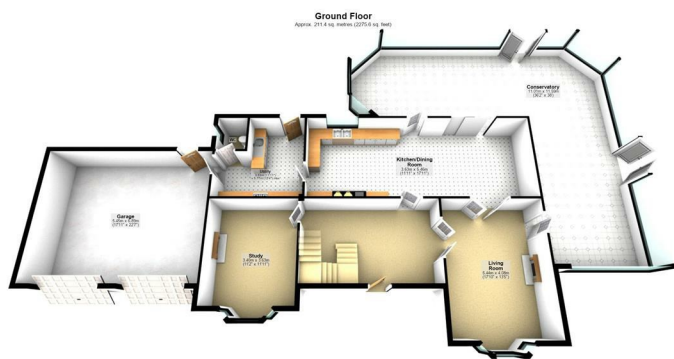


## 62 Old Ballyrobin Road, Templepatrick, BT41 4TJ



Total area: approx. 319.2 sq. metres (3435.7 sq. feet)  
Plans and Photos by inspection only.  
 Not guaranteed to be perfect.

62 Old Ballyrobin Road, Templepatrick



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Occupying a stunning, mature and private site on the Old Ballyrobin Road on the outskirts of Templepatrick and within easy access of Belfast International Airport, this splendid four-bedroom detached house offers a perfect blend of comfort and elegance. Upon entering, you are greeted by a spacious entrance hall that leads to a gallery landing, setting the tone for the generous living spaces that await.

The property boasts two plus reception rooms, including a delightful lounge featuring a striking fireplace with an inset gas fire, creating a warm and inviting atmosphere. The lounge provides access to the side portion of the wrap around conservatory, perfect for enjoying the garden views, while bevelled glass French doors lead seamlessly into the kitchen. The kitchen boast cream-coloured woodgrain effect in-frame "Shaker" style units with "Inglenook" style recess and inset "Aga" range, complemented by an informal living and dining area, making it an ideal space for family gatherings that also provides access to the large wrap around conservatory.

For added convenience, the ground floor includes a study that could easily serve as a fifth bedroom, a spacious utility room with access to a ground floor W/C, and an integral double garage equipped with electric doors. Upstairs, you will find four well-proportioned double bedrooms, including a principal suite that features a walk-in dressing room and an ensuite shower room. The luxury bathroom suite is a true highlight, showcasing a free-standing bath and a large format shower cubicle, with secondary access from the second bedroom.

The property is secured by feature electric gates leading to a pavier brick driveway, providing ample parking for up to ten cars. The extensive gardens, which extend to a substantial area, may offer potential for an infill site, subject to the necessary approvals.

This remarkable home is perfect for those seeking a blend of space, style, and potential in a tranquil setting.

## FEATURES

- Spacious entrance hall with staircase to gallery landing above / Solid oak wooden floor laid in herringbone pattern / Bevelled glass French doors to;
- Lounge 20'3 x 13'5 with open fire, ornate wooden surround and gas fire inset / 15 pane glass French doors to;
- Kitchen with informal dining 31'9 x 11'11 / Cream coloured "Shaker" style in-frame kitchen units / Polished granite worktops / Five door Aga range / Integrated fridge, freezer and dishwasher
- Extensive wrap-round conservatory with PVC double glazed windows and French doors
- Utility room with full range of in-frame units and space for range style gas cooker / Acces to ground floor W/C and Integral double Garage with twin electric doors
- Study (potential ground floor Bedroom) with full range of light grey "Shaker" style units
- Four well proportioned double bedrooms to first floor / Principal with walk-in wardrobe and ensuite shower room / Bedroom 2 with access to;
- Family bathroom with modern white "Duravit" suite comprising double ended free-standing bath and large format shower cubicle
- Mix of PVC and hardwood double glazed windows / Oil-fired central heating / Seamless aluminium rainwater goods / Security alarm
- Large site extending to 1.04 acres with potential for an additional site (subject to necessary approvals) / Electric gates to pavier brick driveway / Large garden laid in neat lawn and mature trees

## ACCOMMODATION

Covered open entrance with tiled step. Feature arched doorway with four panel hardwood door and double glazed sidelights to;

### SPACIOUS ENTRANCE HALL 18'4 x 11'1 (5.59m x 3.38m)

Staircase to first floor with mahogany moulded handrail and painted turned balustrade to gallery landing. Understairs storage. Half wood panelled walls. Solid oak wooden floor laid in herringbone pattern. Low voltage downlights. Double radiator. 15 pane beveled glass doors to;

### SITTING ROOM 20'3 x 13'5 (6.17m x 4.09m)

(into bay) Open fire with gas inset and ornate painted wooden surround. Marble hearth. Decorative corniced ceiling. Double radiator. PVC double glazed door and sidelight to Conservatory. 15 pane beveled glass French doors to;



### KITCHEN WITH INFORMAL LIVING AND DINING 31'9 x 11'11 (9.68m x 3.63m)

Full range of cream coloured woodgrain effect inframe "Shaker" style high and low level units with large oak "button" style handles. Feature curved corner units. Larder cupboard with door mounted storage and retractable polished chrome wire shelving. Polished granite work tops with matching upstands and window cill. Twin "Belfast" style sinks with antique polished chrome mixer taps and directional head. "Inglenook" style recess with oil fired 5 door "Aga" and brick back wall. Microwave recess. Integrated fridge, freezer and dishwasher. Built-in ceiling speakers. Low voltage downlights. Two double radiators. Limestone effect floor tiling through to;

