

26 Millbank Road, Templepatrick, BT39 0AS



PRICE Offers Over £485,000

A unique, architect designed detached villa spanning circa 3000sqft, set on a generous south-facing site with uninterrupted countryside views. Enjoying a well planned living layout, the home offers highly flexible accommodation with 6/7 well proportioned bedrooms, a bright, spacious lounge with vaulted pine panelled ceiling, an open-plan kitchen and family living area with French doors to the garden, separate utility room, ground floor furnished cloakroom and wet room, master bedroom with ensuite and a modern first floor bathroom.

A section of the property has the potential to function as an independent annex/granny flat, making it ideal for multi-generational living, two bedrooms, a study and a four piece family wet room. The property further benefits from oil-fired central heating, double glazing, and a spacious integral garage equipped with power and light. Externally the property enjoys extensive parking to the front and side, and a private enclosed south facing garden, laid in lawn with paved patio areas and decking for entertaining.

Situated in the highly sought-after hamlet of Millbank between Templepatrick and Sandyknowes, the home offers easy access to the airport, motorway and Belfast City Centre. Within close proximity to a number of local schools. Perfect for a growing family seeking space, views, and flexible living options. An early viewing is highly recommended.

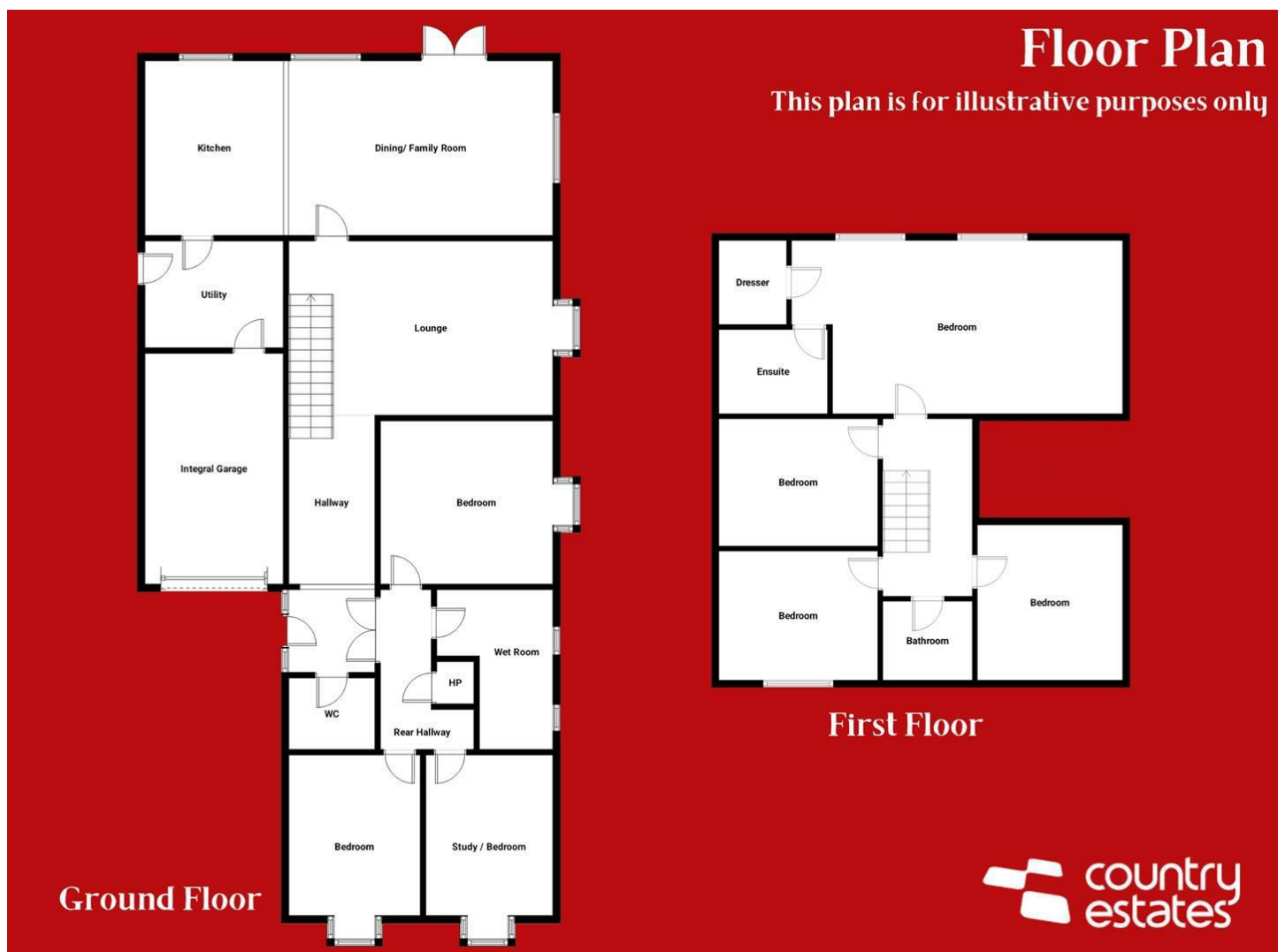
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12 Church Street
Antrim
BT41 4BA
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Ballyclare
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Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Spacious Detached Family Villa**
- **6/7 Well Proportioned Bedrooms**
- **2/3 Receptions**
- **Open Plan Pine Fitted Kitchen with Dining Aspect and Family Living Area**
 - **Separate Utility Room with Service Door to Integral Garage**
 - **Ground Floor Family Wet Room**
- **Well Planned Flexible Living Layout with Potential for Self Contained Annex**
 - **Spacious Master Bedroom with Walk-in Wardrobe and Ensuite**
 - **Oil Fired Central Heating/Double Glazing**
- **Highly Popular Residential Location Surrounded by Open Fields**



