



7 GREENVALE, DRUMBEG, BELFAST, BT17 9LR

- A Most Impressive And Exceptionally Well Presented Detached Bungalow Occupying A Spacious Cul De Sac Setting Within This Highly Desirable Location Close To Upper Malone And South Belfast
- This Superb Property Has Been Extensively Upgraded And Modernised To Make A Most Contemporary And Stylish Home
- Lounge With Travertine Tiled Fire Recess And Built In Media Units
- Spacious And Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors Leading To Large Timber Deck And Rear Garden
- Three Bedrooms
- Luxury Tiled Bathroom With White Suite To Include Bath, Quadrant Shower Cubicle And Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £285,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E43

REF:HG200825DL

- Spacious Front And Private Rear Gardens Laid In Lawns
- Timber Built Small Garage/Garden Store
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors (Newly Fitted 2021)
- PVC Fascias And Soffits / Alarm System
- New Internal Doors And Hockey Stick Architraves
- A superb opportunity to acquire one of these excellent bungalows within this ever popular and convenient residential area, we strongly recommend early viewing

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door and side panel. Travertine tiled floor. Recessed spotlights.

LOUNGE:

3.46m (11'4") x 3.37m (11'1")

Fire recess with Travertine tiled surround and hearth. Built in display shelves and cabinets.

SPACIOUS & LUXURY FITTED KITCHEN/DINING AREA:

7.12m (23'4") x 3.73m (12'3")

Excellent range of high and low level units. Marble effect worktops and upstands. Built in dining bar. Single drainer bowl and a half stainless steel sink unit. Swan neck mixer tap. Integrated double oven and touch control hob. Extractor hood in stainless steel canopy. Recessed spotlights. PVC double glazed double doors leading to timber deck and rear garden.

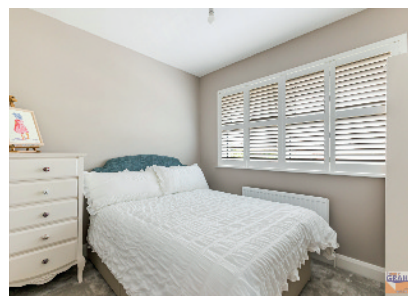


BEDROOM (1):
3.46m (11'4") x 3.32m (10'11")

BEDROOM (2):
3.01m (9'11") x 2.45m (8'0")



BEDROOM (3):
3.26m (10'8") x 2.11m (6'11")
Measurement taken to include hotpress.



LUXURY TILED BATHROOM WITH WHITE SUITE:

Panelled bath. Mixer tap and shower attachment. Quadrant shower cubicle. Thermostatic shower with drencher head and shower attachment. Wash hand basin with mono style mixer tap. Wall mirror with lighting. Close couple low flush WC. Chrome finish heated towel rail. Marble effect tiled walls and floor. Recessed spotlights.

ROOFSpace:
Wooden folding ladder to partly floored roofspace.

OUTSIDE:
Spacious cul-de-sac setting. Front garden laid in lawn with shrubs in slate bed. Tarmac driveway and parking space to front. Spacious and private rear garden laid in lawn. Large timber deck area and patio areas. Timber built garage/garden store with light and power.



TIMBER BUILT GARAGE/GARDEN STORE:
Light and power.

DIRECTIONS:
From Upper Malone Road proceed along Ballyskeagh Road, turn left into Sandyhill and then into Greenvale

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £12.50, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2025 to March 2026 £1592.15

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	43 E	
21-38	F		
1-20	G		

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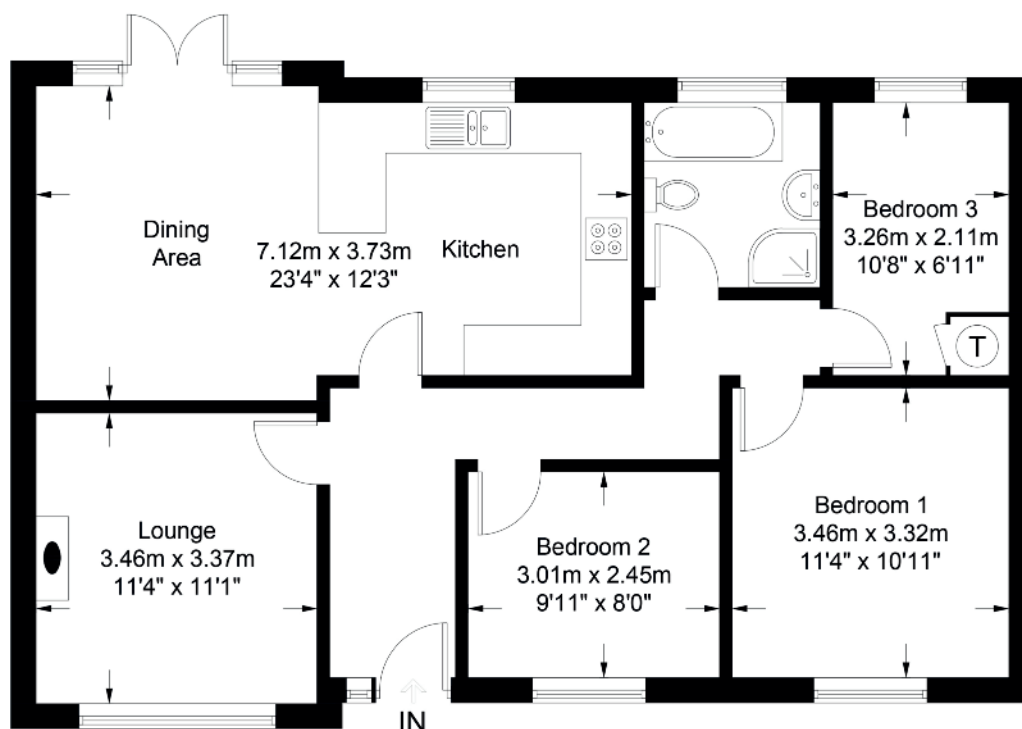


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1232071)



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