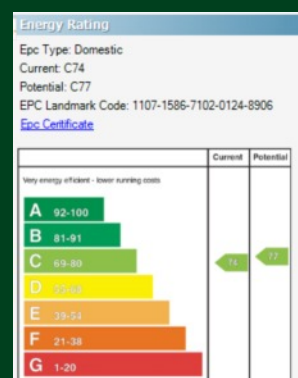




2 Gowan Heights,
Drumbeg, Upper Malone,
Belfast,
BT17 9LZ

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 663030





Situated on a generous landscaped plot within the highly sought-after Gowan Heights development, this superbly modernised detached family home offers spacious and versatile accommodation extending to four generously sized bedrooms.

Beautifully presented throughout, the property combines expansive living space with stylish contemporary finishes, perfectly suited to modern family living. A welcoming and spacious entrance hall leads to two elegant reception rooms, together with an impressive open-plan kitchen, living and dining area. The contemporary kitchen is fully fitted with an excellent range of high and low-level units, engineered quartz worktops, integrated appliances, and a Quooker boiling water tap. The modern fully fitted kitchen is complemented by a separate utility room, providing excellent practicality for everyday family life.

The property further benefits from oil-fired

central heating, triple glazed windows, and solar panels with battery storage, enhancing both comfort and energy efficiency.

On the first floor, the property offers four spacious bedrooms, including a superb principal bedroom with contemporary en-suite shower room, alongside a stylish modern family bathroom.

Externally, the home benefits from mature private gardens, an extensive driveway providing ample parking, and an integral double garage.

Enjoying a peaceful yet highly convenient setting, the property is ideally located close to a range of local amenities, well-regarded schools, and excellent commuter links.



- Detached modern family home in the sought-after Gowan Heights development situated on a generous landscaped plot
- Four well-proportioned bedrooms, including principal bedroom with en-suite shower room
- Welcoming entrance hall leading to two well-presented reception rooms, offering flexible family living space
- Contemporary fitted kitchen featuring engineered quartz worktops, integrated appliances, Quooker boiling water tap, and a separate utility room
- Oil-fired central heating, triple glazed windows, and solar panels with battery storage, enhancing energy efficiency and comfort
- Mature private rear gardens, enhanced by bi-folding doors from the kitchen/living area opening onto the patio for seamless indoor-outdoor living
- Extensive driveway offering ample off-street parking, Zappi EV charger together with an integral double garage
- Well-positioned in a quiet residential setting, close to local amenities, reputable schools, and excellent transport connections

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The Property Comprises:

Ground Floor

Composite front door with glazed inset and side light to . . .

RECEPTION HALL: Porcelain tiled floor, mistral gallery.



FAMILY ROOM: 13' 8" x 11' 9" (4.17m x 3.58m) Cornice ceiling, outlook to front.



Glazed double doors through to . . .

LIVING ROOM: 17' 4" x 12' 6" (5.28m x 3.81m) (into bay). Limestone surround fireplace with gas coal fire and granite hearth, cornice ceiling, mature outlook to front.



CLOAKROOM & DOWNSTAIRS W.C.: White suite comprising close coupled wc, vanity unit with chrome mixer tap, part tiled walls, porcelain tiled floor.

UTILITY ROOM: 17' 3" x 4' 8" (5.26m x 1.42m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, porcelain tiled floor, triple glazed composite door to rear garden, service door to garage.



KITCHEN/LIVING/DINING: 31' 7" x 15' 3" (9.63m x 4.65m) (into bay). Contemporary modern fully fitted kitchen, excellent range of high and low level units, engineered quartz worktops, built-in high level Siemens oven with combi microwave oven and warming drawer below, integrated fridge, pull-out larder cupboard, dishwasher, single drainer stainless steel 1.5 bowl sink unit with Quooker tap, breakfast island with engineered quartz worktop, integrated Siemens induction hob with extractor fan above, built-in breakfast bar with pull-up electric sockets. Open to ample dining and living space with porcelain tiled floor, beautiful picture window with mature outlook over garden, uPVC triple glazed bifolding doors to rear garden, raised cast iron wood burning stove with feature granite mantle, built-in cabinets below, low voltage spotlights.





