

Building Site 19B Lowtown Road, Templepatrick, Newtownabbey, BT39 0HD



PRICE Offers Over £125,000

This is an ideal opportunity to purchase a superb site for a detached two storey family home c2600 sqft plus a detached double garage c450 sqft in the highly regarded Semi-Rural Hamlet of Lowtown extending to circa 1/3 acre. The design and orientation of the property has been carefully considered to benefit from the sun throughout the day. Further information including a copy of plans and planning approval on request. Enjoying excellent road links to the International Airport, Antrim Area Hospital and the M2 Motorway Network an early enquiry is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

*** Full Planning Permission was granted on 18th January 2017 for a c2600 sq ft two storey detached house, individually architect designed for this specific site including a matching appearance detached double garage of c450 sq ft. Planning Reference: LA03/2016/0784/F.**

*** The external character of the house reflects the traditional forms and appearance of the traditional dwellings of the Lowtown hamlet, whilst the interior is a very efficiently planned contemporary layout with three reception rooms, open plan kitchen / dining and four bedrooms.**

*** The design and orientation is carefully considered to benefit from the sun throughout the day and to offer privacy to the patio terrace and garden to the rear.**

*** The countryside surroundings provide outlook and views over agricultural farmland.**

*** Services for water and telephone are directly available from the Lowtown Road.**

*** An underground Power NI electricity supply cable exists along the outside of the east boundary of the site**

*** Consent to Discharge Effluent from a domestic wastewater treatment system was obtained on 19th January 2021. (NIEA Consent No. 038/21/1)**

*** A field gate marks the entrance to the site directly off the Lowtown Road. The site is bounded with No. 19A Lowtown Road and to farmland to the east and the north by timber post and wire stock fences**





Front Elevation (West)



Side Elevation (South)



Rear Elevation (East)



Side Elevation (North)

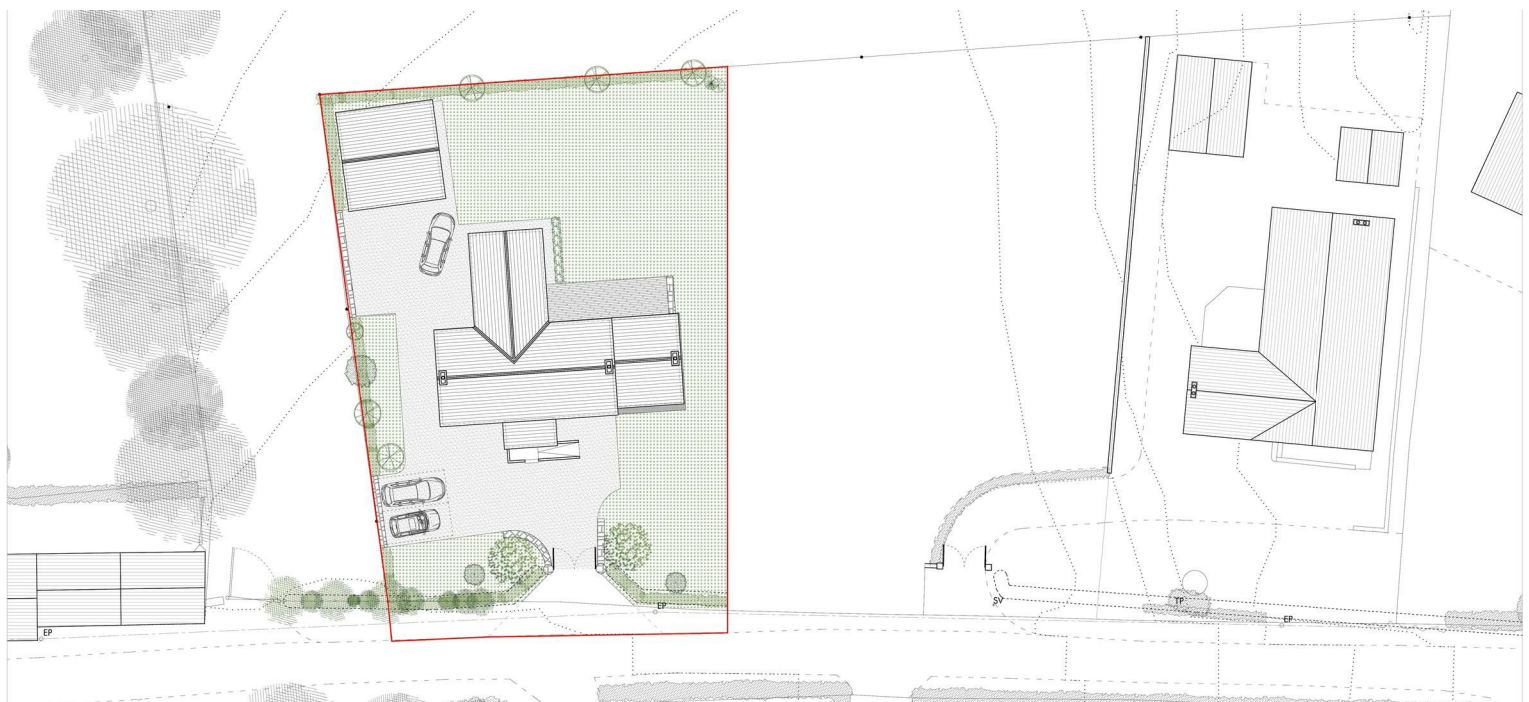


Ground Floor Plan



First Floor Plan

ACCOMMODATION	AREA m2	DIMENSIONS mm	DIMENSIONS Feet / Inches
GROUND FLOOR			
Living Room	28.95	6400 x 4600	21' x 15'1"
Family Room	15.2	4600 x 3400	15'1 x 11'2"
Sun Room	25.65	5700 x 4500	18'7" x 14'9"
Kitchen/Dining	38.5	8200 x 4700	26'9 x 15'5"
WC	3.35	2100 x 1600	6'11" x 5'4"
Utility	7.55	2900 x 2400	9'6" x 7'10"
Hall	12	5100 x 3000	16'9" x 9'10"
Cloaks Room	1.6	-	-
Porch	3.9	2600 x 1500	8'6" x 4'11"
FIRST FLOOR			
Master Bedroom	23.7	6400 x 4600	21' x 15'1"
Ensuite (MB)	3.9	2650 x 1350	8'8" x 4'5"
Bedroom 2	15.3	4600 x 3400	15'1" x 11'2"
Ensuite (B2)	3.35	2100 x 1600	6'11" x 5'3"
Bedroom 3	15.65	4700 x 3100	15'5" x 10'2"
Bedroom 4	11.75	3500 x 3000	11'6" x 9'10"
Study Room	6.3	3000 x 2100	9'10" x 6'11"
Bathroom	7.55	2900 x 2400	9'6" x 7'10"
Hot press	0.95	-	-
Landing	15.2	-	-
Stair	3	-	-
Total area of house	243.35m ²	2619sq ft	
GARAGE			
	41.9	6600 x 6350	21'8" x 20'10"
Total area of garage	41.9m ²	451sq ft	
Site area	0.12 hectares	0.297 acres	



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