

35 Ballyclare Road, Templepatrick, BT39 0BL



PRICE Offers Over £385,000

Perfectly situated with easy access to the M2 motorway Belfast City Centre is within a ten minute commute. Positioned on an extensive breathtaking mature site of approximately 1/3 acre. This charming landmark building has been sympathetically restored by the present vendors with some original features still in place. The accommodation briefly comprises 3 bedrooms, 3 receptions including sun lounge in the main cottage and a further 2 bedrooms, 1 reception with kitchen & bathroom in the adjacent self contained annex. The annex is ideal for an older relative, home office, air bnb or integration into the main property if further accommodation is required. We have been informed that the original property dates back to the early 1800's and seldom does a home of such character, charm and history come onto the market so an early viewing 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

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

- **Impressive Extended Detached Cottage & Annex**
- **Attached 2 Bedroom Self Contained Studio Apartment**
- **3 Bedrooms / 3 Receptions Inc. Sun Lounge (Cottage)**
- **2 Bedrooms / 1 Reception / Kitchen / Bathroom (Annex)**
 - **Site Area Extending to Circa 1/3 Acre**
- **Attached Garage With Parking Facilities For A Variety Of Vehicles**
 - **Beautifully Mature Landscaped Gardens**
 - **Highly Regarded Convenient Location**
 - **Oil Fired Central Heating**
 - **Mostly PVC Double Glazing**



ACCOMMODATION

GROUND FLOOR

Front door into:

TILED ENTRANCE PORCH

Entrance door into:

ENTRANCE HALL

Exposed wood flooring.

LOUNGE 20'6" x 15'7"

Feature vaulted beamed ceiling. Feature Rustic brick fireplace (built circa 1905) with multi fuel stove inset and tiled hearth (two original Sash windows - Non Opening with secondary glazing).



MODERN KITCHEN 12'4" x 12'4"

Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces and breakfast bar style return for casual dining. Integral range style cooker with overhead extractor fan housed in colour coded canopy. Integrated fridge / freezer and washing machine. Pull out larder cupboard. Single drainer stainless steel sink unit with mixer tap. Feature vaulted ceiling.



SUN ROOM WITH PORCH 18'4" x 12'8"

At max. Feature bay style full height Glazed windows with views over gardens and river. Door to front. Twin doors into:

DINING ROOM 14'0" x 9'1"



BATHROOM SUITE

Comprising Low flush w.c, pedestal wash hand basin with splashback. Large open shower enclosure with full height glass screen and electric shower unit. Exposed wooden floor



BEDROOM 1 12'9" x 10'9"

Dual window aspect with views over garden. Laminate floor

BEDROOM 2 10'9" x 10'3"

BEDROOM 3 14'6" x 12'6"

At max. Twin built in double wardrobe. Access to adjacent apartment / annex.

INNER HALL

With access to floored roofspace via fold away steps. Excellent storage facility with light.

ANNEX / STUDIO APARTMENT

LIVING ROOM 17'1" x 12'6"

Oil fired stove with tiled hearth. Dual window aspect with views over garden. Sliding twin pocket doors into:



KITCHEN 7'7" x 6'3"

Equipped with a range of high and low level units with contrasting worksurfaces. Integrated microwave and two ring hob plus integrated fridge. Single drainer stainless steel sink unit with mixer tap



BEDROOM 2 10'8" x 7'6"

Built in mirrored wardrobe.

BEDROOM 1 10'8" x 9'3"

Built in mirrored wardrobe.

SHOWER ROOM

Comprising pedestal wash hand basin, low flush w.c. Part tiled walls. Separate shower enclosure

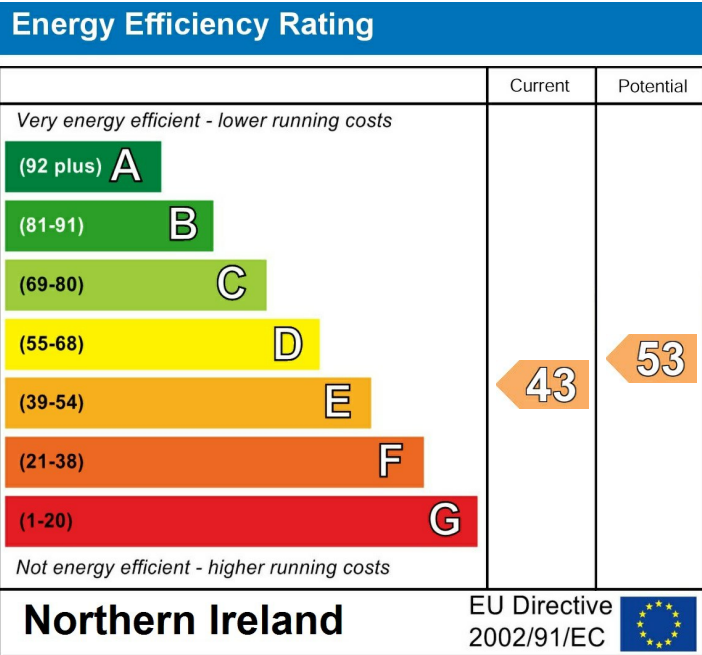


OUTSIDE

Twin gates leading to Large sweeping private driveway with private parking forecourt suitable for a number of vehicles in brick paviors. Extensive mature landscaped Gardens laid in neat well tended lawn to front, side and rear. Stocked with a variety of shrubs and plants. Site area extends to circa 1/3 acre bordered by low lying river and mature trees. Paved walkways and private patio areas.







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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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