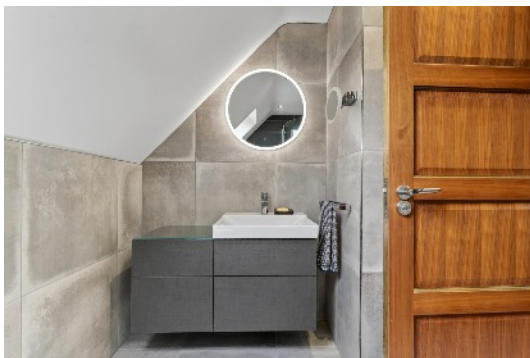
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First Floor

LANDING: Access to roofspace, hotpress with lagged copper cylinder and built-in shelving above.

BEDROOM (1): 17' 8" x 15' 4" (5.38m x 4.67m) Wall to wall built-in wardrobes, excellent storage, mature outlook to front.

ENSUITE SHOWER ROOM: White suite comprising vanity unit with chrome mixer tap, built-in shower cubicle with Mira electric shower unit, low flush wc, fully tiled walls, porcelain tiled floor, heated towel rail, low voltage spotlights, Velux window, underfloor heating.



BEDROOM (2): 13' 10" x 12' 6" (4.22m x 3.81m) Outlook to front.



BEDROOM (3): 12' 6" x 12' 3" (3.81m x 3.73m)



BEDROOM (4): 14' 2" x 11' 9" (4.32m x 3.58m) Outlook to front.



BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, mirror recess an LED touch screen light, built-in shower cubicle with Mira electric shower unit, fully tiled walls, free standing bath with chrome mixer tap, heated towel rail, porcelain tiled floor, underfloor heating.



Outside

GARAGE: 19' 1" x 17' 4" (5.82m x 5.28m) Twin up and over doors, light and power, battery pack for solar panels, oil fired boiler.

Enclosed gardens laid in extensive lawns with paved patio areas ideal for barbecuing and outdoor entertaining, excellent degree of privacy, mature trees and shrubs, boundary hedging, outside tap, garden shed, solar panels, uPVC fascias and soffit boards. Zappi EV charger and power sockets to the side. Front garden laid in lawns with driveway parking.

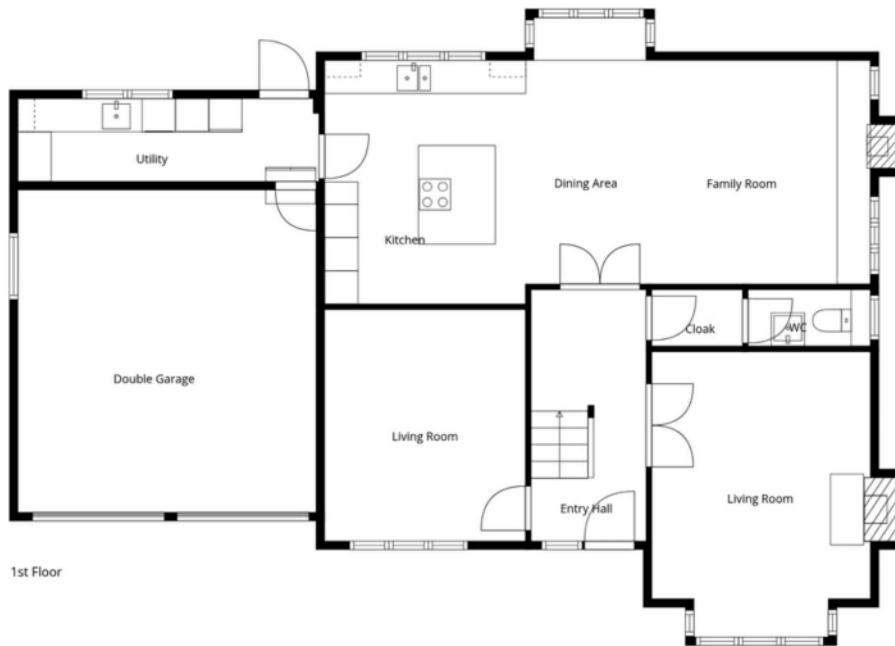




Location:

Heading out of Belfast on Upper Malone Road go past Malone Golf Club, turn left onto Drumbeg Road, Turn right into Rosevale and veer right and continue up the hill into Gowan Heights

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Sizes And Dimensions Are Approximate. Actual May Vary.

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