

890 Antrim Road, Templepatrick, BT39 0AH



PRICE Offers Over £285,000

Perfectly positioned within the centre of Templepatrick Village this Impressive period three storey double fronted Townhouse extends to circa 2900 sq ft. The accommodation briefly comprises four bedrooms over the first & second floors, with family bathroom and ensuite, three spacious reception rooms, kitchen with separate utility room and ground floor furnished cloakroom. Externally there is a large courtyard style garden with vehicular access for secure parking plus a Large Two Storey Detached garage with first floor floored and sheeted suitable for gym / home office etc. Seldom does an opportunity present to purchase a home in a highly regarded location with a host of original features. Perfect for the purchaser searching for a home with character, charm and history!

> **Sales** > **New Homes** > **Commercial** > **Rentals** > **Mortgages**

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

- **Period Style Double Fronted Three Storey Townhouse**
- **Four Bedrooms (Two First Floor And Two Second Floor)**
 - **Three Reception Rooms**
 - **Prime Central Village Location**
 - **Family Bathroom And En-suite Shower Room**
 - **Spacious Kitchen With Utility Room**
- **Double Glazed Windows / Oil Fired Central Heating**
- **Private Secure Courtyard Styled Rear Garden**
 - **Detached Garage With First Floor Storage**
 - **Front Elevation Grade II Listed**



ACCOMMODATION

GROUND FLOOR

Front door with double glazed side screen and matching fan light over.

ENTRANCE PORCH

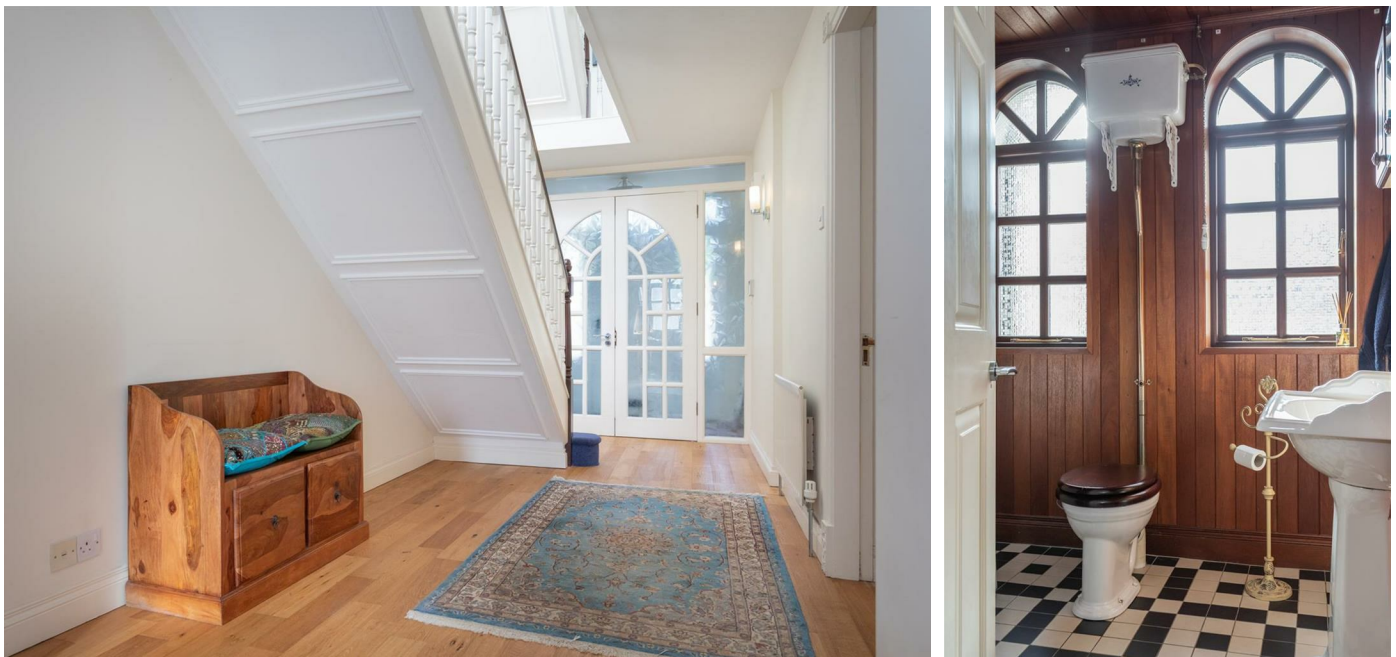
With original tiled floor. Twin glazed entrance doors into:-

