

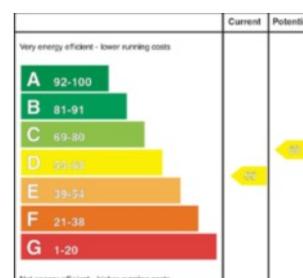


Set on a generous and private site in a highly sought-after location, this attractive detached bungalow offers comfortable, well-designed living ideal for a range of buyers. The property features three bedrooms, a modern family bathroom, and a bright open plan dining kitchen that creates a welcoming hub for everyday living and entertaining. To the front, a spacious driveway provides ample parking for multiple vehicles. The enclosed rear gardens offer excellent privacy and include attractive patio areas, perfect for outdoor dining, entertaining guests, or simply relaxing in a peaceful setting. Combining convenience, space, and a popular location, this delightful home presents a superb opportunity for those seeking single level living with generous outdoor space.

Offers Over
£299,950

14 Sandyhill Park,
Drumbeg,
BT17 9LS

Viewing by
appointment
through agent
028 9066 3030



- Extended detached bungalow, end of cul-de-sac location
- Bright & spacious living/dining room
- Extended kitchen/diner with solid wood kitchen with integrated appliances and range cooker & patio doors to rear decking
- Three Bedrooms & attic room
- Bathroom with white suite with roll top bath and separate shower
- Oil central heating with modern condensing boiler/Solid fuel link-up to central heating via multi-fuel stove
- uPVC double glazing, solid wooden floors throughout
- South facing, private rear garden with raised patio
- Large driveway with detached garage and parking for multiple cars, motorhome, caravan etc.
- Semi-rural quiet location
- Full fibre broadband connection, CCTV cameras and alarm system, cavity wall insulation
- Walking distance to parks and Lagan tow-path, Bob Stewarts pub and bus stop
- Easy driving access to Belfast, Lisburn, M1 and A55 Belfast Outer Ring Road
- Just a few minutes drive to Malone and Dunmurry Golf Clubs and Sir Thomas & Lady Dixon Park



The Property Comprises:

Entrance

ENTRANCE PORCH: Hardwood front door and inner glazed door. Solid wood floor, half tongue and groove panelling, single panel radiator.

Ground Floor

ENTRANCE HALL: 6' 11" x 4' 0" (2.11m x 1.22m) Hardwood glazed inner door with glazed side panel, solid wood herring-bone woodblock floor. Double panel radiator. "Dri-Master" positive ventilation system.

LIVING ROOM/DINING ROOM (L-SHAPED):: 20' 0" x 19' 7" (6.1m x 5.97m) Solid white oak broad plank flooring, three double panel radiators. Fireplace with multi-fuel stove linked to central heating system, aged timber beam over and black slate hearth.



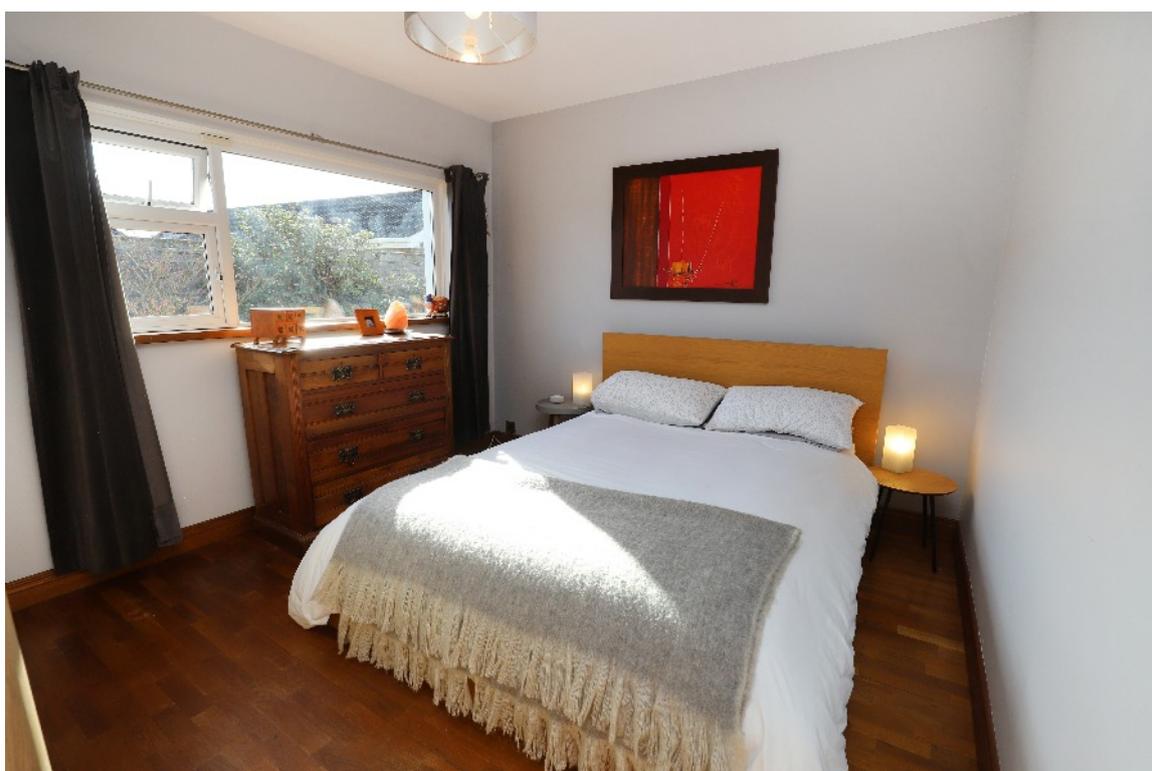
KITCHEN/DINER: 11' 6" x 6' 7" (3.51m x 2.01m) Part-vaulted ceiling with double glazed skylight, feature solid wood herring-bone woodblock floor. Extensive range of solid wood high- and low-level units, lighted glass display units and wine rack. Recently fitted integrated appliances to include frost-free fridge-freezer, Kenwood dishwasher, Hoover washing machine. Belfast sink, solid granite worktops. Feature Belfast brick cooker hood with Rangemaster gas and electric range (four gas rings, electric hot plate, plate warmer, fan oven, conventional oven, grill, drawer), light and extractor fan over. Part-tiled walls, mains recessed spotlights, under-unit lighting, mains heat alarm. Double panel radiator, thermostatically controlled kitchen plinth electric fan heater. Double glazed patio doors to rear decking.



