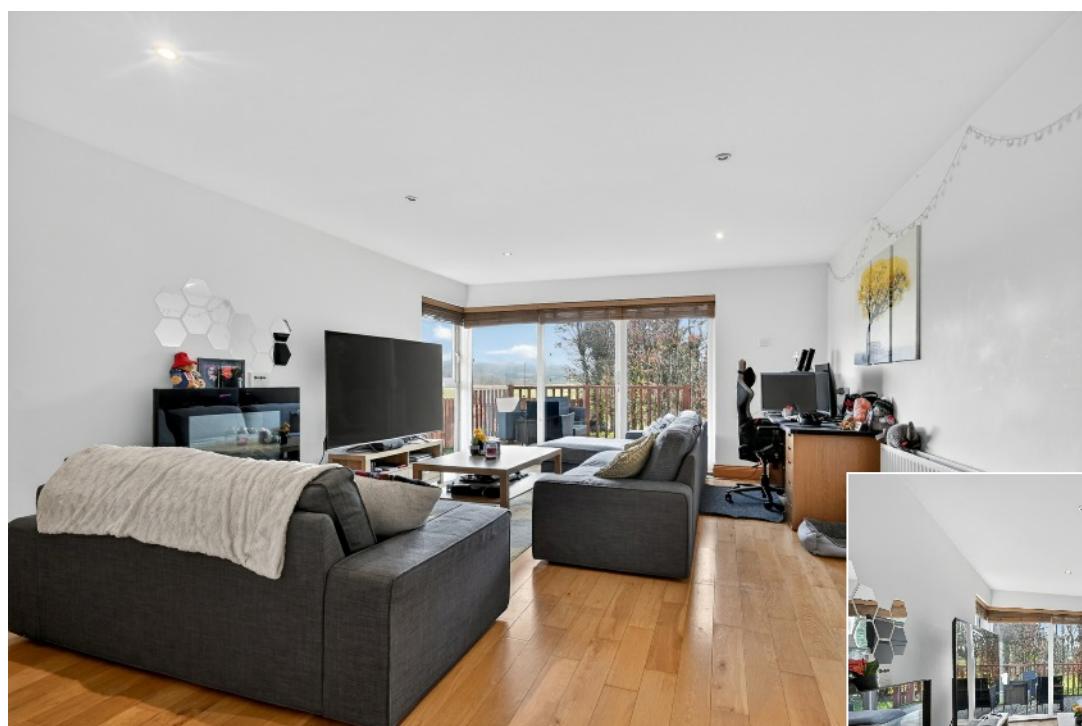
Ground Floor

Wooden front door with double glazed side and over panels to . . .

RECEPTION HALL: Travertine tiled floor, electric cupboard and storage under stairs.



LIVING ROOM: 19' 0" x 14' 4" (5.79m x 4.37m) Oak wooden floor, recessed low voltage Spot lights, inset electric fire, feature floor to ceiling corner window and sliding door to decking.



KITCHEN/DINING: 19' 7" x 11' 0" (5.97m x 3.35m) Modern fitted kitchen with extensive range of high and low level units, granite work surfaces, sink unit, extractor hood, recessed spot lighting, travertine tiled floor, door to rear.



FAMILY ROOM/BEDROOM (4): 12' 7" x 11' 6" (3.84m x 3.51m) Matching tiled floor, wood burning stove on slate hearth.



BEDROOM (2): 13' 9" x 8' 4" (4.19m x 2.54m) Matching tiled floor.



BATHROOM: 9' 6" x 6' 2" (2.9m x 1.88m) Fully tiled modern white bathroom suite comprising low flush WC, wash hand basin, panelled bath with mixer taps and telephone hand shower.



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## First Floor

LANDING: Door to walk-in roofspace storage. Walk-in hotpress with pressurised tank.

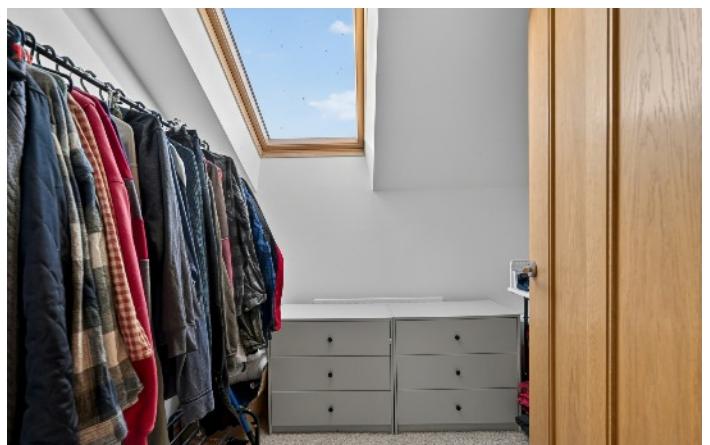
BEDROOM (1): 14' 5" x 14' 5" (4.39m x 4.39m) (not including entrance)

ENSUITE SHOWER ROOM: 11' 10" x 6' 0" (3.61m x 1.83m) Luxury fully tiled white suite comprising low flush WC, wash hand basin, corner shower tray, recessed spotlights, extractor fan, velux window.



WALK-IN ROBE/STUDY: 7' 5" x 6' 2" (2.26m x 1.88m) Light and power, radiator velux window.

BEDROOM (3): 10' 1" x 9' 7" (3.07m x 2.92m) Velux window.



## Outside

Tarmac driveway offering off street parking.

Extensive rear decking with handrails and balustrades. Level lawn with border fencing and hedging.



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## Location:

Leaving Belfast on the Upper Malone Road continue past Lady Dixon's Park, Malone Golf Club and Bob Stewart's Spirit Grocer onto the Ballyskeagh Road. Shortly after Bob's turn left onto Quarterlands Road, Rural Cottages is then the second cul-de-sac on your left.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
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