

## 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  
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

## 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.

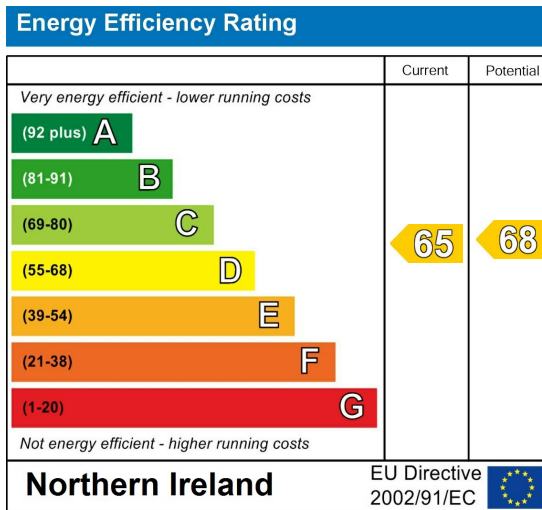
Parking forecourt suitable for a number of vehicles.

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.





**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

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.