

TEMPLETON  
ROBINSON



41 Dows Road,  
Drumbo,  
Belfast,  
BT8 8LB

Asking Price  
£1,550,000

Viewing by  
appointment with  
& through agent  
028 90 663030





41 Dows Road, Drumbo presents a remarkable opportunity to acquire a newly constructed contemporary residence extending to approximately 5,500 sq ft and set on a beautifully elevated 1.5-acre site. Designed to fully embrace its outstanding panoramic views, the home features extensive floor-to-ceiling glazing that floods the interior with natural light and enhances the connection with its scenic surroundings.

This private and sophisticated residence showcases cutting-edge energy-efficient technology throughout, including full underfloor heating, triple glazing, a 5.2 kW solar panel system, and a heat recovery ventilation system ensuring year-round comfort and air quality. A comprehensive security camera system provides added reassurance.

Upon entering, a striking glazed link immediately establishes a sense of openness and architectural elegance, guiding you seamlessly through the generous living spaces. The heart of the home is its expansive open-plan kitchen, living, and

dining area — a superb setting for both everyday family life and entertaining.

The first floor hosts four spacious double bedrooms, each positioned to maximise natural light and capture uninterrupted views across the surrounding countryside. Flexible accommodation also allows for dedicated space for a home gym, private living quarters, office, or additional leisure room to suit individual lifestyle needs.

The impressive grounds complement the home perfectly, with a beautifully designed patio ideal for outdoor dining and a unique feature seating area positioned around a statement planted tree — a striking fusion of contemporary landscape design and nature. A large double garage further enhances the practicality of this exceptional property.

Combining luxury, space, efficiency, and breathtaking views in a highly desirable location, 41 Dows Road, Drumbo is a truly outstanding home that must be viewed to be fully appreciated.



- Exceptional newly built contemporary residence extending to approx. 5,500 sq ft on a superb 1.5-acre elevated site with panoramic countryside views
  - Bright, open and luxurious living spaces with floor-to-ceiling glazing throughout
- Five generous double bedrooms, including four upstairs and three en suites, finished to a contemporary standard
- Full underfloor heating to both floors with high-performance insulation for optimum comfort and efficiency
  - Triple glazing, 5.2 kW solar panel system, and heat recovery ventilation supporting excellent energy performance
- Stylish feature timber staircase, premium tiling/wood flooring to main living areas, and carpets to bedrooms
- Contemporary wood-burning stove to the main living space and feature electric fire to the lounge
- Flexible accommodation allows for dedicated space for a home gym, private living quarters, office, or additional leisure room to suit individual lifestyle needs
- Double integrated garage with electric remote-controlled Ecoscape doors and EV charging point
  - Secure and private setting with electric entrance gates, CCTV and alarm system
- Beautifully landscaped gardens with extensive patio areas for outdoor dining and entertaining
- Traditional cavity wall construction, natural slate roof, galvanised rainwater goods, and asphalt driveway with granite detailing
  - Separate multi-use outbuilding ideal for a gym, studio or storage + NHBC 10-Year Warranty

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



The Property Comprises:

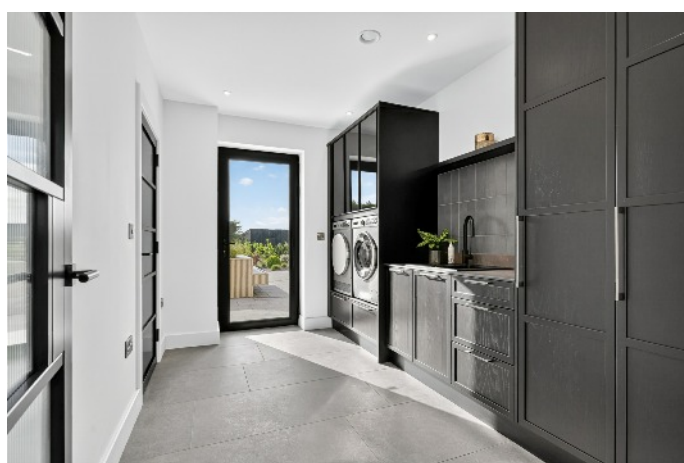
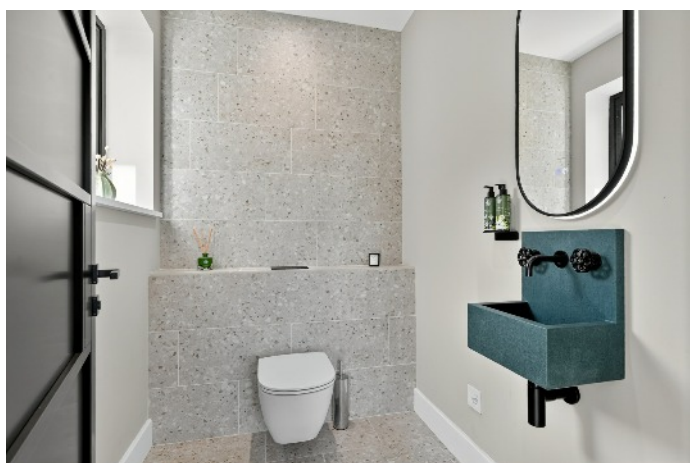
## Ground Floor

Aluminium double glazed front door and side light to . . .