SPACIOUS ENTRANCE HALL

With quality light oak effect laminate flooring

FURNISHED CLOARKOOM

Comprising hi- flush w.c and pedestal wash hand basin. Tiled floor. Panelled walls and ceiling. Dual feature window aspect. Oil fired boiler.



DINING ROOM 18'6" x 10'3"

Plus feature panelled bay window with sliding sash and fixed window shutters. Corniced ceiling. Quality light oak laminate flooring. Twin featured glazed door into:-



KITCHEN 20'5" x 9'10"

Equipped with a comprehensive range of high and low level fitted units in ivory finish with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring hob and overhead extractor fan housed in pull out canopy. Integrated fridge freezer. Twin glass display cabinets. Painted panelled ceiling. Part tiled walls. Quarry tiled floor.



UTILITY ROOM 9'9" x 6'9"

Fitted with a matching range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumbler dryer. Quarry tiled floor. Part tiled walls. Door to rear patio and garden.

LOUNGE 19'3" x 12'3"

Attractive inglenook style fireplace with cast iron multi fuel stove and wooden surround. Tiled hearth. (Linked to central heating system). Corniced ceiling. Quality oak effect laminate floor. Twin feature French doors to patio and courtyard garden.



LIVING ROOM/ OFFICE 17'8" x 12'6"

Feature panelled bay window with sliding sash and fixed window shutters. Attractive cast iron fireplace with marble surround and granite hearth. Corniced ceiling. Feature twin doors into lounge.



FIRST FLOOR

SPACIOUS GALLERY STYLE LANDING

Twin French doors to first floor balcony/ terrace.

DELUXE FOUR PIECE FAMILY BATHROOM

Comprising pedestal wash hand basin, low flush w.c. and raised bath with telephone shower attachment. Quarter rounded fully tiled shower enclosure with thermostatically controlled shower. Part tiled walls. Velux style window.

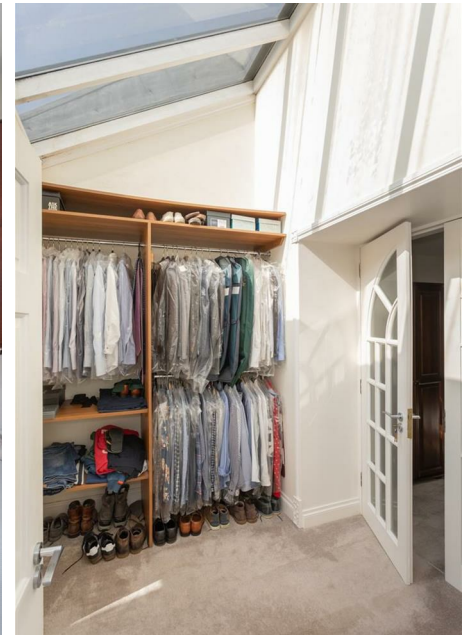


BEDROOM 1 19'8" x 10'1"

Feature panelled bay window with sliding sash and fixed window shutters. Twin French doors to:-

WALK IN DRESSING ROOM/ WARDROBE 8'7" x 7'9"

With vaulted glazed ceiling.



