

21 Kilmakee Road, Ballyclare, BT39 0EP



PRICE Offers Over £394,950

21 Kilmakee Road Templepatrick is a superb double fronted extended farmhouse that has been lovingly modernised by the present vendors. Positioned on a prime elevated mature site extending to circa 0.4 acre enjoying panoramic views over the picturesque surrounding countryside. This idyllic picture postcard property boasts a spacious living layout incorporating 3 first floor bedrooms, 2 receptions and an exceptional shaker kitchen in contrasting colours with an oil fired "Redfyre" range and a host of integrated appliances. Conveniently situated 0.7 miles from Templepatrick primary school this is the perfect home for the young family searching for a country location only 15 minutes from Belfast city centre. If further accommodation is required planning permission has been secured for a two storey extension a copy of which is available on request. With a high level of interest expected an early viewing is recommended.

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Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

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

- **Superb Double Fronted Extended Farmhouse**
 - **3 Bedrooms/ 2+ Receptions**
 - **Highly Regarded Rural Location**
- **Luxury Shaker Kitchen With Casual Living / Dining Aspect**
 - **Panoramic Views Over Surrounding Countryside**
 - **Prime Elevated Site Extending To Circa 0.4 Acre**
- **Planning Permission Approved For Two Storey Extension**
 - **Deluxe First Floor Family Bathroom**
- **Luxury Turnkey Style Finish / Twin Outbuildings**
- **PVC Double Glazing / Oil Fired Central Heating**



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed door to entrance hall. Staircase to first floor with moulded, handrail and turned balustrading. Single radiator. Fully tiled flooring. Cloaks cupboard. Bevelled glass panel door to:-



LUXURY KITCHEN WITH CASUAL DINING 18'10" x 19'1"

At max. Full range of light grey shaker style high and low level kitchen units with complementary granite work surfaces and bevelled subway style splashback tiling. Overcounter lighting. Single drainer 'Belfast' sink unit with feature chrome mixer tap and outstanding elevated views toward surrounding countryside. Integrated bin storage. Integrated appliances to include a four ring induction hob with stainless steel and glass overhead extractor fan. Eye level combination oven and grill and eye level combination microwave oven. 'Redfyre' oil-fired traditional vapourising burner range cooker with decorative tiled splashback, lighting over and reclaimed brick surround. Integrated wine fridge, dishwasher, fridge and freezer. Fully tiled flooring. Low voltage down lighting. Understairs storage. Door to:-



UTILITY ROOM 11'0" x 9'3"

Full range of mid grey low level kitchen units with contrasting butcher bloc work surfaces and complementary splashback tiling. Integrated 'Belfast' sink with feature chrome 'Victorian' style shower tap. Space for washing machine and tumble dryer above. Oil fired boiler. Outstanding elevated views towards countryside. Fully tiled flooring. Double radiator. Hardwood stable door to rear.



GROUND FLOOR W.C

Modern white suite comprising pedestal wash hand basin with chrome mixer tap, low flush push button w.c and fully tiled floor. Extractor fan.

LOUNGE 20'0" x 15'2"

Outstanding elevated views towards countryside. Feature 'Inglenook' with multi-fuel glass fronted stove, slate hearth and ornate surround. Fixed bespoke twin built in storage units with open log store recess and fixed shelving. Solid oak flooring. Dual aspect windows. Low voltage downlighting. Double radiator. PVC double glazed french patio doors to gardens.



FAMILY / LIVING ROOM 18'10" x 12'8"

Attractive horse shoe style cast iron fireplace with polished granite hearth and painted wooden surround. Quality Solid oak flooring. Old school house 'Victorian' style radiator. PVC double glazed door with elevated views towards surrounding countryside to rear.



FIRST FLOOR

LANDING

Access to loft. Double double radiator.

PRINCIPAL BEDROOM 12'9" x 11'3"

Views towards surrounding countryside. Single radiator.



BEDROOM 2 11'9" x 12'5"

Dual aspect windows. Double radiator.

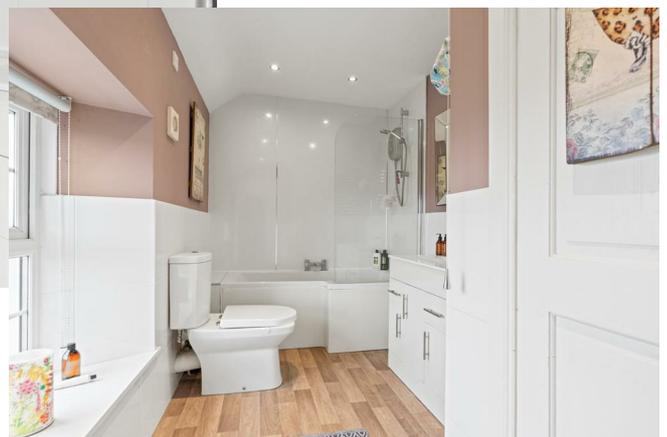
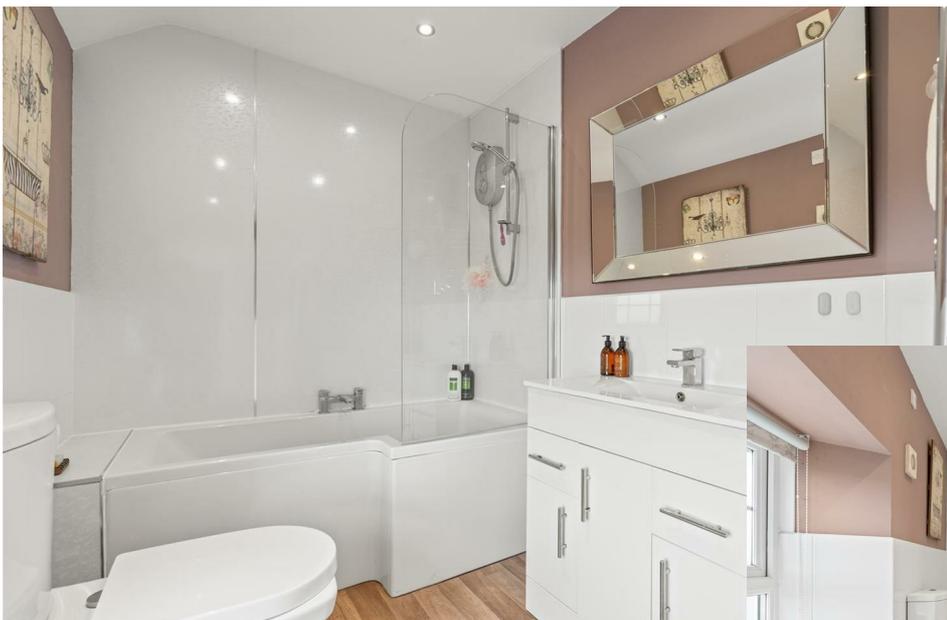
BEDROOM 3 12'8" x 7'4"

