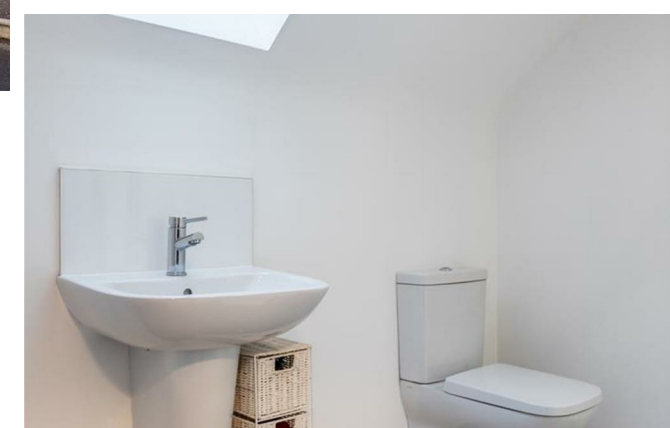


## 2 Rosewood Lane, Parkgate, Templepatrick, BT39 0FJ



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**This is a superb opportunity for those with a growing family in need of a well appointed four bedroom house with two ensuites arranged over three floors extending to 1687 Sq.Ft. and occupying a generous site in this sought after residential location within the village of Parkgate which boasts local primary school, church, convenience store to include butchers, two food outlets and a friendly local village style public house. Conveniently positioned in a rural location with easy access to the M2 motorway and all the local facilities at Templepatrick including The Rabbit Hotel & Spa and The Hilton Hotel and 18 hole golf course, this property also benefits from it's close proximity to Belfast International Airport and Antrim Area Hospital. Internally, the property is laid out with family in mind comprising a generous Lounge with separate open plan kitchen, living and dining area which is ultimately the hub of the home and complete with PVC double glazed French doors to the well maintained side garden for extended entertaining. There are a total of four well proportioned bedrooms with two boasting ensuite shower rooms comprising three on the first floor together with a family bathroom and the master suite on the second floor with large walk-in wardrobe and luxury ensuite shower room.**

**Only on full internal inspection can one begin to appreciate the quality of this superb family home and the benefits of it location and local surroundings.**

**Early viewing strongly recommended.**



## **FEATURES**

- Entrance hall with fully tiled floor / Ground floor W/C with modern white suite / Staircase to first and second floors
- Lounge 20'4 x 11'5 with "hole in the wall" fireplace and inset cast iron multi solid fuel stove / Polished granite hearth
- Open plan living room with informal dining and kitchen / PVC double glazed French doors and matching sidelights to rear
- Kitchen with full range of off-white high and low level units / Integrated gas hob, low level double oven, dishwasher, fridge and freezer
- Utility room with matching off-white low level units / Plumbed for washing machine
- First floor landing / Staircase to second floor / Storage cupboard with shelving
- Three first floor bedrooms / One with ensuite shower room / Family Bathroom with panel bath and separate shower cubicle
- Second floor landing with access to Master Bedroom with walk-in wardrobe and large ensuite shower room
- PVC double glazed windows / Gas fired central heating / PVC fascia and soffits
- Superb corner site with tarmac side by side parking for two cars / Generous gardens to front, side and rear

## ACCOMMODATION

PVC entrance door with double glazed over light to:

### ENTRANCE HALL

Fully tiled floor. Double radiator. Stair case to first and second floors.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and half pedestal wall mounted wash hand basin with tiled splash back and "monobloc" mixer taps. Low voltage down lights. Fully tiled floor. Extractor fan.



