

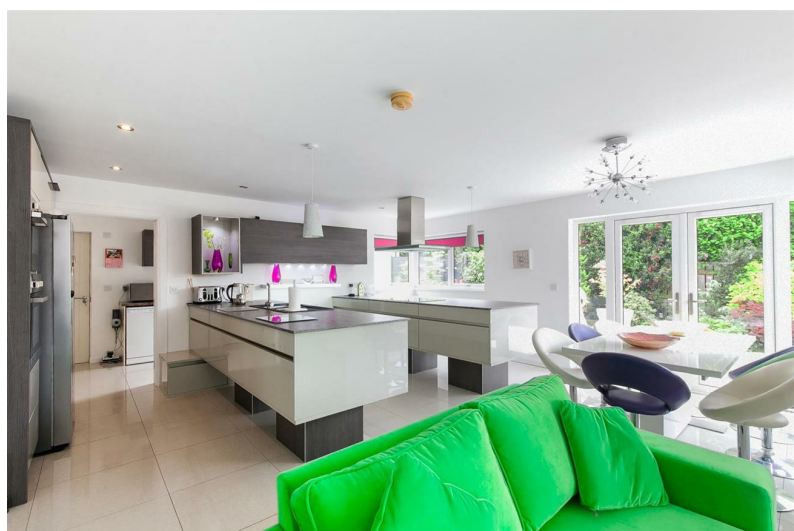


18b Kilmakee Road, Templepatrick, BT39 0EP

- Modern, Family Detached
- Lounge; Separate Family Room
- Luxury Fitted Kitchen
- Oil Heating (underfloor to GF level)
- Fully Landscaped Site
- Four Bedroom; Two En Suite
- Open Plan Kitchen / Living / Dining
- Utility Room; Furnished Cloakroom
- PVC Double Glazing
- Exclusive, Gated Development

Offers Over £450,000

EPC Rating C



18b Kilmakee Road, Templepatrick, BT39 0EP



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor landing. Part vaulted ceiling. Glass panelled French doors to kitchen/living/dining.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Tiled floor.

LOUNGE 17'1" x 13'6"

Dual aspect windows. Contemporary, focal point fireplace. Tiled floor.

FAMILY ROOM 13'5" x 12'9"

Dual aspect windows. Tiled floor.



KITCHEN THROUGH LIVING/DINING ROOM 29'6" x 18'9"

Luxury fitted kitchen with range of high and low level storage units, with contrasting melamine work surface. Inlaid stainless steel 1.5 bowl sink unit with contrasting top. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven and microwave oven. Space and plumbed for American style fridge freezer. Contemporary, focal point fireplace to living area. Triple, feature corner windows. Tiled floor. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 11'6" x 6'3"

Fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine and dishwasher. Tiled floor. Access to cloakroom. Access to garage. PVC double glazed French door leading to rear garden.

FIRST FLOOR

GALLERY LANDING

Access to roof space.

PRINCIPAL BEDROOM 14'0" x 13'6"

Wood laminate floor covering. Open arch leading to walk in wardrobe/dressing room. Wood laminate floor covering.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head.

GUEST BEDROOM 13'6" x 12'9"

Wood laminate floor covering.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head.

BEDROOM 3 12'5" x 11'6"

Wood laminate floor covering.

BEDROOM 4 11'8" x 9'4"

Elevated rural views. Wood laminate floor covering.

DELUXE, FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head.

EXTERNAL

Exclusive gated development of only three homes.

Private driveway area, finished in asphalt.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Side and rear gardens finished in lawn, tiled patio area/paving and wide array of plants, trees and shrubbery.

Outside tap.

Screened service area with PVC oil storage tank.

ATTACHED GARAGE 18'6" x 12'4"

Power operated, up and over door. Separate service doors to utility room and rear garden. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.






Immaculately presented, family sized detached home, located within a select gated development of only three properties, situated off the Kilmakee Road, Templepatrick. The property comprises entrance hall, furnished cloakroom, lounge, family room, open plan kitchen / living / dining area, luxury fitted kitchen, utility room, four well-proportioned bedrooms, including principal and guest en suite bedrooms, and deluxe, fully tiled bathroom, with contemporary, white, four piece suite. Externally, the property enjoys private driveway, attached garage, and fully landscaped site. Other attributes include oil heating, underfloor heating to ground floor level, PVC double glazing, convenient location, village living, and walking distance to Templepatrick Primary School. Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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