

# 13 Kilmakee Road, Templepatrick BT39 0EP



## PRICE Offers Over £419,950

*Positioned on a mature private elevated site on the well regarded Kilmakee Road. This property is within comfortable walking distance of Templepatrick Primary, The Rabbit Hotel and the Park and Ride. With 4 bedrooms and 4 receptions this extended detached family home will interest the buyer searching for an enviable location at a realistic price. Externally there are well maintained mature gardens and the property enjoys far reaching views over Templepatrick Village and beyond. An early viewing is recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803



- **Extended Detached Family Home**
  - **4 Bedrooms**
  - **4 Receptions**
- **Highly Regarded Location**
- **Prime Private Elevated Site**
- **Shaker Style Kitchen With Matching Utility**
  - **Four Piece Family Bathroom**
- **Integral Garage With Parking Forecourt**
  - **Double Glazed Windows**
- **Gas Central Heating Hive Controlled**





## ACCOMMODATION

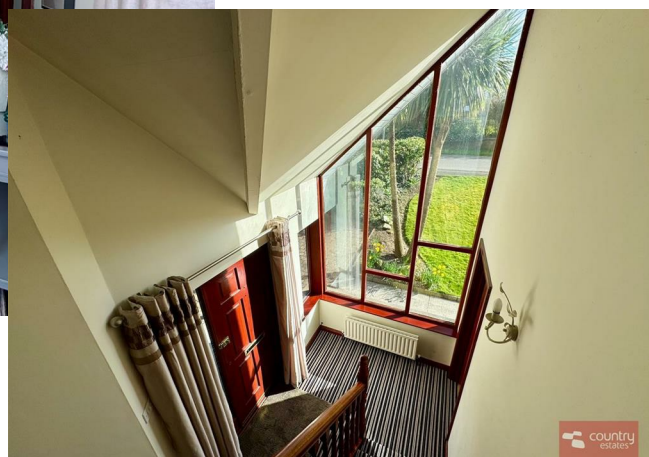
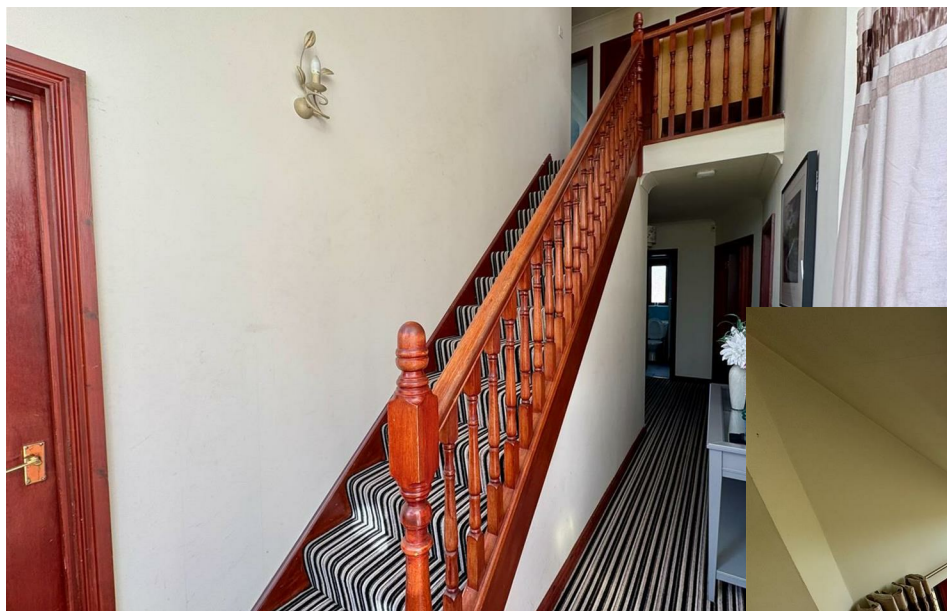
### GROUND FLOOR

#### OPEN COVERED FRONT PORCH

Hardwood entrance door with full height double glazed side screen into:-

#### SPACIOUS ENTRANCE HALL

With feature vaulted ceiling. Understairs storage cupboard.

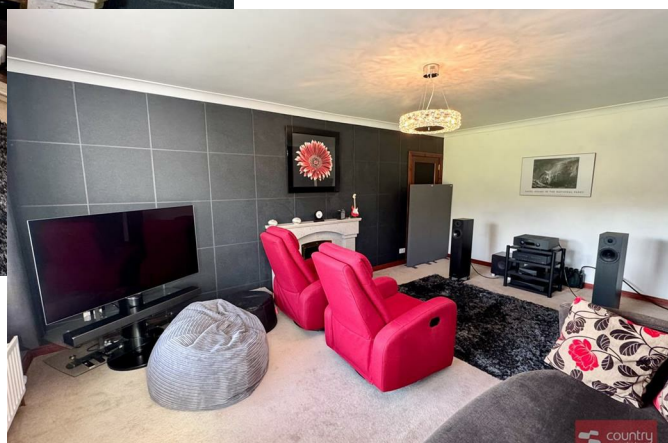


#### FURNISHED CLOAKROOM

Comprising pedestal wash hand basin and push button w.c. Italian slate tiled floor.