### LOUNGE 20'4 x 11'5 (6.20m x 3.48m)

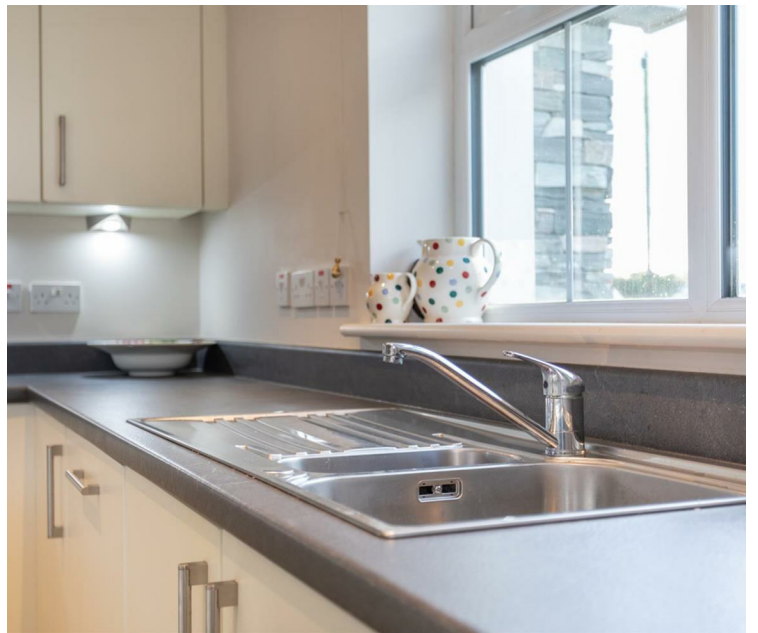
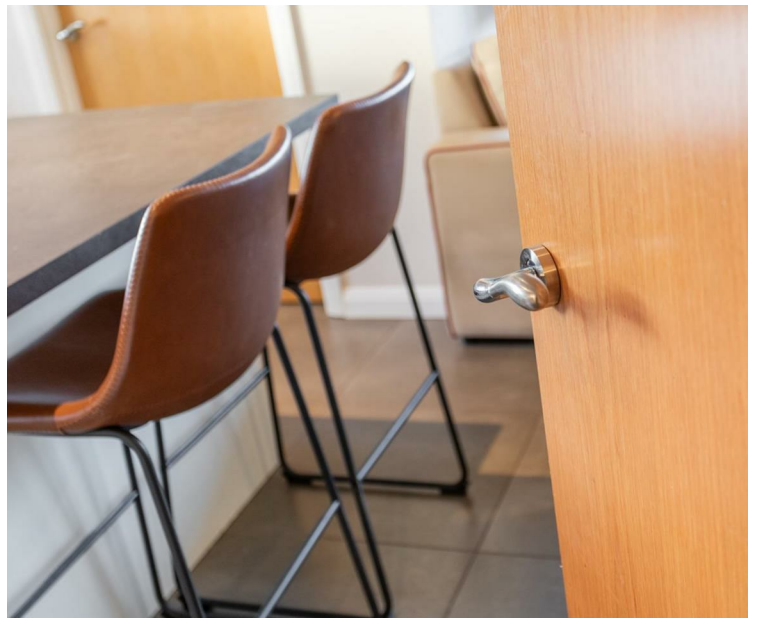
"Hole in the wall" style fire place with inset cast iron multi fuel stove. Polished granite hearth. Dual aspect windows. Two double radiators.



### KITCHEN 12'1 x 8'7 (3.68m x 2.62m)

Full range of off-white high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring gas hob with stainless steel splash back and stainless steel pyramid style over head extractor fan. Low level double oven. Integrated dish washer. Integrated fridge/freezer. Fully tiled floor. Center island with two seater breakfast bar and storage. Built-in electric socket. Low voltage down lights. Fully tiled floor. Open to:





**LIVING ROOM WITH INFORMAL DINING 15'11 x 11'9 (4.85m x 3.58m)**

Fully tiled floor. High level TV point. Two double radiators. PVC double glazed French doors and matching side lights to rear garden.



### UTILITY ROOM 5'9 x 5'6 (1.75m x 1.68m)

Matching off-white low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Wall mounted gas fired boiler. Extractor fan. Fully tiled floor. PVC double glazed door. Single radiator.

### FIRST FLOOR LANDING

Storage cupboard with shelving. Stair case to second floor.

### BEDROOM 1 16'1 x 11'5 (4.90m x 3.48m)

Double radiator.

### ENSUITE 11'4 x 4' (3.45m x 1.22m)

Modern white suite comprising push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer taps. Fully tiled shower cubicle with thermostatic shower unit and glazed sliding doors. Low voltage down lights. Extractor fan. Fully tiled floor. Polished chrome heated towel rail.

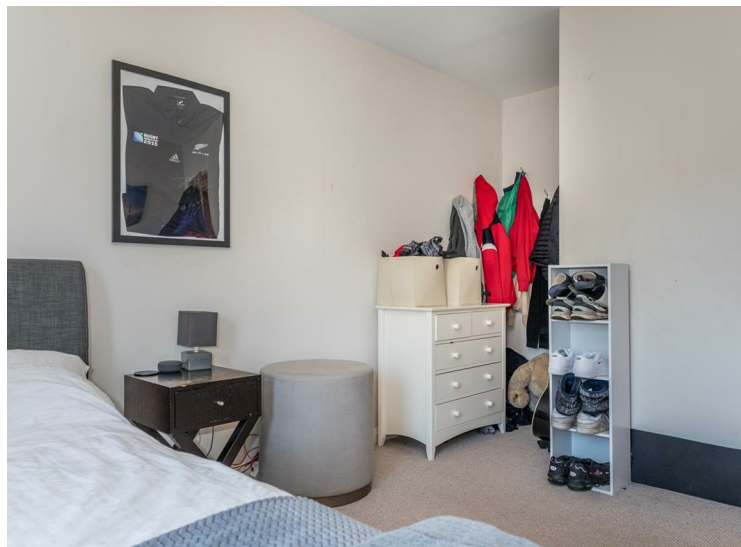
### BEDROOM 2 12'8 x 12'4 (3.86m x 3.76m)

plus recess. Double radiator.



