



## 8 SANDYHILL AVENUE, DRUMBEG, BELFAST, BT17 9LT

- A Most Impressive And Exceptionally Well Presented Detached Bungalow Occupying A Spacious And Private Setting Within This Highly Desirable Residential Location Close To South Belfast
- Spacious Lounge With Wall Mounted Flame Effect Fire And Large Corner Window Overlooking Front Garden
- Open Plan Dining Area And Luxury Fitted Kitchen With Integrated Appliances
- Three Bedrooms (One With Luxury Shower Room En Suite)
- Recently Fitted Luxury Bathroom With Bath And Large Shower Cubicle
- Spacious And Well Screened Gardens With Private Aspects And Mature Trees And Shrubs
- Recently Tarmaced Driveway And Parking Area

**PRICE: OFFERS IN THE REGION OF £299,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F30**

**REF:HG250725DL**

- Oil Fired Central Heating System With Condensing Type Boiler
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- An excellent opportunity to acquire one of these ever popular detached bungalows, this superb example has been recently upgraded and decorated to the highest standards making it ideal for downsizers or families seeking easy commuting to South Belfast and Lisburn, we strongly recommend early viewing.

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door and side panel. Limed oak laminated timber floor. Recessed spotlights.

### SPACIOUS LOUNGE:

**6.10m (20'0") x 3.50m (11'6")**

Wall mounted flame effect fire. Limed oak laminated timber floor. Recessed spotlights. Large corner window overlooking front garden. Open plan to dining area.

### DINING AREA:

**2.60m (8'6") x 2.70m (8'10")**

Limed oak laminated timber floor. Recessed spotlights. Open plan to kitchen.

### LUXURY FITTED KITCHEN:

**3.35m (11'0") x 2.60m (8'6")**

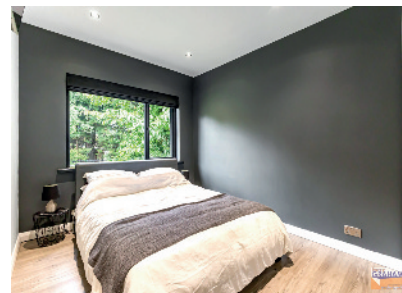
Range of high and low level units. Composite single drainer bowl and a half sink unit. Swan neck mixer tap. Hotpoint integrated oven and ceramic touch control hob. Extractor hood in stainless steel and glass canopy. Under unit lighting. Quartz effect worktops. Part tiled walls. Limed oak laminated timber floor. Recessed spotlights. PVC double glazed back door.



### **BEDROOM (1):**

**3.87m (12'8") x 2.76m (9'1")**

Limed oak laminated timber floor. Recessed spotlights. Built in robe.



### **LUXURY TILED SHOWER ROOM EN SUITE**

Quadrant shower cubicle. Thermostatic power shower with drencher head and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Hotpress.

### **BEDROOM (2):**

**5.50m (18'1") x 2.45m (8'0")**

Limed oak laminated timber floor.



### **BEDROOM (3):**

**3.04m (10'0") x 2.75m (9'0")**

Limed oak laminated timber floor.

Recessed spotlights.



### **RECENTLY FITTED SPACIOUS AND LUXURY BATHROOM:**

White suite. Panelled bath with centre mount mixer tap. Large quadrant shower cubicle with Mira electric shower. Vanity unit with wash hand basin and mono style mixer tap. tiled splashback with recessed mirror. close couple low flush wc. Part tiled walls. Ceramic tiled floor. Recessed spotlights.



### **OUTSIDE:**

Front and rear gardens with private aspects. Mature trees and shrubs. Tarmac driveway. 2 small outside stores. Concrete sectional garage.

### **TENURE:**

We have been advised the tenure for this property is leasehold and the annual ground rent is £17, we recommend the purchaser and their solicitor verify the details.

### **RATES PAYABLE:**

For period April 2025 to March 2026 £1,637.64



### **DIRECTIONS:**

From Ballyskeagh Road turn into Sandyhill, then turn left into Sandyhill Park and then right into Sandyhill Avenue, number 8 is on the left.

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



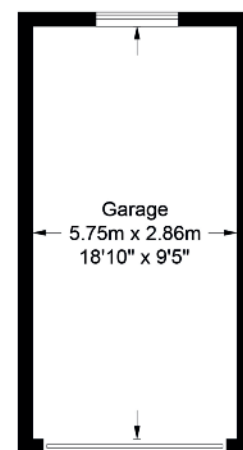
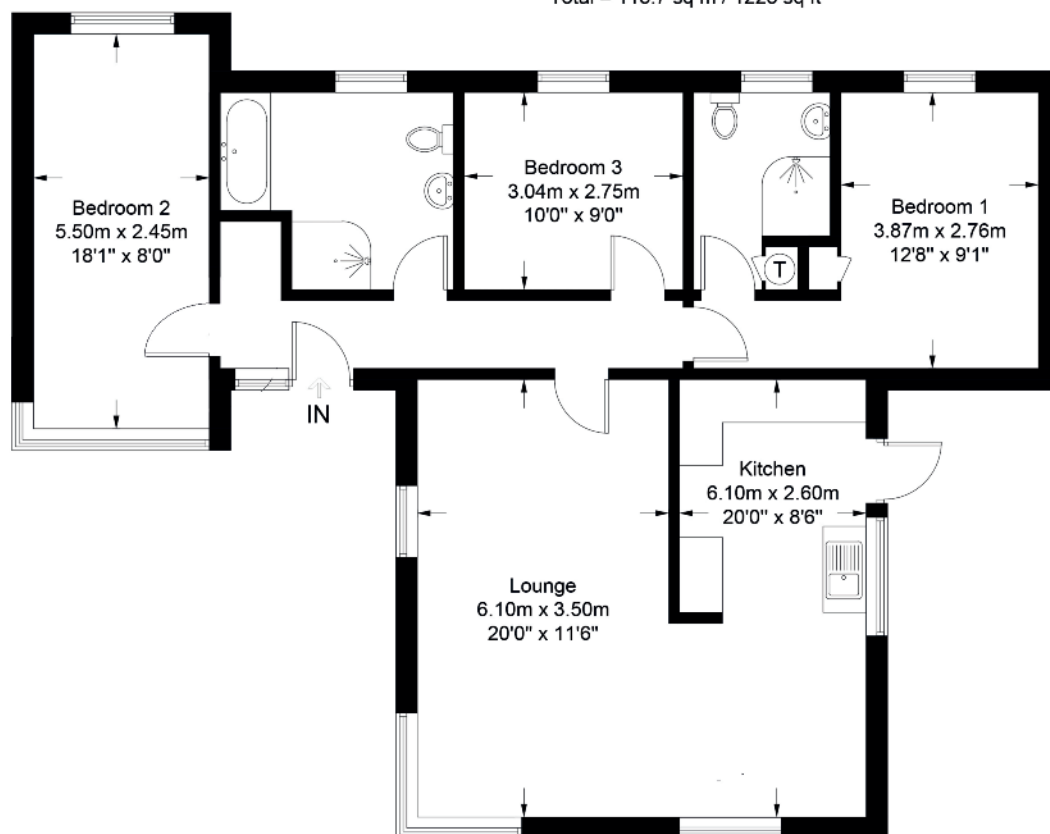
## 8 Sandyhill Avenue, Drumbeg

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft

Garage = 16.4 sq m / 176 sq ft

Total = 113.7 sq m / 1223 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		38 F
1-20	G		



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © 2025 (1225082)



## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

# www.hgraham.co.uk

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