SPACIOUS RECEPTION HALL: Porcelain tiled floor, minstrel gallery, excellent views across rolling countryside, part wood panelled panelling, built-in storage cupboard.

DOWNSTAIRS W.C.: White suite comprising close coupled wc, floating wash hand basin with mixer tap, porcelain tiled floor, part tiled walls, extractor fan, low voltage spotlights.

UTILITY ROOM: 12' 10" x 7' 11" (3.91m x 2.41m) Excellent range of high and low level units, Decaton worktops, single drainer sink unit with mixer tap,, vented for tumble dryer, glazed display cabinets, glazed access door to rear garden, access to boiler room, integrated fridge, built-in cupboard.



Glazed double doors from hallway to . . .

DINING ROOM: 20' 9" x 13' 11" (6.32m x 4.24m) Uninterrupted views across Lagan Valley to Antrim Hills. Glazed double doors to . . .

LIVING ROOM: 17' 1" x 16' 8" (5.21m x 5.08m) Triple aspect windows, excellent views across to Lagan Valley to the Antrim Hills, raised contemporary gas fire.



KITCHEN/LIVING/DINING: 35' 8" x 21' 5" (10.87m x 6.53m) Modern fully fitted kitchen with excellent range of high and low level units, built-in display unit, large built-in wine cooler, integrated fridge, pull-out larder cupboard with feature lighting and walnut shelving, five ring induction hob with suction extractor fan, built-in high level Neff oven and combi microwave, breakfast island unit with Decaton worktop, sink unit with Quooker tap, integrated dishwasher and freezer, built-in breakfast bar, excellent views across Lagan Valley to Antrim Hills, aluminium double glazed sliding door to patio garden, cast iron wood burning stove, additional built-in oven, porcelain tiled floor, picture windows across courtyard, aluminium double glazed sliding door to courtyard.



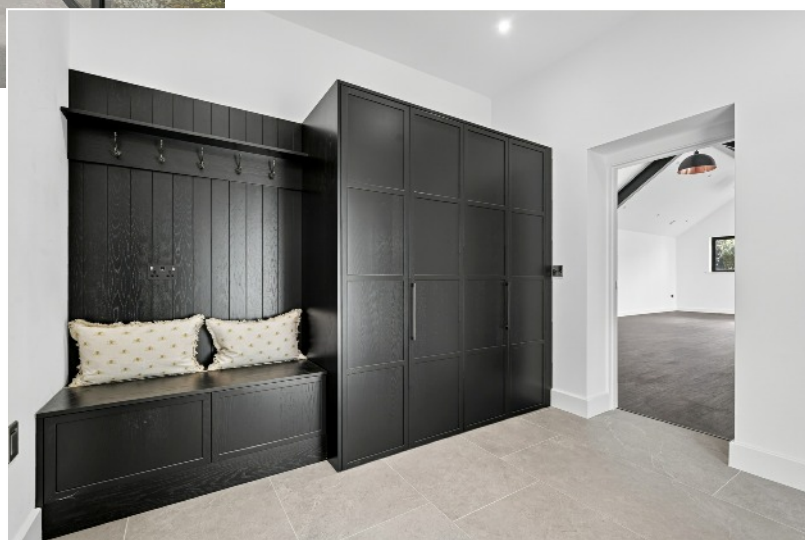


Glazed access door to . . . .

SUN ROOM: 16' 7" x 15' 6" (5.05m x 4.72m) Glass atrium and 180 degree views across rolling countryside.



WALK-IN PANTRY: Porcelain tiled floor, built-in shelving with Decaton worktops, low voltage spotlights. Access through glass corridor with views to rolling countryside to Antrim Hills to . . .  
BOOTROOM: Extensive range of built-in cupboards, porcelain tiled floor.



DOUBLE GARAGE: 23' 6" x 20' 1" (7.16m x 6.12m) Electric up and over doors, Beam vacuum system, pressurised water cylinder and boiler. Access to . . .

GAMES ROOM/BEDROOM/ANNEX: 37' 5" x 16' 9" (11.4m x 5.11m) Aluminium double glazed sliding door to courtyard, dual aspect windows, vaulted ceiling with exposed steel beam, low voltage spotlights.

