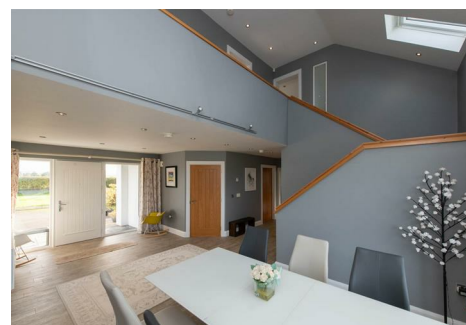




46a Ballymartin Road, Templepatrick, Ballyclare, BT39 0BS

Offers Over £435,000

- Detached
- 2+ Reception Rooms
- Luxury white bathroom suite
- Downstairs cloaks (or shower room)
- Large detached garage
- 3 Bedrooms plus study room (1 ensuite shower room)
- Luxury fitted kitchen with large lounge / dining area (22'5 x 21'1)
- Luxuriously presented throughout
- Utility Room
- Magnificent generous site enjoying views over countryside

46a Ballymartin Road, Ballyclare BT39 0BS

This fabulously designed, individually styled detached home is luxuriously presented throughout, offering exceptional space, style and versatility. The welcoming reception hall leads to a large lounge, while the impressive 22'5" x 21'1" kitchen and dining area features a luxury fitted kitchen with central island and access to the rear garden and outbuilding. The accommodation comprises three well-appointed bedrooms, including a principal bedroom with ensuite shower room, a separate study, luxury white bathroom suite and additional downstairs cloakroom or shower room. A utility room, large detached garage and generous private site further enhance this superb property, which enjoys magnificent countryside views, just 2.5 miles from Templepatrick Village and 12 miles from Belfast.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

22'5 (at max) x 15'2

Ceramic tiled flooring, composite front door, downlighters

Lounge

22'9 x 15'11

Ceramic tiled flooring, patio doors, downlighters, gas stove

Kitchen

22'5 x 21'1

Luxury fitted kitchen with range of high and low level units, stainless steel sink unit with mixer Quooker tap, built in Neff ovens x2, built in Neff dishwasher, island with Neff ceramic hob, extractor fan, feature vaulted ceiling, Velux.

Casual dining area with downlighters, patio doors to rear

Casual Lounge

12'4 x 7'7

Snug

Cloaks

Low flush W/C, wall hung wash hand basin with twin drawers, ceramic tiled flooring, heated towel rail

Utility Room

9'2 x 5'9

Range of units, stainless steel sink unit, plumbed for washing machine, door to rear, understairs storage

First Floor

Bedroom (1)

20'7 x 11'4

Views, walk in wardrobe

Ensuite

Low flush W/C, vanity unit with twin drawer, large shower unit with controlled rain shower, tiling, downlighters

Bedroom (2)

12'9 x 9'4

Plus built in wardrobe

Bedroom (3)

12'8 x 11'3

Study

9'4 x 8'8 (at max)

Bathroom

Luxury white bathroom suite, low flush W/C, freestanding bath with mixer tap, wall hung vanity unit with mixer tap, corner glazed shower unit with controlled shower, luxury ceramic tiled flooring, downlighters

Outside

Front: electric gates

Rear in paved patio area, in lawn

Please note a septic tank serves this property

Double Garage

19'4 x 18'5

Roll top door, electric charging point

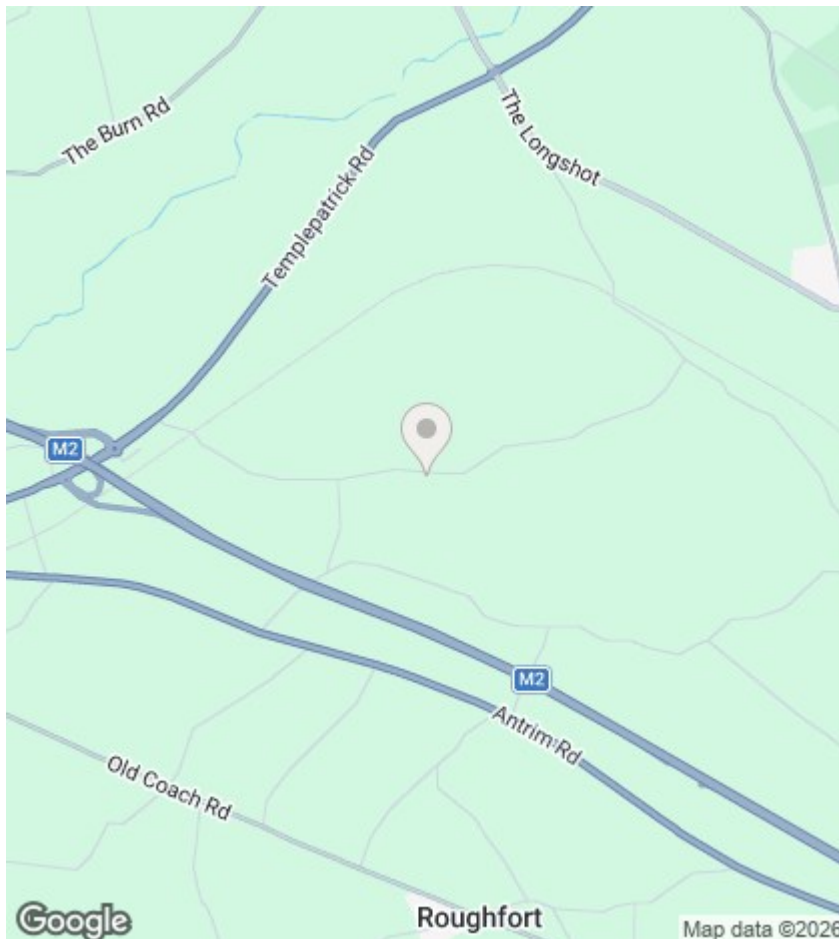
Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor

