



16 The Chase, Parkgate, BT39 0JT

- Immaculately Presented, Extended Family Detached
- Kitchen Through Dining Room
- Utility Room
- Oil Heating; PVC Double Glazing
- Generous Sized, Fully Landscaped Site
- Four Bedroom; Two+ Reception
- Sun Lounge
- Deluxe Bathroom; Separate Shower Room
- Private Driveway; Integral Double Garage
- Convenient, Well Sought After Location

Offers Over **£450,000**

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to gallery landing. Glass panelled French doors leading to lounge and kitchen. Access to under stairs store.

LOUNGE 17'0" x 16'11"

Dual aspect windows. Elevated rural view. Open fire in granite fireplace with matching hearth and contrasting surround.

KITCHEN THROUGH DINING ROOM 31'2" x 12'0"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting, solid quartz work surface. Matching island unit with breakfast bar area. Colour coded double sink unit with Quooker boiling water tap. Integrated, touch screen Bora hob with downdraft extractor system. Integrated, Neff double ovens with warming drawers. Twin integrated larder fridges. Integrated Neff twin dishwashers. Solid quartz splashback to wall. Tiled floor. PVC double glazed French door with matching side screens leading to rear garden.



SUN LOUNGE 13'7" x 9'10"

Vaulted ceiling. Cast iron wood burning stove on granite hearth. Picture window to side elevation. Tiled floor. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 12'0" x 6'11"

Range of fitted high and low level storage units with contrasting, marble effect, melamine work surface with matching upstands to walls. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer.

PRINCIPAL BEDROOM 15'4" x 11'5" (wps)

DELUXE FULLY TILED EN SUITE SHOWER ROOM

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

BEDROOM 2 9'11" x 9'10"

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Access to hot press.

FIRST FLOOR

GALLERY LANDING

BEDROOM 3 23'3" x 14'1" (wps)

Picture window to side elevation enjoying elevated rural views. Access to under eaves storage.

WALK IN WARDROBE

BEDROOM 4 14'11" x 14'5"

Built in double wardrobe. Access to under eaves storage. Panelling to walls.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Splashback panelling to sink. Herringbone style wood laminate floor covering.

EXTERNAL

Generous sized private driveway finished in tarmac and brick pavior. Front garden finished in lawn and range of plants, trees and shrubbery. Brick pavior entrance porch. External lighting. PVC soffits, fascia and rainwater goods. External power points. Fully enclosed side and rear garden finished in lawn, paved patio areas and wide array of plants, trees and shrubbery. Timber garden room with veranda area. Outside tap. PVC oil storage tank.

TIMBER GARDEN ROOM WITH VERANDA AREA





INTEGRAL DOUBLE GARAGE 17'8" x 16'4"

Power operated, up and over door. Separate service door to utility room. 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, extended, four bedroom/two+ reception, detached chalet bungalow, occupying a generous sized corner plot, within the well sought after Chase development, Parkgate village, Templepatrick.

The property comprises entrance hall, lounge, sun lounge, kitchen through dining room, utility room, deluxe family bathroom, separate shower room, and four well-proportioned bedrooms, to include principal bedroom with en suite shower room.

Externally, the property enjoys private driveway, finished in tarmac, integral double garage, timber garden room with veranda/barbecue area, and gardens front, side and rear, finished in lawn, paved patio areas, and wide array of mature plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, extensive range of luxury finishes throughout, and convenient, village setting, close to M2 motorway access for Belfast and The North.

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	63	63
(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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