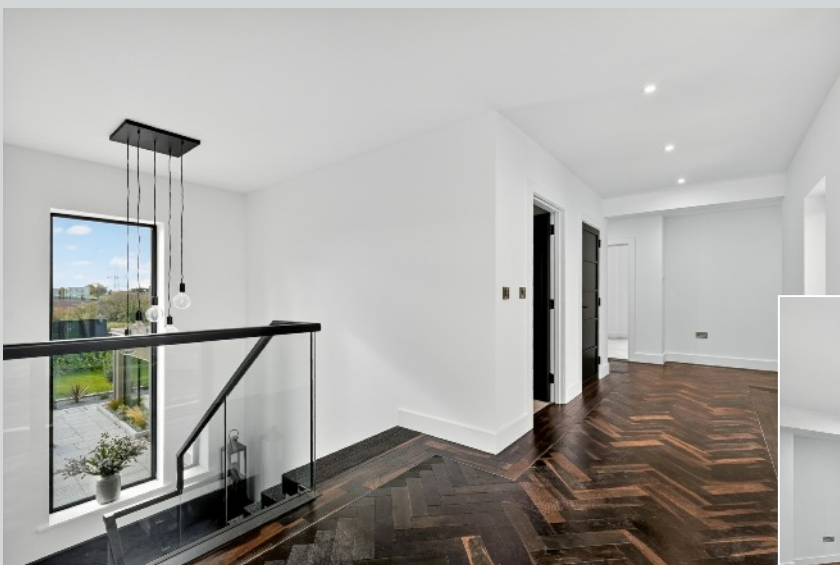


Access to . . .

ENSUITE SHOWER ROOM: White suite comprising walk-in double shower unit with overhead shower, low flush wc, vanity unit with mixer tap and Decaton worktop, porcelain tiled floor, fully tiled walls, heated towel rail.

### First Floor

LANDING: Oak herringbone wooden floor, minstrel gallery with excellent views across Belfast to Harland and Wolff and Antrim Hills.





BEDROOM (1): 16' 8" x 12' 9" (5.08m x 3.89m) Triple aspect windows with excellent views across rolling countryside, built-in shelving, low voltage spotlights.

LARGE WALK-IN DRESSING AREA: 11' 11" x 9' 2" (3.63m x 2.79m) Extensive range of wall to wall built-in cupboards and wardrobes, low voltage spotlights.



Access to . . .

ENSUITE BATHROOM: White suite comprising Jack and Jill vanity unit with built-in cabinet below, Lusso bath with mixer tap, close coupled wc, walk-in double shower unit with double overhead brass shower unit, two brass heated towel rails, fully tiled walls, porcelain tiled floor, built-in display units, low voltage spotlights, hatch to roofspace, views across rolling countryside.





BEDROOM (2): 15' 11" x 11' 11" (4.85m x 3.63m) Dual aspect windows with excellent views across Antrim Hills to Harland and Wolff, low voltage spotlight. Access to . . .

ENSUITE SHOWER ROOM: White suite comprising close coupled wc, vanity unit with gold mixer tap, walk-in shower with slate tray, drying area and gold overhead shower unit, gold heated towel rail, fully tiled walls, porcelain tiled floor.



BEDROOM (3): 16' 8" x 16' 8" (5.08m x 5.08m) Low voltage spotlights, hatch to roofspace, views to rolling countryside.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with mixer tap, walk-in shower with slate tray, overhead shower unit, heated towel rail, porcelain tiled floor, fully tiled walls.



Sliding door to . . .

WALK-IN WARDROBE/STUDY AREA: 6' 5" x 5' 10" (1.96m x 1.78m)

BEDROOM (4): 14' 0" x 11' 11" (4.27m x 3.63m) Low voltage spotlights, excellent views across rolling countryside to Antrim Hills.

BOILER HOUSE: Warmflow pressurised water cylinder.

FAMILY BATHROOM: 11' 8" x 10' 3" (3.56m x 3.12m) White suite comprising low flush wc, vanity unit with mixer tap and built-in cabinet below, Lusso bath with mixer tap, walk-in shower with overhead shower unit, feature sensor lighting, porcelain tiled floor, fully tiled walls, heated towel rail.



## Outside

Access via electric gates to tarmac driveway with brick paved patio area leading to double garage. Sitting on approximately 1.5 acres of landscaped gardens laid in extensive lawns with flower beds and shrubs, mature planting with excellent views across rolling countryside to Belfast and the Antrim Hills. Large courtyard with granite paving and built-in panelled centre piece with Japanese Acer, hot and cold water taps, outdoor electric socket for electric vehicle charger, feature lighting. Stone access to . . .

LARGE STORAGE ROOM/OUTBUILDING: Ideal for a number of different uses including home business, gym or office space. Built-in solar panels.









Location:

Dows Road, Drumbo

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

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