

simonBRIEN
RESIDENTIAL

25A Tobergill Road,
Templepatrick, Ballyclare, BT39 0DT



Asking Price £395,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Country Residence
- Exceptionally Well Appointed & Presented Accommodation Throughout
- Four Generous Bedrooms
- Family Room, Dining Room & Drawing Room
- Superb Open Plan Living / Kitchen / Dining Area With Vaulted Ceiling
- Gallery / Snug Area Above
- Separate Utility Room & Downstairs Cloakroom
- Family Bathroom & Ensuite
- Oil Fired Central Heating
- PVC Double Glazing
- Detached Garage & Excellent Driveway Parking
- Pleasant Site With Well Tended Gardens In Lawns & Patio Area
- Popular & Convenient Semi-Rural Location Close To Motorway Networks & Templepatrick Village

SUMMARY

If you are looking for peace and tranquillity with ease of access to Templepatrick and Belfast via the M2 motorway, then look no further that this most desirable property. This detached family home is situated in this most exclusive area, and has been built to an exceptionally high standard specification.

The accommodation has been well maintained by the current vendors, and provides a layout of four generous bedrooms, three reception rooms, together with superb open plan kitchen / living / dining area with vaulted ceiling, as well as contemporary bathroom and ensuite. Externally, the property is positioned on a generous site with pleasant gardens laid predominately in lawns, patio area as well as a large detached garage and generous driveway parking.

All in all a superb opportunity to acquire a comfortable home in a semi-rural location, close to main arterial routes.

Viewing is strictly by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE HALL:

Wood strip flooring.

CLOAKS CUPBOARD:

FAMILY ROOM:

14' 0" x 11' 6" (4.27m x 3.51m)

DINING ROOM:

22' 2" x 14' 6" (6.76m x 4.42m)

Sandstone fireplace with open fire. Double doors to patio, and open plan to Drawing Room.





DRAWING ROOM:
20' 0" x 18' 3" (6.1m x 5.56m)

Double doors to rear garden. Attractive feature fireplace with open fire. Corniced ceiling.

BEDROOM (4):
14' 0" x 9' 8" (4.27m x 2.95m)





KITCHEN / LIVING / DINING AREA:

33' 3" x 25' 6" (10.13m x 7.77m) (at widest points)

In the Living Area - vaulted ceiling. Cast iron wood burning stove. Double doors to patio.

In the Kitchen Area - excellent range of high and low level units. Inset twin sink. Recessed for cooker and dishwasher. Ceramic tiled floor.

UTILITY ROOM:

7' 6" x 6' 4" (2.29m x 1.93m)

High and low level units. Single drainer sink unit. Plumbed for washing machine.

CLOAKROOM:

Low flush WC. Wash hand basin.

GALLERY / SNUG AREA ABOVE:

13' 2" x 11' 4" (4.01m x 3.45m)





FIRST FLOOR

BEDROOM (1):
17' 5" x 14' 6" (5.31m x 4.42m)

Built-in wardrobe.

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit.



BEDROOM (2):
14' 0" x 11' 4" (4.27m x 3.45m)



BEDROOM (3):
14' 0" x 10' 0" (4.27m x 3.05m)

Roof space access.

BATHROOM:

Raised panelled bath with mixer taps. Separate shower enclosure. Low flush WC. Wash hand basin. Heated towel radiator. Ceramic tiled floor.

LANDING:

Hotpress.





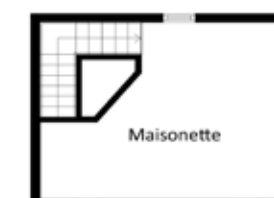
OUTSIDE

Detached garage. Generous site with gardens in lawns, patio area, and excellent parking with turning circle.



25a Tobergill Road, Parkgate (Ground Floor)

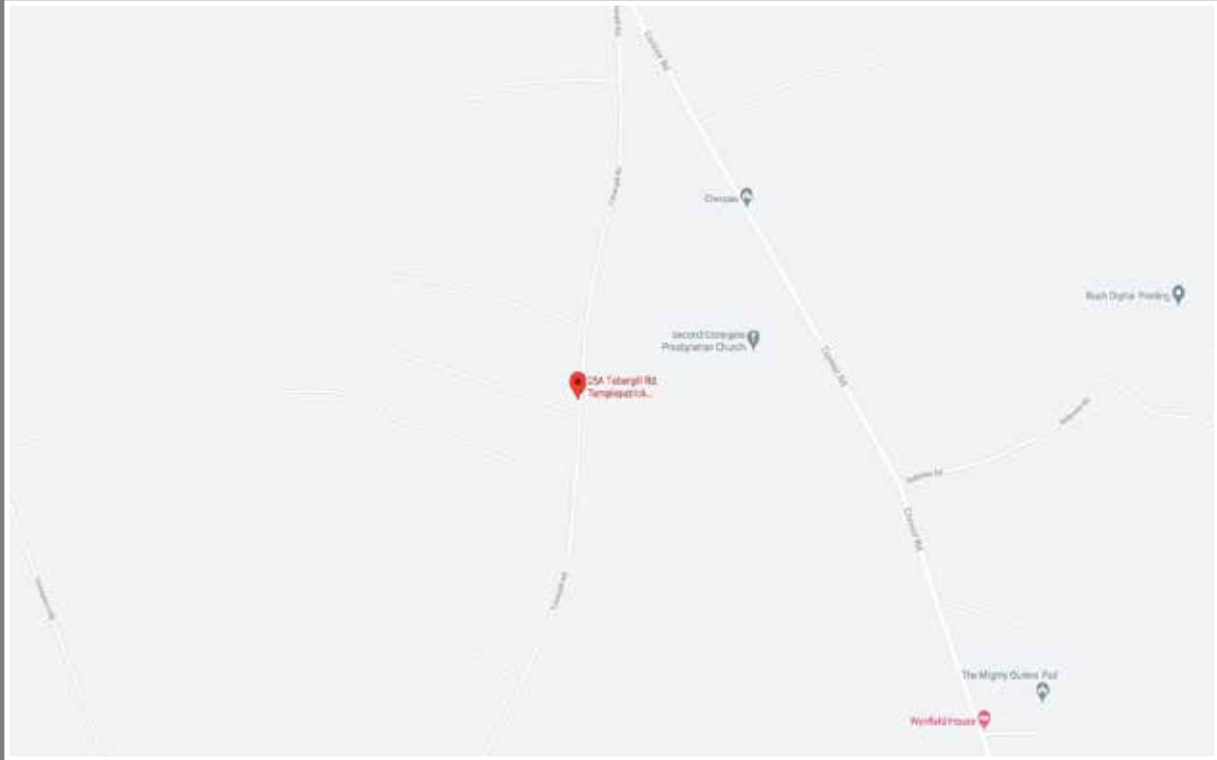
Plans for illustrative purposes only



25a Tobergill Road, Parkgate (1st Floor)

Plans for illustrative purposes only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/L/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9380-2384-5020-2390-7241

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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