#### LOUNGE 19'6" x 13'6"

Attractive marble fireplace with marble and granite hearth. Coved ceiling. Door into sun lounge.





### **FAMILY ROOM 10'4" x 10'8"**

At max. Presently used as home office.

### **DINING ROOM 13'1" x 10'9"**

Exposed timber floor. Twin French double doors into:-



### **SUN LOUNGE 17'6" x 14'3"**

At max. Attractive inglenook feature fireplace. Full height vaulted ceiling with low voltage lighting. Italian slate floor. Twin hardwood double glazed French doors to garden and patio. Dual window aspect.





## **MODERN SHAKER KITCHEN 10'9" x 10'9"**

Equipped with a comprehensive range of high and low level shaker style fitted units in walnut effect finish and contrasting work surfaces and upstands. Single drainer stainless steel sink unit with swan neck tap. Integrated eye level oven. Separate 4 ring hob and stainless steel splashback. Overhead extractor in stainless steel chimney with glass hood. Fixed breakfast bar for casual dining. Plumbed for dishwasher. Space for freestanding full height fridge freezer.



## **UTILITY ROOM 10'7" x 5'4"**

Fitted with a matching range of high and low level shaker style fitted units with contrasting work surfaces and upstands. Service door into:-

## **INTEGRAL GARAGE 17'6" x 10'3"**

Roller shutter door. Power and light.

## **FIRST FLOOR**

### **GALLERY STYLE LANDING**

With velux window.





### **BEDROOM 1 15'9" x 13'1"**

#### **EN SUITE**

Comprising low flush w.c. and pedestal wash hand basin.

### **BEDROOM 2 11'8" x 10'9"**

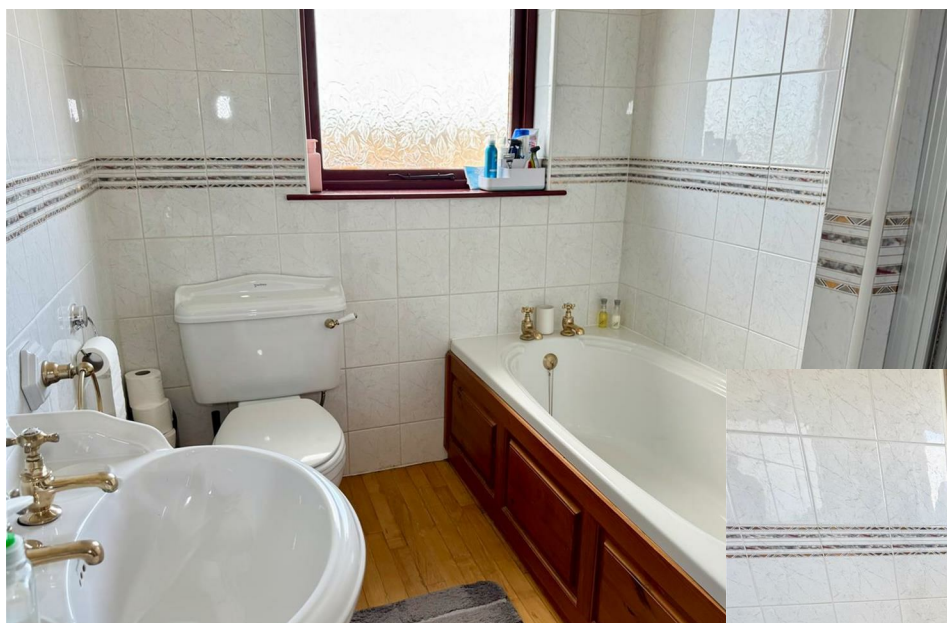
### **BEDROOM 3 11'7" x 9'4"**



### **BEDROOM 4 10'6" x 11'4"**

#### **FOUR PIECE FAMILY BATHROOM**

Victorian style suite comprising panelled bath, low flush w.c, pedestal wash hand basin and separate shower enclosure. Fully tiled walls. Hardwood floor.





## OUTSIDE

Neat well maintained garden to front in lawn stocked with a variety of shrubs.

Driveway to side with ample parking for a number of vehicles.

Integral Garage.

Private mature garden to rear laid in lawn stocked with a variety of shrubs, plants and trees. Screened by perimeter fence.

Part paved patio/ terrace area. Perfect for family barbeques.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**IMPORTANT NOTE TO ALL PURCHASERS:**  
We have not tested any of the systems or appliances at this property.



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