

## 28 Kilmakee Road, Templepatrick, BT39 0EP



### PRICE Offers Around £450,000

*This superb extended detached bungalow is positioned on a commanding elevated site extending to circa 0.8 acre. Boasting unrivalled far reaching views extending over the surrounding countryside the accommodation briefly comprises 4 bedrooms, 3+ receptions, open plan kitchen with dining aspect, deluxe ensuite and a luxury four piece family bathroom. Externally there is an integral double basement garage and the roofspace is partially floored that lends itself to further accommodation subject to planning approvals. Situated within a highly regarded semi rural location and within close proximity to Templepatrick primary school, the Rabbit and Templepatrick Park & ride an early viewing is advised.*

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**Glengormley**  
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Glengormley  
BT36 5EU  
Tel: (028) 9083 0803



- **Superb Extended Detached Bungalow**
  - **Four Bedrooms**
  - **Three+ Receptions**
    - **Site Extending to Circa 0.8 Acre**
  - **Far Reaching Panoramic Rural Views**
  - **Highly Regarded Semi Rural Location**
    - **Open Plan Kitchen / Dining Layout**
  - **Deluxe 4 piece Family Bathroom / Deluxe Ensuite**
    - **Integral Double Basement Garage**
  - **Oil Heating / Hardwood Double Glazing**