BATHROOM: White suite with chrome fittings comprising roll-top bath with telephone hand shower, separate quadrant shower cubicle with tiled walls, electric Mira shower and fan-light over, pedestal wash hand basin, high flush wc. Solid wood floor, part tongue and groove walls and ceiling, chrome accessories, recessed lighting, extractor fan, double panel radiator.



BEDROOM (1): 12' 0" x 10' 1" (3.66m x 3.07m) (double) Solid wood floor, double panel radiator.



BEDROOM (2): 18' 6" x 8' 8" (5.64m x 2.64m) (double) Solid wood floor, built in floor to ceiling storage/robes, double panel radiator.



BEDROOM (3)/STUDY: 7' 2" x 6' 7" (2.18m x 2.01m) (single) Solid wood floor, double panel radiator. Hot press with pre-insulated copper cylinder and immersion heater.



ATTIC:

Floored, walled and insulated with double glazed skylight. Recessed lighting, power, single panel radiator, expansion radiator. Access to attic storage either side, part-floored with lighting.



Outside

FRONT: Front garden with large parking area in SMA (Stone Mastic Asphalt), brick wall and feature stone-clad pillars, granite kerbing, Aco channel drainage. Bordered by hedges, trees and shrubs. Side area for bins, gas bottles etc with outside security lights, two CCTV cameras and external power sockets: 13 and 16amp sockets (suitable for connecting to caravans, motorhome etc), hot and cold outside taps.

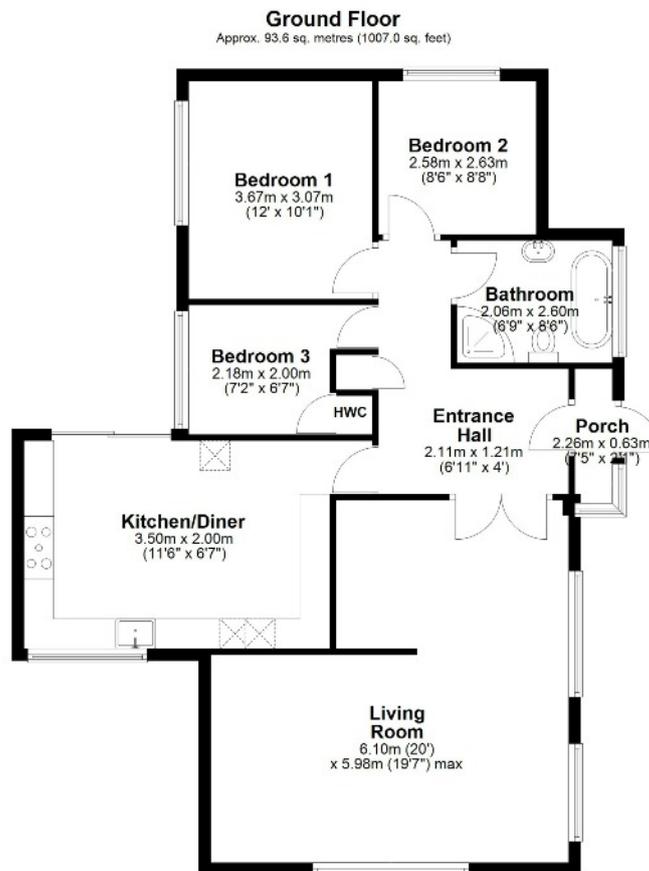
DETACHED GARAGE: 17' 3" x 8' 2" (5.25m x 2.49m) Up and over door, light, power, workbenches, timber-framed window. Enclosed storage area to side with PVC oil tank.

REAR: South facing, fully enclosed and private in lawn and raised stone patio area, composite timber decking with recessed deck lighting, Belfast brick and timber pergola. Outside security lighting, two CCTV cameras and external power sockets. Garden screened by high hedging and fencing with trees, shrubs, borders. Lean-to log store with light and external sockets, greenhouse, timber shed. Brick boiler house with modern Grant hi-efficiency condensing oil boiler, light and power, space for tumble dryer.



Location:

From Ballyskeagh Road, turn left onto Greenvale and left again onto Sandyhill Park and no.14 is at the bottom of the cul de sac on the right hand side.



14 Sandyhill Park, Drumbeg

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

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