



9 Carnbank, Templepatrick, BT39 0FB

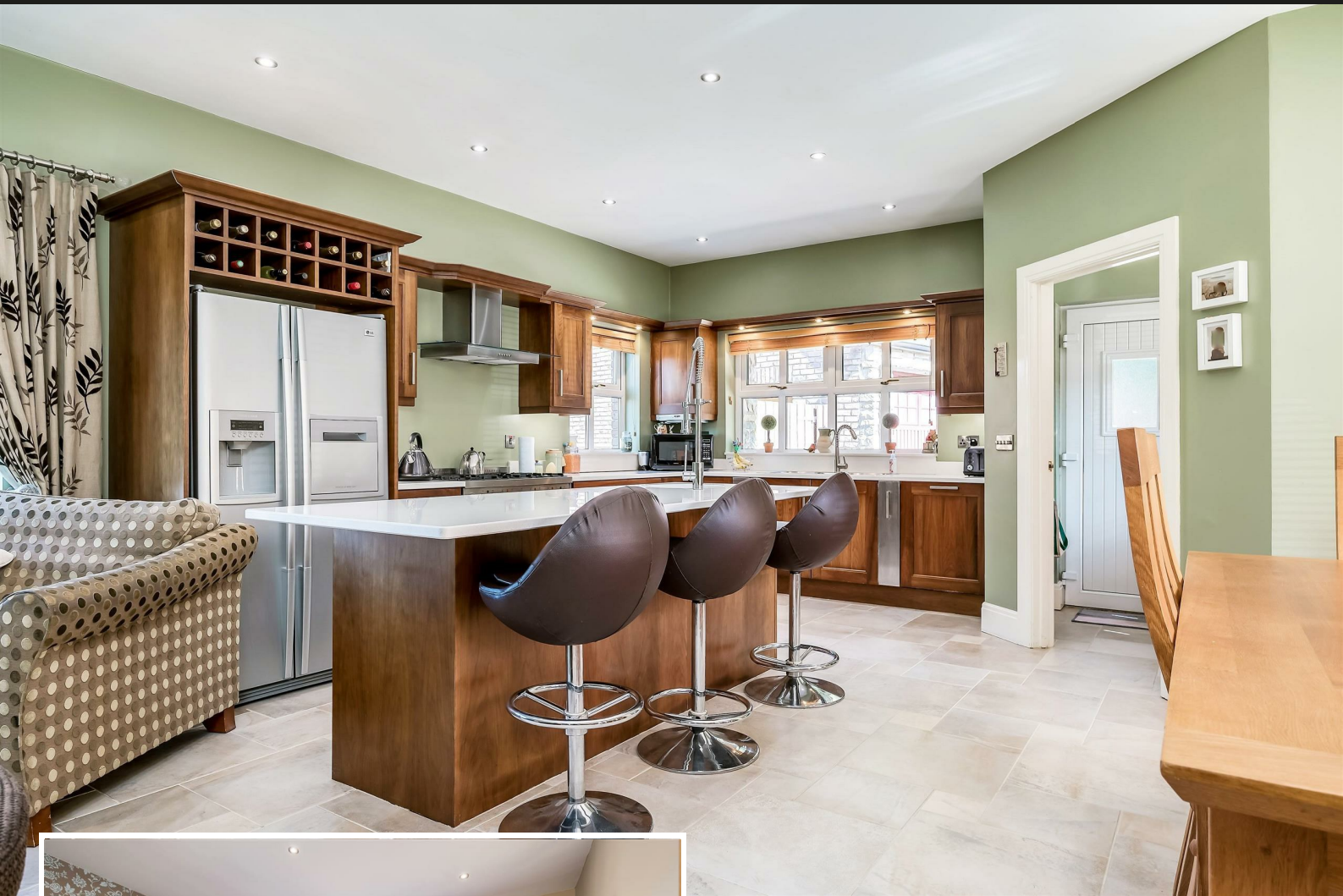
- Detached Family Home (c.2,500 Sq Ft)
- 5 Bed; 2+ Rec or 4 Bed; 3+ Rec
- Deluxe Bathroom; En Suite Shower Room
- Utility Room; Furnished Cloakroom
- Gardens Front, Side and Rear
- Generous And Adaptable Accommodation
- Kitchen Through Living / Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway; Detached Double Garage
- Well Sought After Development

Offers Over £495,000

EPC Rating







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC front door with matching double glazed side screens. Travertine tiled floor. Stairwell leading to first floor. Alarm panel.

#### FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit with circular sink and concealed cistern WC. Travertine tiled floor. Splash back tiling to sink. Splash back tiled wall to WC. Access to under stairs store.

#### LOUNGE 18'8" x 18'2"

Focal point sandstone fireplace with gas fire inset. Solid wood flooring. PVC double glazed French doors with matching double glazed side screens leading to garden. Dual aspect windows.

#### FAMILY ROOM 13'8" x 11'10"

PVC double glazed French doors with matching double glazed side screens leading to rear garden.

#### DINING ROOM / SITTING ROOM / BEDROOM 5 13'1" x 9'6" (into bay)

Box bay window to side elevation.



## **KITCHEN THROUGH LIVING / DINING ROOM 26'1" x 18'1" (wps)**

Modern fitted kitchen with range of high and low level storage units and contrasting polished granite work surface. Matching breakfast bar island with inlaid stainless steel circular sink and mixer tap. Stainless steel 1.5 bowl sink unit with draining bay. Space for range cooker with extractor canopy above. Space for American style fridge freezer. Integrated dishwasher. Dual aspect windows. Travertine tiled floor throughout. PVC double glazed French doors with matching side screens leading to rear garden.

## **UTILITY ROOM 7'0" x 5'11"**

Range of high and low level storage units and contrasting polished granite work surface with matching upstands to compliment kitchen. Stainless steel circular sink with mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. PVC double glazed door leading to driveway.

## **FIRST FLOOR**

### **LANDING**

Access to roof space. Access to hot press with light. Positive air ventilation system. Beam vacuum point.

## **PRINCIPAL BEDROOM 18'2" x 13'0"**

Dual aspect windows.

## **DELUXE FULLY TILED EN SUITE SHOWER ROOM**

Contemporary white three piece suite comprising oversized shower enclosure, vanity unit with wash hand basin and mixer tap and concealed cistern WC. Chrome towel radiator. Thermostat controlled shower unit and drench shower head.

## **BEDROOM 2 18'2" x 10'7"**

Dual aspect windows with twin windows to front elevation.

## **BEDROOM 3 13'8" x 11'10"**

Twin windows to rear elevation.

## **BEDROOM 4 13'8" x 9'6"**

Picture window to side elevation enjoying rural views.

## **DELUXE FULLY TILED BATHROOM**

Contemporary four piece suite comprising tile encased bath with mixer tap and shower attachment, separate wet room style shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled shower unit and drench shower head. Chrome towel radiator.

## **EXTERNAL**

Stone pillars leading to generous sized, private driveway area finished in stone. Beautifully landscaped gardens front, side and rear finished in lawn, Donegal quartz patio areas, coloured stones and range of plants, trees and shrubbery. External lighting. Outside tap.

## **DETACHED DOUBLE GARAGE 19'8" x 19'3"**

Twin, power operated up and over doors, separate PVC service door, access to floored roof space, oil fired central heating boiler, beam vacuum system, light and power.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Immaculately presented, detached family home offering generous and adaptable accommodation plus matching detached double garage, occupying an end of cul de sac position within the well sought after Carnbank development, off Antrim Road, Templepatrick.**

**The property comprises entrance hall, furnished cloakroom, lounge with gas fire, family room, separate dining room/sitting room/bedroom five, modern fitted kitchen through living/dining room, utility room, four well proportioned first floor bedrooms, to include principal bedroom with deluxe, fully tiled en suite shower room, and deluxe, family bathroom with contemporary four piece suite.**

**Externally, the property enjoys generous sized private driveway area finished in stone, detached double garage, and beautifully landscaped gardens front, side and rear finished in lawn, Donegal quartz patio areas, coloured stone and range of plants, trees and shrubbery.**

**Other attributes include oil fired central heating, under floor heating to ground floor, beam vacuum system and PVC double glazing.**

**Early viewing highly recommended to avoid disappointment.**



### 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 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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