



19 Millbank Road, Templepatrick, BT39 0AS

- Immaculately Presented Family Detached
- Kitchen With Informal Dining Area
- Utility Room
- Oil Heating; PVC Double Glazing
- Double Garage With Floored Roof Space

- Five Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Bathroom; Shower Room; En Suite
- Generous Sized Private Driveway
- Gardens Front, Side and Rear

Offers Over £485,000

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with PVC double glazed side screens. Stairwell to first floor. Glass panelled French doors leading to:

LOUNGE 17'10" x 14'10"

Tiled inglenook recess with cast iron wood burning stove on slate hearth with floating timber mantle. Timber, double glazed sliding patio door with matching side screen to front garden. LVT flooring continuing through kitchen, sun lounge and rear hall. Open arch leading to:

KITCHEN WITH INFORMAL DINING AREA 14'10" x 14'3"

Luxury fitted kitchen with range of high and low level storage units with contrasting quartz worktop. Matching island unit with breakfast bar area. Inlaid colour coded sink unit. Quooker boiling water tap. Integrated fridge freezer. Touch screen induction hob, double oven and dishwasher. Contemporary extractor hood. Solid quartz upstand and sill to sink area. Open arch leading to:

SUN LOUNGE 13'2" x 10'6"

Vaulted ceiling. PVC double glazed sliding patio door to rear garden.

REAR HALL

Timber panelling and coat hanging space to wall.



UTILITY ROOM 9'11" x 5'11"

Range of fitted high and low level storage units with solid quartz worktop. Matching upstands and sill. Inlaid stainless steel sink unit. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door leading to rear garden.

BEDROOM 4 14'2" x 12'11" (wps)

Dual aspect windows.

BEDROOM 5 12'0" x 11'11" (wps)

Fitted storage units and shelving. Timber panelled feature wall.

FAMILY SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower, pedestal wash hand basin and WC. Aqualisa power shower unit. Tiled floor.

FIRST FLOOR

LANDING

Access to luggage room and roof space.

PRINCIPAL BEDROOM 15'8" x 13'0" (wps)

Dual aspect windows.

WALK IN WARDROBE 12'11" x 6'0"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Electric shower. Part tiling to walls. Chrome towel radiator. Tiled floor.

BEDROOM 2 16'3" x 13'1"

BEDROOM 3 13'10" x 10'7"

DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and concealed cistern WC. Electric shower over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway finished in decorative stone.

Paved entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Front garden finished in lawn, paved patio area and plants, trees and shrubbery.

Side and rear gardens finished in lawn, brick pavior and patio area.

Outside tap.

Oil fired central heating boiler.

LARGE MATCHING DETACHED DOUBLE GARAGE 19'6" x 19'4"

Up and over double door. Power and light. Separate garden store area to rear (5.89m x 2.71m). Floored roof space (8.68m x 3.98m (wps)), with power, light and velux window.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Immaculately presented, five bedroom/two+ reception, detached family home with large matching detached double garage, occupying a private site off Millbank Road, Templepatrick.

The property comprises entrance hall, lounge, kitchen with informal dining area, luxury fitted kitchen, sun lounge, utility room, five well-proportioned bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, in addition to deluxe family bathroom and separate family shower room.

Externally, the property enjoys generous sized private driveway, large matching detached double garage with floored roof space, and gardens to front, side and rear, finished in mainly in lawn, paved patio area, and brick pavior.

Other attributes include oil heating and PVC double glazing.

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	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 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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