### **BEDROOM 3 9'11 x 9'9 (3.02m x 2.97m)**

Built-in wardrobes with sliding mirrored doors. Double radiator.



### **BATHROOM 8'10 x 6'11 (2.69m x 2.11m)**

Modern white suite comprising panelled bath with feature mixer taps and tiled splash backs. Push button low flush W/C and half pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Fully tiled cornerquadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Low voltage down lights. Extractor fan. Fully tiled floor. Polished chrome heated towel rail.



### **SECOND FLOOR LANDING**

#### **BEDROOM 4 16'2 x 12'4 (4.93m x 3.76m)**

(into recess) Single radiator.

#### **WALK-IN WARDROBE 7'7 x 5'4 (2.31m x 1.63m)**

#### **ENSUITE 8'2 x 7'3 (2.49m x 2.21m)**

(into shower) Modern white suite comprising push button low flush W/C and half pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Fully tiled shower cubicle with thermostatic shower unit and sliding cubicle door. Low voltage down lights. Extractor fan. Fully tiled floor. Polished chrome heated towel rail. "Keylite" double glazed roof light.





## **OUTSIDE**

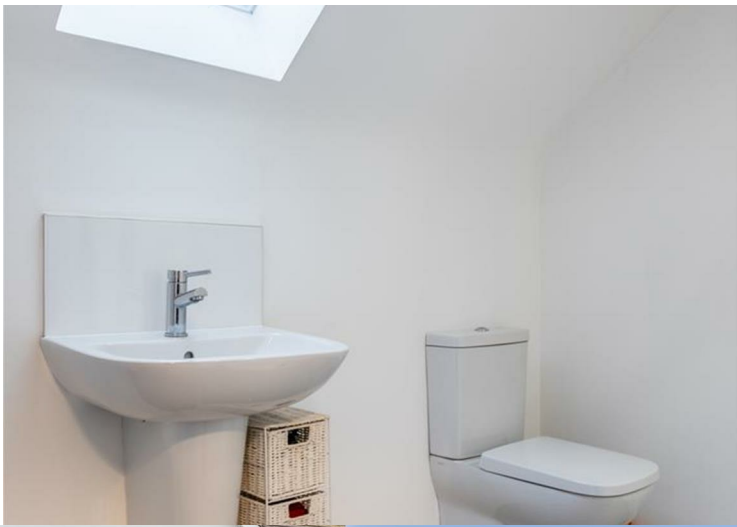
Garden to front and side in neat lawn and tarmac pathway. Feature curved wall with decorative railings. Outside lights and tap to front.

Tarmac side by side parking for 2 cars. Concealed bin storage. Timber pedestrian gate to:


Fully enclosed garden to rear in neat lawn and stoned display area. 6Ft. timber fencing and feature wall.

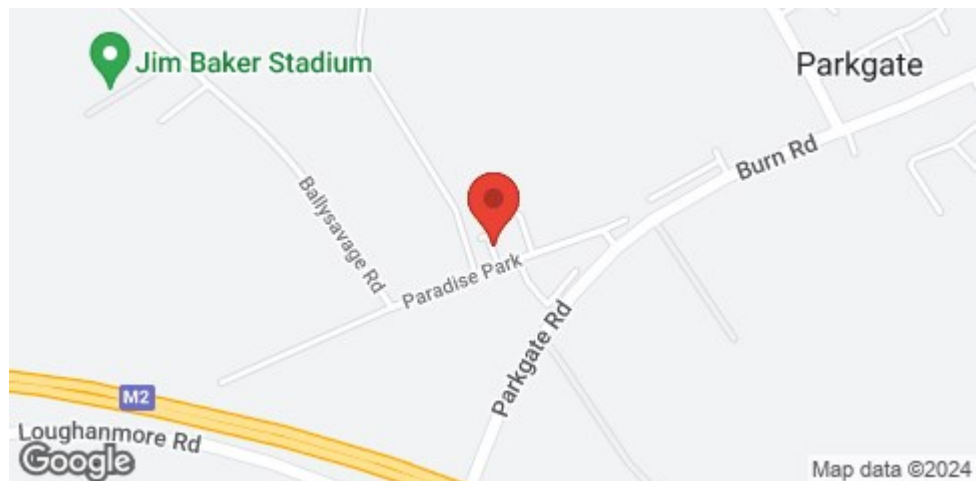
## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

Please note, none of the services or appliances have been tested at this property.



### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | <b>84</b>                                                                                                   | <b>84</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC  |           |



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