Outstanding elevated views towards surrounding countryside. Single radiator.



FAMILY BATHROOM 11'9" x 6'2"

At max. Modern white suite comprising a 'P' shaped panel bath with centred chrome mixer tap, Mira electric shower over, PVC panelled splashback and glazed screen. Vanity wash hand basin with monobloc chrome mixer tap. Tiled splashback and storage below. Low flush push button w c. Partially tiled walls. Low voltage downlighting. Chrome towel radiator. Hot press with insulated copper cylinder and shelving.



OUTSIDE

Large mature elevated site laid mostly in lawn. Timber double entrance gates to fully enclosed front garden screened by ranch style fencing. Large tarmac drive to side with parking for multiple cars.

Timber pedestrian gates to rear on either side. Fully enclosed rear garden with extensive paved patio area and walkways enjoying panoramic elevated views of the surrounding countryside.

Feature cast iron water pump on raised brick plinth with mature shrubbery.

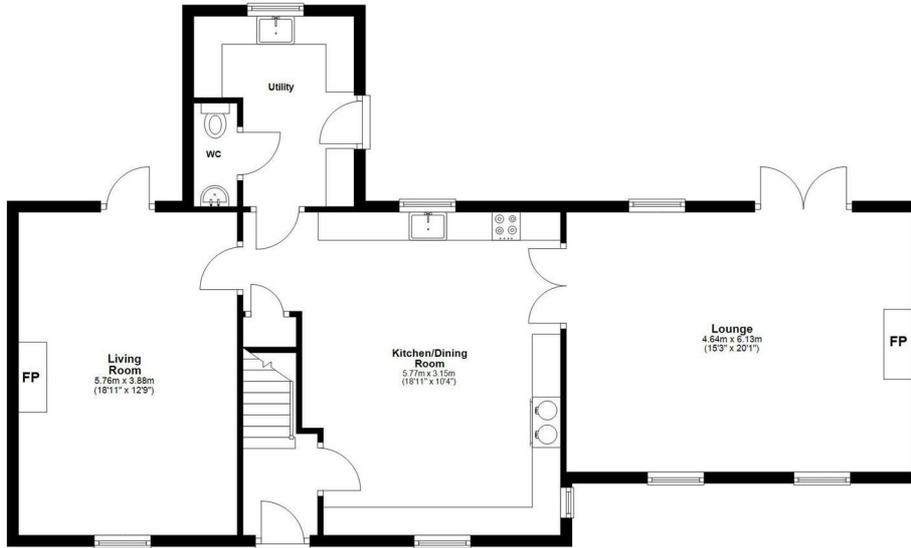
Two large brick built outbuildings. Outside lighting.

PVC oil tank. Raised paved patio with mature flower bed borders.



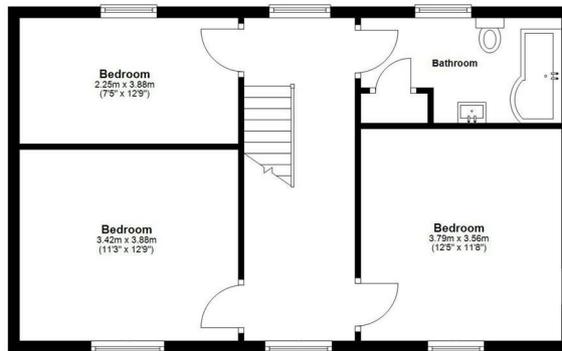
Ground Floor

Approx. 83.8 sq. metres (902.4 sq. feet)



First Floor

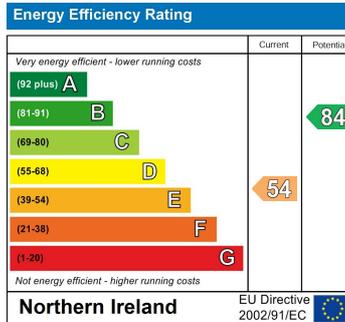
Approx. 55.2 sq. metres (594.4 sq. feet)



Total area: approx. 139.1 sq. metres (1496.9 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

21 Kilmakee Road, Templepatrick



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



You Talk. We Listen.

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