BEDROOM 2 18'3" x 12'6"

Feature panelled bay window with sliding sash and fixed window shutters. Twin glazed French doors into:-

ENSUITE

Comprising pedestal wash hand basin, low flush w.c. and large shower enclosure, Fully tiled thermostatically controlled shower. Feature panelled wall with concealed access to under eaves storage. Velux style window.



SECOND FLOOR

FEATURE GALLERY STYLE LANDING

With fan light and velux style window providing maximum light.

BEDROOM 3 18'8" x 12'6"

Feature panelled bay window with sliding sash and fixed window shutters. Painted panelled vaulted ceiling. Velux style window. Access to under eaves storage.

BEDROOM 4 19'3" x 10'4"

Feature panelled bay window with sliding sash and fixed window shutters. Painted panelled vaulted ceiling. Velux style window.



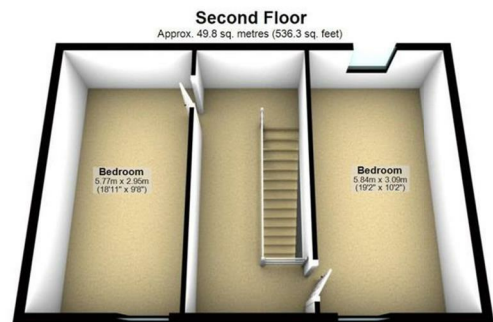
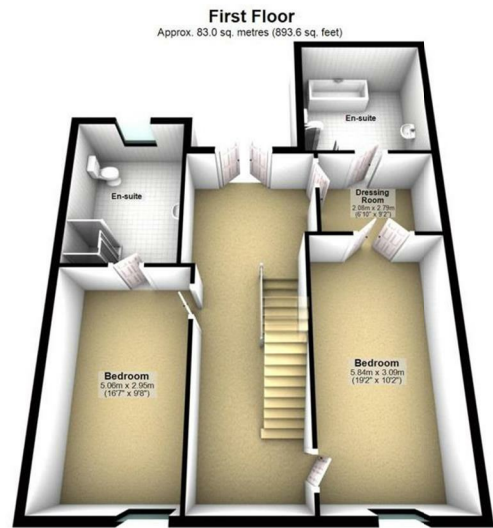
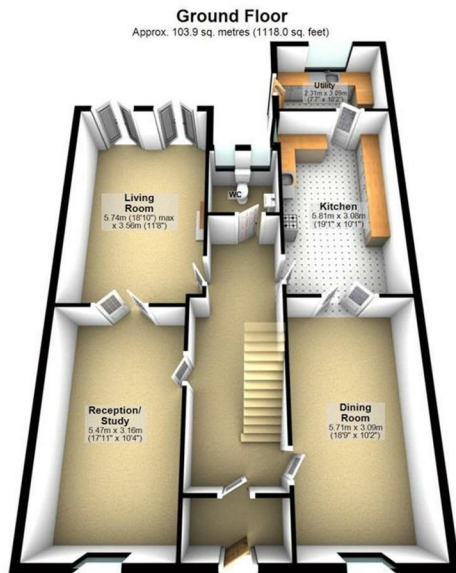
OUTSIDE

Extensive courtyard garden to rear screened by perimeter wall with private paved patio. Brick built barbeque. Brick paved area finished in pink stones for easy maintenance secure off street parking for a number of vehicles if required.

DETACHED TWO STOREY GARAGE/ WORKSHOP 19'4" x 18'4"

Power and light. Shower room plumbed for w.c, wash hand basin and shower. Fixed stair case to first floor. Fully floored and sheeted with painted panelled ceiling perfect for gym / hme office etc. Access to under eaves storage. Power and light. Velux style window. 15'4" X 12'4" At max.





Total area: approx. 270.3 sq. metres (2909.9 sq. feet)
 Photography and Floor plans by houseflyni.co.uk #fionythelpropertymarketing
 Plan produced using PlanUp.
890 Antrim Road, Templepatrick

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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

The Mortgage Shop
 You Talk. We Listen.
 T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

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