

1 Carnbank Cottages, Templepatrick, BT39 0FB



- Luxurious Detached Family Home
- 4 Spacious Bedrooms/ 3 Ensuite/ 3 Reception Rooms (Including Sun Lounge)
- Quality Bespoke Kitchen With Emperador Marble Contrasting Work Surfaces
- Deluxe 4 Piece Family Bathroom With Freestanding Cast Iron Claw Foot 'Kohler' Bath
- Four Zone Security System With Sound And Movement Sensors
- Sash Style PVC Double Glazed Windows With Georgian Bars
- Quality Fitted Utility Room With Contrasting Marble Work Surfaces/ Furnished Ground Floor Cloakroom
- Integral Garage With Gated Private Parking Forecourt
- Highly Regarded Prestigious Development Of Family Homes/ Large Private Rear Garden
- Beam Integrated Vacuum System/ Oil Fired Central Heating

PRICE Offers Around £425,000

Situated within the highly regarded and prestigious Carnbank Development. This magnificent family home boasts an exceptional finish throughout including bespoke solid oak Kitchen with contrasting marble work surfaces, designer sanitary ware, underfloor heating (at ground floor level), beam vacuum system and gated private parking forecourt. Perfectly positioned convenient to Templepatrick Village, Belfast International Airport and approximately 2 miles from Sandyknowes Roundabout this luxurious Detached Family Home will have a strong appeal to the purchaser searching for a forever home where luxury living is combined with rural charm.

>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

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

ACCOMMODATION

GROUND FLOOR

Solid hardwood front door with leaded glass inset and double glazed fan light over into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

With quality solid oak strip flooring extending through principal reception rooms. Alarm panel. Beam vacuum point. Access to understair storage cupboard.

FURNISHED CLOAKROOM

Comprising marble bowl style sink unit on natural stone mosaic tiled plinth with wall mounted single level mixer taps. Wall hung concealed cistern. 'Kohler' wc. Matching natural stone mosaic tiled shelf and floor. Recessed down lighters ceiling.

LOUNGE 18'0" x 13'3"

Attractive period style open marble fireplace with granite inset matching hearth. Feature dual window aspect. Cornceid ceiling & Ceiling rose.

DINING ROOM / FAMILY ROOM 13'2" x 10'0"

Cornceid ceiling & Ceiling rose.

LUXURIOUS BESPOKE KITCHEN WITH CASUAL DINING ASPEC 21'0" x 15'0"

Equipped with a range of bespoke high and low level fitted units in solid oak with contrasting hand painted finish. 'Dark Emperador' solid marble work surfaces with matching up stands. Matching centre island unit with double 'Belfast' sinks. Surface mounted mixer taps and retractable hose tap. Space for range style oven. Recessed extractor hood. Space for American style fridge/freezer. Plumbed for dishwasher and 'Neff' microwave. Twin illuminated glazed display units. Under lighting to high level units. Recessed low voltage lighting. Integrated wine rack. Travertine tiled floor extending through Sun Lounge and Utility Room. Cornceid ceiling & Ceiling rose. PVC double glazed french doors to rear garden. French doors with matching side panel to:-

SUN LOUNGE 14'0" x 12'8"

With vaulted ceiling. PVC double glazed French doors to rear garden. Low voltage recessed lighting.



UTILITY ROOM 9'10" x 6'4"

At max. Equipped with a range of high and low level fitted storage and larder units in solid oak door and 'Dark Emperador' marble work surfaces. Inlaid stainless steel sink unit. Plumbed for washing machine. Access to Integral Garage. Cornceid ceiling .PVC double glazed back door to garden.

FIRST FLOOR

LANDING

Gallery style landing. Informal study area. Dual window aspect to front elevation. Beam vacuum points. Access to shelved store. Access to floored roof space.

MASTER BEDROOM 15'2" x 13'4"

Solid oak floor. TV point for wall mounted television. Corniced ceiling & Ceiling rose.

DELUXE EN SUITE

Comprising contemporary suite with wall hung concealed cistern, matching vanity unit with wall mounted mixer taps, thermostatically controlled glazed shower area with 'Hansgrohe Raindance' shower system. Porcelain tiling to floor and walls with marble mosaic border tiled and shower floor area.

BEDROOM 2 13'3" x 13'2"

Dual window aspect to front. Corniced ceiling & Ceiling rose. Solid oak flooring.

DELUXE EN SUITE

Comprising contemporary suite with wall hung concealed cistern, Semi pedestal wash hand basin and thermostatically controlled glazed shower area with twin shower heads and fixed shower screen. Porcelain tiling to floor and walls with marble mosaic border tile.



BEDROOM 3 13'3" x 9'10"

Solid oak floor.

DELUXE THREE PIECE SUITE EN SUITE

Comprising modern wall mounted box vanity unit, wall hung concealed cistern and fully tiled shower area. Complimentary tile flooring.

BEDROOM 4 13'3" x 10'0"

Solid oak floor.

DELUXE BATHROOM

Comprising cast iron freestanding claw foot 'Kohler' bath with floor mounted mixer taps and shower attachment, matching sink unit, push button wc and glazed shower area with thermostatically controlled shower unit. Natural stone floor tiles. Part tiled walls.



OUTSIDE

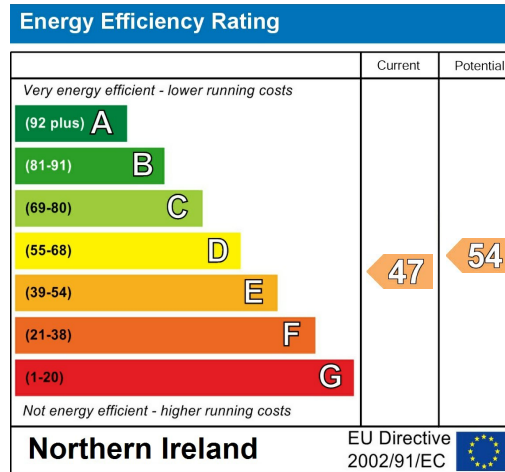
Brick built wall with stone clad pillars and wrought iron double gates leading to extensive stoned parking forecourt. Paved area to entrance with external lighting.

INTEGRAL GARAGE 20'0" x 9'10"

Electric operated up and over garage door. Power and light. Beam vacuum hub. Oil fired central heating boiler. Fully enclosed rear garden laid in lawn stocked with a variety of shrubs and plants.

Screened by panelled perimeter fence. Paved patio area perfect for evening entertaining. Stone cladding to Sun Lounge. Seamless aluminum guttering and down spouts.

PVC oil storage tank. Outside light and tap.



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

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