ACCOMMODATION

ENTRANCE HALL

Hard wood double glazed front door with matching side screens into spacious well presented entrance hall. Quality laminate flooring extending into Hallway. Vaulted Pine panelled ceiling.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with monobloc tap, and a low flush WC. Part tiled walls.

SPACIOUS HALLWAY

With recessed downlighting. Open into:



LOUNGE 20'4" x 13'8"

Attractive feature tiled fireplace. Feature pine panelled vaulted ceiling. Recessed downlighting. Bay window.



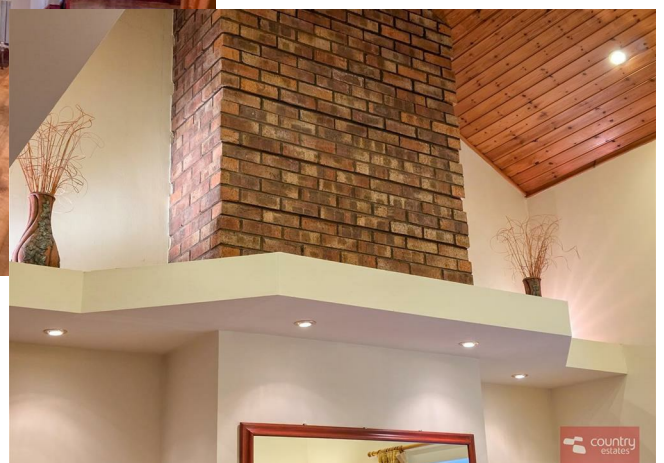
SUPERB OPEN PLAN KITCHEN 13'7" x 10'11"

Equipped with a comprehensive range of high and low level shaker style Pine fitted units with contrasting work surfaces. One and a half bowl, single drainer stainless steel sink unit with swan neck mixer tap. Integrated eye-level NEFF oven and microwave, separate inlaid four ring electric hob, overhead extractor housed in decorative Pine canopy and an under-counter fridge. Stained glass display cabinet. Fitted Pine Welsh style Dresser with stained glass display cupboards. Part tiled walls. Tiled floor. Recessed Downlighting. Open plan into:



FAMILY ROOM/CASUAL DINING ROOM 21'9" x 13'7"

Quality laminate flooring. Recessed down lighting. Dual picture style windows with views to side and rear aspect. Hard wood double glazed French doors to rear decking and garden.



SEPARATE UTILITY ROOM 11'11" x 7'4"

Equipped with fitted storage units and contrasting work surfaces. Plumbed for washing machine. Plumbed for dishwasher. Vented for tumble dryer. Tiled floor. Hardwood double glazed door to side. Service door to integral garage.