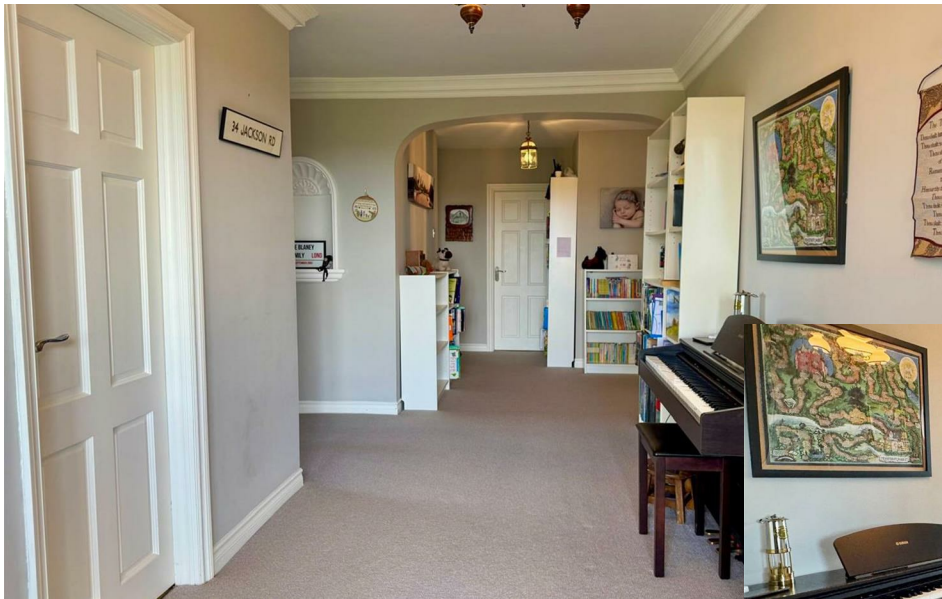




## ACCOMMODATION

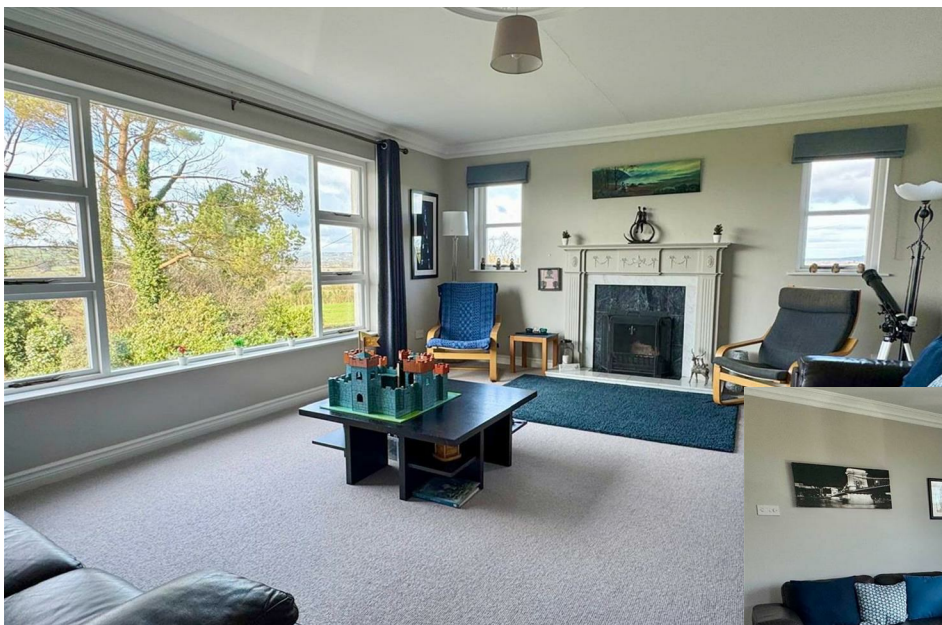
### RECEPTION STYLE HALL

Granite steps to covered entrance porch. Hardwood double glazed front door with matching side screens. Glass panelled French doors to dining room (presently used as home office). Glass panelled door to kitchen / living / dining area. Access to shelved hot press. Coving to ceiling.



### LOUNGE 18'2" x 14'11"

Attractive period style marble fireplace with matching hearth and ornate painted timber surround. Picture window to front elevation enjoying far reaching panoramic elevated rural views over the surrounding open countryside. Corniced ceiling. Dual aspect windows.





## DINING ROOM 14'6" x 12'0" (widest points)

Presently used as home office / study. Far reaching unspoilt rural views over countryside. Corniced ceiling.



## CLOAKROOM / UTILITY CUPBOARD

Access to utility/store with pedestal wash hand basin and plumbed for automatic washing machine.

## OPEN PLAN KITCHEN / DINING ROOM 18'2" x 12'0" (widest points)

Modern fitted shaker style kitchen equipped with a comprehensive range of high and low level fitted units and contrasting solid granite work surfaces. Inlaid stainless steel 1.5 bowl sink unit. A host of Integrated appliances including Neff gas hob with matching extractor hood over, Neff oven, combination microwave oven and warming drawer. Integrated fridge freezer and dishwasher. Fixed fitted dresser unit in dining area with twin glass display cabinets and fitted wicker baskets. . Splash back tiling to walls. Quality Wood effect laminate floor covering. Hardwood double glazed back door. Open plan leading to family room. Access to through to internal staircase leading to first floor and basement double garage.





## **FAMILY ROOM 15'1" x 14'0"**

Vaulted ceiling. Brick inglenook fireplace with cast iron wood burning stove. Picture window enjoying rural views. Aluminium framed double glazed sliding patio door to rear patio.



## **REAR HALL**

Stairwells leading to roof space and basement double garaging.

## **MASTER BEDROOM 14'7" x 12'0"**

Far reaching elevated panoramic rural views. Bespoke fitted range of fitted bedroom wardrobes with fitted 3 tier drawer set.

## **DELUXE ENSUITE SHOWER ROOM**

Contemporary white three piece suite comprising fully tiled, oversized shower enclosure, floating gloss vanity unit and WC. Power shower unit. Fully tiled walls. Chrome towel radiator.





### **BEDROOM 2 14'11" x 12'0"**

Far reaching unspoilt rural views to rear.

### **BEDROOM 3 13'5" x 10'0"**

Far reaching elevated rural views. Extensive range of fitted wardrobes with fixed writing desk.

### **BEDROOM 4 11'1" x 10'0"**

Far reaching unspoilt rural views over the surrounding countryside.



### **DELUXE FAMILY BATHROOM**

Luxury white four piece suite comprising freestanding ball and claw foot bath with telephone shower attachment, separate fully tiled, oversized shower enclosure, pedestal wash hand basin and WC. Power shower unit. Splash back tiling to sink. Chrome towel radiator.





### **PARTIALLY FLOORED ROOF SPACE 52'0" x 31'0" (widest points)**

Power and light. Perfect storage facility and may be suitable for conversion to provide further accommodation (subject to necessary checks and planning approvals).

### **OUTSIDE**

Twin stone clad entrance pillars with twin electric operated gates leading to extensive sweeping asphalt driveway with parking facilities for a number of vehicles. Superb mature site extending to circa 0.8 acre finished mainly in lawn and stocked with a variety of shrubs and plants. Private paved terrace / courtyard area to rear.

External lighting.

Outside tap.

### **INTEGRAL DOUBLE BASEMENT GARAGE 27'11" x 18'0" (widest points)**

Twin up and over doors. Separate service doors to house and driveway. Power, light, fitted storage units, oil fired central heating boiler and oil tank. Old Belfast style sink with hot & cold water. Plumbed for washing machine.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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