

SALE AGREED

'Bellver', 40 Lowtown Road, Templepatrick, BT39 0HD

- Well Presented Family Detached
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Large Driveway; Double Garage
- Elevated Rural Views
- Five Bedroom; Two+ Reception
- Utility Room
- Oil Heating; Double Glazing
- Gardens Front, Side and Rear
- c.83 Acre Land Option

Offers Over £395,000

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, glass panelled front door with matching, twin side screens. Tiled floor. Glass panelled door with matching side screens, leading to:

ENTRANCE HALL

Double doors accessing shelved store. Stairwell to first floor. Glass panelled doors to lounge, family room and kitchen.

LOUNGE 20'11" x 16'11" (plus bay)

Dual aspect windows, enjoying rural views. Bow bay window to front elevation. Brick inglenook recess with cast iron, solid fuel stove on granite hearth with contrasting, marble surround.

FAMILY ROOM / DINING ROOM 17'0" x 16'4"

Open fire in marble fireplace with granite inset, matching hearth and carved mahogany surround. Aluminium framed, double glazed, sliding patio door to garden. Rural views.



KITCHEN WITH INFORMAL DINING AREA 16'11" x 14'0" (plus recess)

Country style kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Inlaid stainless steel sink unit. Rural views. Comprehensive range of Bosch integrated appliances, comprising touch screen, ceramic hob, oven, matching microwave, fridge and dishwasher. Extractor hood. Dual aspect windows. Rural views. Splashback tiling to walls. Tiled floor.

UTILITY ROOM 14'0" x 11'2" (wps)

Range of fitted low level storage units with matching work surface area. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Oil fired central heating boiler. PVC, stable style external door to driveway and garden.

PRINCIPAL BEDROOM 16'9" x 11'8" (plus bay)

Bow bay window to front elevation, enjoying rural views. Wall to wall fitted wardrobes in mirror panelled, sliding doors.

EN SUITE SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Fully tiled walls.

BEDROOM 2 16'7" x 11'7" (plus bay)

Bow bay window to front elevation, enjoying rural views. Wall to wall fitted wardrobes with mirror panelled, sliding doors.

BEDROOM 3 16'9" x 11'8"

Wall to wall fitted wardrobes in mirror panelled, sliding doors.

FULLY TILED FAMILY BATHROOM

White, five piece suite comprising tile encased bath, separate shower enclosure, vanity unit, WC and bidet.

FIRST FLOOR

LANDING

BEDROOM 4 23'7" x 16'4" (wps)

Fitted wardrobes in mirror panelled, sliding doors. Two walk in access points to roof space.

BEDROOM 5 17'6" x 16'7" (wps) (plus recess)

Walk in wardrobe with access to roof space. Separate walk in access to roof space.

EN SUITE CLOAKROOM

Two piece suite comprising vanity unit and WC.

EXTERNAL

Generous sized, private driveway area, finished in brick pavior. Tiled entrance porch. External lighting. Gardens front, side and rear, finished in lawn, brick pavior and paved patio area. Outside tap. PVC oil storage tank.

MATCHING DETACHED DOUBLE GARAGE 19'7" x 19'2"

Power operated, up and over door. Power, light and Beam vacuum hub. Access to separate store to rear (5.97m x 1.80m).

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.





Well presented, five bedroom/two+ reception, family detached home, with matching detached double garage, occupying an elevated site off the Lowtown Road, Templepatrick.

The property comprises entrance porch, entrance hall, lounge, separate family/dining room, kitchen with informal dining area, utility room, family bathroom, and five well-proportioned bedrooms, to include principal bedroom with en suite shower room and guest bedroom with walk in wardrobe and en suite cloakroom.

Externally, the property enjoys generous sized private driveway, matching detached double garage with separate store to rear, and gardens front, side and rear, finished in lawn and patio areas.

Other attributes include oil heating, double glazing, Beam vacuum system, convenient location, and elevated rural views.

c.83 acres of adjoining, quality agricultural land is also available for purchase by way of separate negotiation (<https://www.colingrahamresidential.com/property/templepatrick/193927/lowtown-road/>).

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(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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