

## 25 Kiln Park, Templepatrick, BT39 0BB



- Superb Linked Detached
- 3/ 4 Bedrooms
- 3/ 2 Receptions
- Highly Regarded Established Development
- Prime Mature Corner Site
- Luxury Ground Floor Wet Room
- Luxury First Floor Shower Room
- Deluxe Shaker Fitted Kitchen
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Integral Garage With Parking Forecourt

**PRICE Offers Over £245,000**

*Positioned within an established popular development within Templepatrick Village. This superb linked detached enjoys an adaptable living layout incorporating 3 or 4 bedrooms 2 or 3 reception rooms, a luxury wet room and deluxe first floor shower room. Externally the property is positioned on a prime corner site and enjoys a south facing rear garden an integral garage with insulated electric roller door and parking forecourt. An early viewing is highly recommended.*

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

**Antrim**  
12 Church Street  
Antrim  
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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

## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### WELL PRESENTED ENTRANCE HALL

Quality tiled floor. Walk in storage cupboard.

#### FAMILY ROOM 11'8" x 9'7"

Quality laminate floor. French door into:-

#### DELUXE SHAKER KITCHEN 11'9" x 8'3"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces and breakfast bar style return. Integrated Neff eye level oven and microwave. Integrated fridge. Four ring induction hob with concealed extractor fan and granite splashback. Coordinating single drainer sink unit with swan neck tap. Quality tiled floor. PVC double glazed door to garden and patio.



#### DINING ROOM 10'3" x 7'9"

Twin PVC double glazed French doors to garden.

#### LOUNGE/ BEDROOM 4 13'4" x 11'3"

Dual window aspect.

#### LUXURY WET ROOM

Comprising wall hung vanity unit with monobloc tap, wall push w.c. and large open shower enclosure with full height glass screen. Tiled floor. Fully tiled walls.



### FIRST FLOOR

#### BEDROOM 1 11'0" x 9'7"

Built in double wardrobe.

#### BEDROOM 2 10'4" x 8'6"

Built in single wardrobe.



### **BEDROOM 3 8'0" x 9'7"**

Built in single wardrobe.

### **LUXURY MODERN SHOWER ROOM**

Comprising wall hung modern vanity unit with monobloc tap, wall push w.c. and large open shower enclosure with full height glass screen. Fully tiled walls and tiled floor.



### **OUTSIDE**

Neat well tended garden to front and side in lawn.


Parking forecourt suitable for a number of vehicles.

Private south facing garden to rear in lawn screened by perimeter fence. Laid in neat lawn with paved walkway and patio.

### **INTEGRAL GARAGE 16'9" x 8'9"**

With insulated electric roller shutter doors. Plumbed for washing machine. Vented for tumble dryer.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



You Talk. We Listen.

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