

simonBRIEN
RESIDENTIAL

219 Mealough Road,
Drumbo, BT27 5LE



Asking Price £229,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Semi-Detached Family Home Constructed In 2016
- Beautifully Presented Accommodation Throughout
- Three Generous Bedrooms
- Spacious Living Room With Wood-Burning Stove
- Superb Modern Fully Fitted Kitchen With Range Of Appliances Open To Living / Dining Area
- Separate Utility & Downstairs Cloakroom
- Family Bathroom & Ensuite
- Oil Fired Central Heating
- PVC Double Glazing
- Pleasant Enclosed Gardens To Rear In Lawns & Patio
- Driveway Parking To Front For Three Cars
- Popular & Convenient Semi-Rural Location Within Comfortable Commuting Distance Of Belfast City Centre

SUMMARY

Beautifully situated in this peaceful semi-rural location, the property is also well placed approximately 15 minutes from Belfast with nearby transport routes connecting further afield. In addition, the property is well placed close to local amenities within the greater area, and arrange of excellent schooling.

The accommodation which is exceptionally well presented, provides a layout of spacious living room, together with superb open plan kitchen / living / dining area, separate utility room, together with three bedrooms, family bathroom, and ensuite. Externally, the property benefits from pleasant enclosed gardens to rear, with gardens to front and generous driveway parking.

Likely to be of interest to the young family or professional. Viewing is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Hardwood front door leading to:

ENTRANCE HALL:



CLOAKROOM:

Low flush WC. Wash hand basin. Tiled floor.

LIVING ROOM:

16' 9" x 13' 4" (5.11m x 4.06m)

Wood-burning stove.



KITCHEN / LIVING / DINING AREA:
27' 0" x 19' 8" (8.23m x 5.99m)
(at widest points)

In the kitchen - excellent range of high and low level units. Single drainer stainless steel sink unit. Central island unit. Recessed for Range cooker. Integrated dishwasher and fridge/freezer. Tiled floor. Patio doors to rear.



UTILITY ROOM:
7' 5" x 4' 3" (2.26m x 1.3m)

Single drainer sink unit. High and low level units. Plumbed for washing machine.





FIRST FLOOR

BEDROOM (1):

13' 9" x 11' 0" (4.19m x 3.35m)

Built-in wardrobe.

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin. Tiled floor.



BEDROOM (2):

12' 7" x 10' 9" (3.84m x 3.28m)

BEDROOM (3):

9' 6" x 8' 4" (2.9m x 2.54m)



BATHROOM:

White suite comprising panelled bath with mixer taps. Separate shower enclosure. Low flush WC. Pedestal wash hand basin.



LANDING:

Hotpress. Access to partially floored roof space.

OUTSIDE

Gardens to front and rear in lawns in patio. Driveway parking.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/21/SO



EPC REF: 9261-3996-0100-9625-6831

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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