



Situated in the heart of Drumbo, this deceptively spacious detached bungalow is situated on a good sized site with formal gardens, a rear yard and extensive outbuilding ideal for many potential uses.

Internally the accommodation offers a spacious entrance hall with cloaks cupboard, lounge, conservatory, dining room/bedroom 4 and separate sitting room. There is a modern fitted kitchen with breakfast and separate utility room. There are three further good sized bedrooms, and a modern bathroom.

There is a one bedroom integral apartment with its own separate access.

Externally the generous gardens offer privacy and maturity with lawns, flowerbeds, a variety of trees and shrubs with 360 panoramic views of the surrounding countryside. The location itself is a noteworthy feature with Malone and Dunmurry Golf Clubs being very close by, also Lisburn and Belfast.

Offers Over
£475,000

41 Tullyard Road,
Drumbo,
LISBURN,
BT27 5JN

Viewing by
appointment
through agent
028 9066 3030



- Spacious Detached Bungalow on Semi-Rural Site with 360 Panoramic Country Views
- Entrance Hall with Cloaks Cupboard
- Lounge and Separate Dining Room/ Bedroom 4
- Conservatory and Sitting Room
- Modern Fitted Kitchen with Breakfast Area
- Utility Room
- Three Further Well Proportioned Bedrooms
- Modern Bathroom
- One Bedroom Self Contained Apartment attached with Separate Access
- Oil Fired Central Heating / Double Glazed Windows
- Beautiful Surrounding Gardens in Large Lawns, Trees and Bushes
- Access to Rear Yard and Large Outbuilding and Yard, Ideal for Many Uses Depending on the New Buyers Requirements
- Further Outbuilding with Potential for Home Office

The Property Comprises:

Ground Floor

Mahogany effect uPVC front door to . . .

ENTRANCE HALL: Cloaks cupboard, cornice ceiling, wood floor.

LOUNGE: 19' 8" x 17' 11" (5.99m x 5.46m) (at widest points). Mahogany fireplace with polished brass, tiled inset and hearth, gas coal effect fire, cornice ceiling, low voltage spotlights.



Sliding door to . . .

CONSERVATORY: Ceramic tiled floor, double doors to garden.

DINING ROOM/BEDROOM (4): Cornice ceiling.



SITTING ROOM: 13' 11" x 10' 11" (4.24m x 3.33m) (at widest points). Laminate wood effect floor, cornice ceiling.



MODERN FITTED KITCHEN & BREAKFAST AREA: 19' 7" x 15' 1" (5.97m x 4.6m) (at widest points). Range of high and low level units, granite effect work surfaces, brick alcove with Belling range style cooker, space for fridge freezer, built-in wine rack, part tiled walls, ceramic tiled floor, pine ceiling with spotlights.



UTILITY ROOM: Range of units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, ceramic tiled floor.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, ceramic tiled floor, extractor fan.

INNER HALL:

BEDROOM (1): 13' 7" x 12' 4" (4.14m x 3.76m) (at widest points into robe). Range of built-in robes and dressing table.

BEDROOM (2): 12' 4" x 10' 11" (3.76m x 3.33m) (at widest points into robe). Range of built-in robes.



BEDROOM (3): 11' 2" x 10' 11" (3.4m x 3.33m) (at widest points into robe). Range of built-in robes and dressing table.

BATHROOM: Colored suite comprising low flush wc, corner panelled bath, shower cubicle, vanity unit with wash hand basin, fully tiled walls, ceramic tiled floor, tongue and groove ceiling.

ATTACHED ANNEX/ONE BED APARTMENT: (With own access).

uPVC front door to . . .

ENTRANCE HALL: Laminate wood effect floor.

LOUNGE: 13' 0" x 11' 5" (3.96m x 3.48m) (at widest points). Laminate wood effect floor, low voltage spotlights, understairs storage.

MODERN FITTED KITCHEN: 8' 6" x 6' 8" (2.59m x 2.03m) (at widest points). Range of high and low level units, work surfaces, 1.5 bowl single drainer, stainless steel sink unit, integrated oven and hob, plumbed for washing machine, laminate wood effect floor.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, extractor fan.

BEDROOM: 12' 10" x 10' 8" (3.91m x 3.25m) (at widest points). Velux window, storage into eaves.



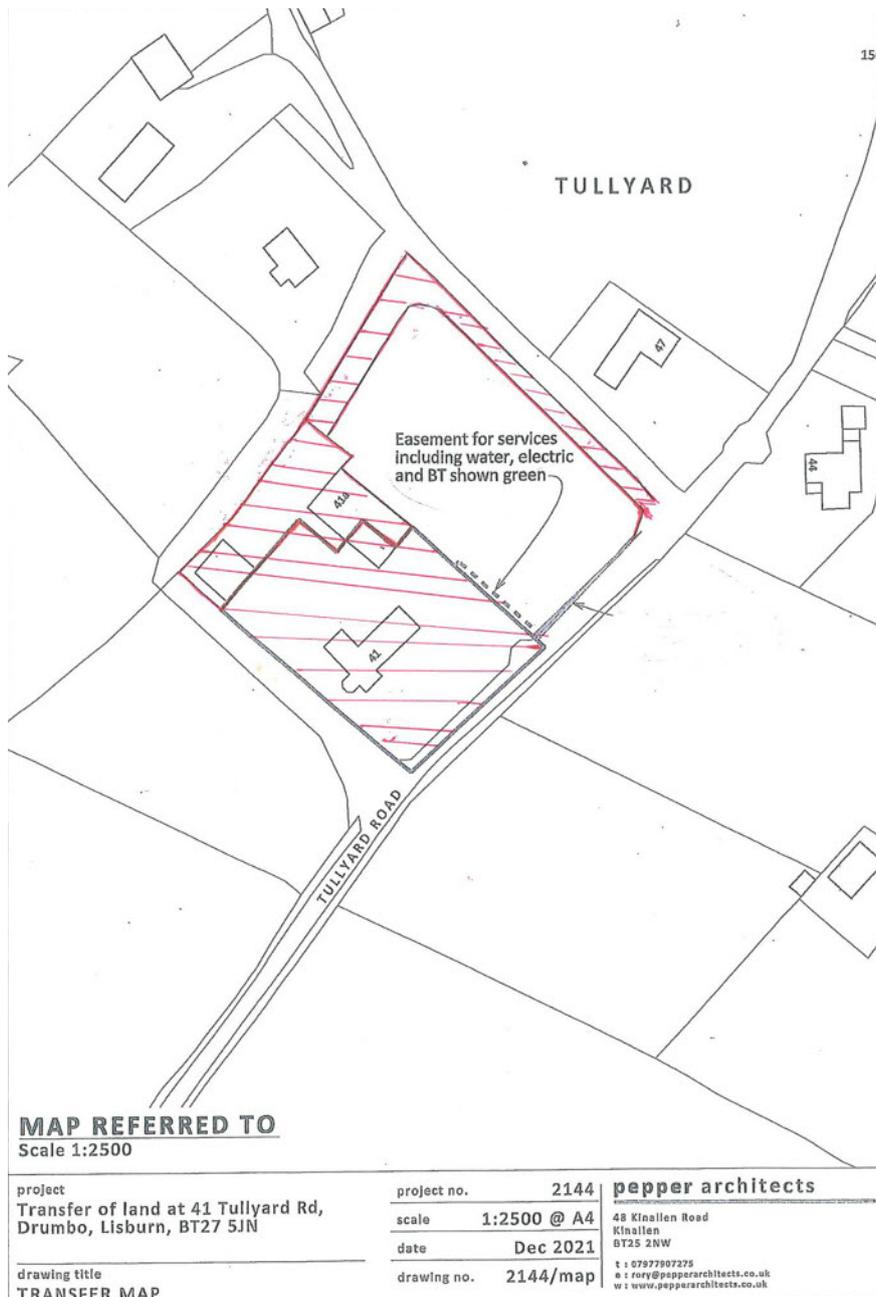
Outside

Excellent sized surrounding gardens in lawns with mature trees and hedging bordering the site, beautiful country views from the side and rear over open countryside. South westerly facing paved patio area. Electric entrance gates to asphalt driveway for several cars to . . .

DETACHED GARAGE: 22' 7" x 16' 7" (6.88m x 5.05m) (at widest points). Roller shutter door, light and power and boiler house with oil fired boiler.

Laneway from rear of property and further separate access to yard and large storage building (previously has commercial planning).





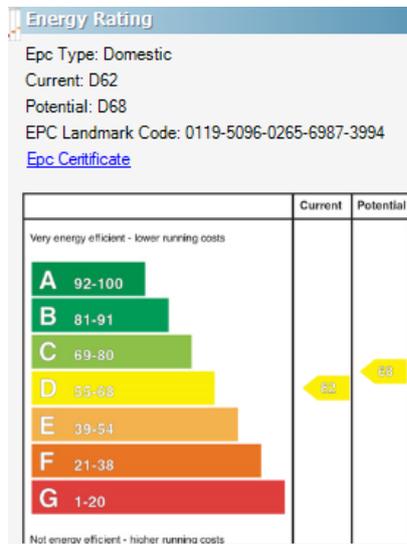
Location:

From crossroads at Homestead end of Drumbeg Road go straight across and up Drumbo Road which becomes Tullyard Road, number 41 is on the right hand side.



Attached Apartment

Total area: approx. 2575.6 sq. feet
41 Tullyard Road, Lisburn



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