Living area with built-in wall units to include glazed door display cabinets, open shelving and low level cupboards. Wall mounted TV point. Mahogany effect PVC double glazed door and separate tilt and slide patio doors to;





**L - SHAPED CONSERVATORY 41'0 x 15'1 and 23'3 x 15'1 (12.50m x 4.60m and 7.09m x 4.60m)**

Pitched anti-glare polycarbon roof. Chinese slate floor. Three wall light points and two ceiling lights with integrated fans. Two sets of PVC double glazed French doors to rear. Views over side and rear garden.



### **UTILITY ROOM 12'4 x 11'11 (3.76m x 3.63m)**

(max) to include W/C. Full range of woodgrain effect country style in-frame kitchen units with matching oak large button handles. Complimentary polished granite work surfaces and matching upstands. Single drainer stainless steel sink unit and mixer taps. Space for gas fired range style cooker with stainless steel pyramid style overhead extractor. Integrated fridge and freezer. Plumbed for washing machine and dishwasher. Limestone effect fully tiled floor. Low voltage downlights. Double radiator. Part glazed door to kitchen. Door to integral double garage. Mahogany effect PVC double glazed door to rear.



### **INTEGRATED W/C**

Push button low flush W/C and "trough" style moulded wall mounted wash hand basin with feature mixer taps and exposed gully trap. Limestone effect fully tiled floor.

### **INTEGRAL DOUBLE GARAGE 22'7 x 17'10 (6.88m x 5.44m)**

Twin electric up and over doors. Power and light. Oil-fired boiler. Workbench. Access to loft. Meter cupboard. Single radiator. PVC door to rear.

### **STUDY / BEDROOM 5 16'3 x 12'0 (4.95m x 3.66m)**

(into bay window) Full range of light grey "Shaker" style high and low level units with built-in workstations and contrasting light oak worksurfaces. Open fire with brick surround and inset glass fronted stove. Wall mounted TV point. Solid oak wooden floor in herringbone pattern. Double radiator.



## FIRST FLOOR GALLERY LANDING

Decorative ceiling rose to centre light point. Double doors to hotpress with copper cylinder and shelving. Double radiator.

## BEDROOM 1 17'11 x 13'4 (5.46m x 4.06m)

Dual aspect windows. Built-in ceiling speakers. Low voltage downlights. Double radiator.

## WALK-IN WARDROBE 6'6 x 4'10 (1.98m x 1.47m)

Shelving and clothes hanging space.

## ENSUITE 6'7 x 6'6 (2.01m x 1.98m)

Modern white suite comprising fully tiled corner quadrant shower cubicle with thermostatic unit and feature shower head. Sliding cubicle door. Push button low flush W/C and feature circular pedestal wash hand basin with mixer taps. Fully tiled walls and patterned tiled floor. Extractor. Low voltage downlights. Polished chrome heated towel rail.



## BEDROOM 2 12'4 x 11'11 (3.76m x 3.63m)

Twin double doors to built-in wardrobe. Access to loft. Single radiator Door to;

## FAMILY BATHROOM 11'1 x 9'6 (3.38m x 2.90m)

Modern white "Duravit" suite comprising free-standing double ended bath with off-set "stand pipe" taps and "pencil" shower attachment. Push button low flush W/C and half pedestal wall mounted wash hand basin with modern feature mixer taps. Large format low threshold shower cubicle with polished chrome thermostatic shower unit comprising fixed drench head and hand held shower. Sliding cubicle door. Fully tiled floor and walls. Extractor fan. Low voltage downlights. Built-in ceiling speaker. Polished chrome heated towel rail. Door to landing.



### **BEDROOM 3 13'4 x 11'11 (4.06m x 3.63m)**

into built-in wardrobe with part glazed doors, drawer sets, cupboard and open shelving. Built-in vanity unit with moulded wash hand basin and monobloc mixer taps, PVC splash back and storage below. Double radiator.

### **BEDROOM 4 12'0 x 11'2 (3.66m x 3.40m)**

(max) into built-in wardrobe with double doors. Double radiator.



### **OUTSIDE**

Common entrance head serving two properties. Decorative wrought iron electric gates and substantial brick pillars to pavier brick drive to front, side and rear with ability to drive all around the house. Access to integral double garage. Extensive gardens to front, side and rear in neat lawn, well stocked borders, conifers, specimen trees and conifer hedging with dog friendly fencing. Outside security lights, power sockets and water taps.

Low level wall to slightly raised rear garden with steps up through wooden pergola. Timber shed. PVC tank and galvanised oil-fired boiler house serving the conservatory. Separate PVC tank serving the oil-fired boiler located in the garage for the main house.

With an overall site area of 1.04 acres and the perfect position of the main house within the garden, it is considered possible that an infill site may be achievable (subject to necessary approvals) without compromising the existing property.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;**

Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

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



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