



1A Millbank Road, Templepatrick, BT39 0AS

- New Build Detached Family Home (c.1,800 sq ft)
- 5 Bed; 2 Rec or 4 Bed; 3 Rec
- Deluxe Bathroom; En Suite Shower Room
- Utility Room; Furnished Cloakroom
- Optional Garage (POA); Gardens Sown Out
- Adaptable Accommodation
- Kitchen With Range Of Integrated Appliances
- Oil Heating; PVC Double Glazing
- Driveway Finished In Coloured Stone
- Convenient Location; