



3 & 5 Ballywee Road, Parkgate, Templepatrick, BT39 0DW

- Impressive Detached Family Home (c.4,000 sq ft)
- Six Bedroom; Four+ Separate Reception Rooms
- Deluxe Bathroom; Guest Shower Room
- Under Floor Heating; Beam Vacuum System; Alarm
- Extending To c.1.25 Acre Site
- Adjoining Building Site With FPP
- Luxury Fitted Kitchen; Utility Room
- Oil Heating; PVC Double Glazing
- Private Driveway; Integral Double Garage
- Elevated Panoramic Rural Views

Offers Over **£795,000**
EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

RECEPTION DINING HALL

Hardwood double doors with matching double glazed fan light over. Polished porcelain tiled floor. Feature height ceilings. Solid oak internal doors with matching skirting and architrave. Solid oak stairwell to first floor with matching balustrade and handrail. Access to under stairs store. Double doors to lounge.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Polished porcelain tiled floor.

LOUNGE 18'6" x 14'4"

Twin windows to front elevation enjoying elevated rural views. Open fire in cast iron fireplace with granite hearth and carved timber surround. Solid oak flooring.

FAMILY ROOM 14'4" x 9'6"

Solid oak flooring. Picture window to rear elevation.

CASUAL DINING ROOM 14'7" x 11'6"

Twin windows to front elevation enjoying elevated rural views. Polished porcelain tiled floor. Open arch leading to:



KITCHEN WITH INFORMAL DINING AREA 20'8" x 14'7"

Luxury fitted solid oak in-frame kitchen with comprehensive range of high and low level storage units and contrasting solid granite work surface. Matching island unit with breakfast bar area. Ceramic sink. Inglenook recess for range style oven with extractor fan over. Space for American style fridge freezer. Integrated dishwasher. High level glass fronted display cabinets. Integrated wine rack. Solid granite up-stands to walls. Tiled splash back to range area. Polished porcelain tiled floor. Open arch leading to:

SUN LOUNGE 16'4" x 16'4"

Vaulted ceiling with electric operated velux windows. Elevated rural views. Cast iron multi fuel burning stove on a solid granite hearth. Polished porcelain tiled floor. PVC double glazed French doors to courtyard patio area.

REAR HALL

Hardwood double glazed back door with matching twin side panels. Access to utility room and garaging. Polished porcelain tiled floor.

UTILITY ROOM 9'10" x 9'4"

Range of fitted high and low level storage units and contrasting wood grain effect melamine work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Polished porcelain tiled floor.

FIRST FLOOR

GALLERY LANDING

Arched feature window to half landing. Access to shelved hot press with pressurised water cylinder. Access to roof space. Positive air ventilation system.

PRINCIPAL BEDROOM 19'7" x 16'4"

Feature ceiling height window with French door leading to Juliet style balcony enjoying rural views. Vaulted ceiling. Wood laminate floor covering.

ADJACENT WALK IN DRESSING ROOM / STUDY / BEDROOM 6 14'9" x 14'9"

Light, power and window to side elevation.

ADJACENT DELUXE BATHROOM

Contemporary white four piece suite comprising freestanding bath, separate fully tiled quadrant shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Chrome towel radiator. Part tiling to walls. Tiled floor.

GUEST BEDROOM 16'0" x 14'9"

Twin windows to front elevation enjoying elevated rural views.

WALK IN WARDROBE

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled quadrant shower enclosure, pedestal hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Splash back tiling to sink. Tiled floor.

BEDROOM 3 14'4" x 12'0"

Feature window to front elevation enjoying elevated rural views.

BEDROOM 4 14'4" x 10'7"

Twin windows to front elevation enjoying elevated rural views.





BEDROOM 5 14'4" x 10'7"

DELUXE SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure with drying area, pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway, extending to rear, finished in tarmac.
Gardens front, side and rear finished mainly in lawn.
Rear courtyard finished in brick pavior patio area, coloured stone and range of plants, trees and shrubbery.
PVC soffits and fascia.
Seamless aluminium guttering.
PVC oil storage tank.
External lighting.

INTEGRAL DOUBLE GARAGE 19'7" x 19'7"

Twin power operated roller shutter doors. Service door to house. Power, light, water, oil fired central heating boiler and Beam vacuum hub.

ADJOINING C.0.75 ACRE BUILDING SITE WITH FPP

c.0.75 acre building site benefiting from full planning permission, to include a 'Certificate of Lawfulness of Proposed Use or Development' for a 5,000 sq ft, three storey, detached family home plus attached double garage, enjoying stunning, elevated rural views, located on the periphery of Parkgate village, c.2.5 miles from Templepatrick and in close proximity to Belfast International Airport. The site is accessed via a private lane which is shared only with number five, with services available on site and foundations excavated. Copy of planning permission and maps are available upon request.

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.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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