REAR HALLWAY

Hot press storage cupboard with pressurised mains water system.

BEDROOM 2 13'1" x 12'7"

Range of fitted bespoke storage units to include wardrobes, overhead units, bedside units and dresser table. Feature bay window. Quality laminate flooring.

BEROOM 3 12'7" x 10'0"

Feature bay window.

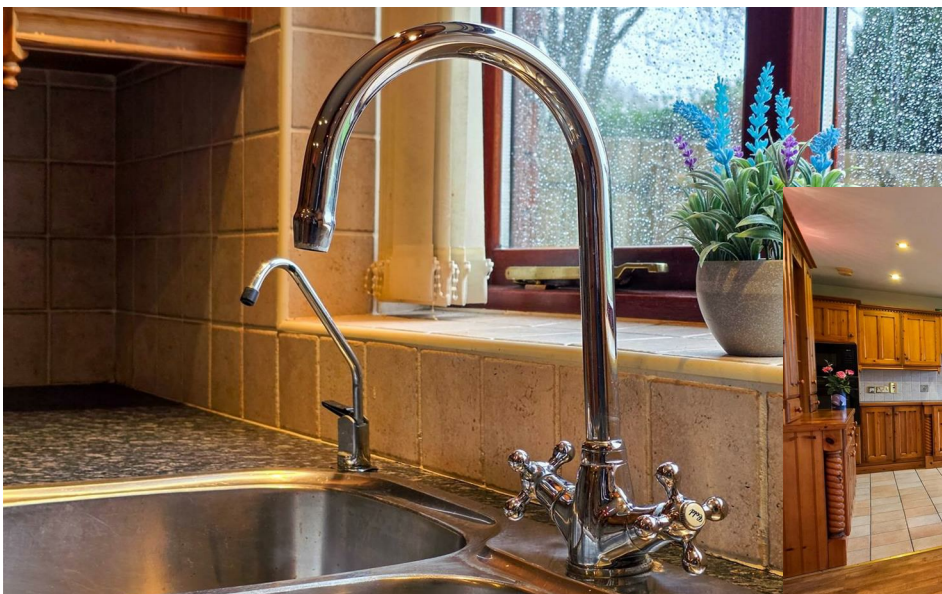
HOME OFFICE/BEDROOM 4 12'7" x 10'0"

Feature bay window. Presently used as home office.



FOUR PIECE FAMILY WET ROOM

Comprising free standing double ended bath with hand shower attachments, thermostatically controlled wet room shower, wall mounted wash hand basin with monobloc tap and a tiled splashback and a low flush WC. Tiled walls. Tiled floor. Chrome towel radiator.



FIRST FLOOR

Bright, spacious landing with Velux sky light. Access to roof space.

BEDROOM 1 26'5" x 13'8"

Spacious master bedroom with quality laminate flooring. Dual window aspect with extended views over surrounding hills and fields. Walk-in wardrobe.

DELUXE ENSUITE SHOWER ROOM

As part of Bedroom 1: Comprising quadrant shower cubicle with thermostatically controlled shower, pedestal wash hand basin with monobloc tap and a button flush WC. PVC panelled walls. Velux window. Storage into the eaves.



BEDROOM 5 13'1" x 12'7"

Velux window. Fitted wardrobes and matching corner dressing table.

BEDROOM 6 13'3" x 12'0"

Velux window.

BEDROOM 7 13'1" x 12'0"

Fitted wardrobes and matching corner dressing table.



LIGHT BATHROOM SUITE

Comprising panel bath with shower attachment over bath and a fixed shower screen, Pedestal wash hand basin and a low flush WC. PVC panelled walls. Velux window.

INTEGRAL GARAGE 18'2" x 11'5"

Equipped with power and light. Roller shutter door.

OUTSIDE

Extensive driveway to front and side with ample space for a variety of vehicles.
Private enclosed south-facing garden to rear with far reaching views over surrounding countryside and hills. Laid in lawn with paved patio area and walkways. Decking area, perfect for entertaining. Screened by perimeter fence and a variety of mature trees. Outside water tap and lights. Garden shed partitioned for storage and functional as a garden room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(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	



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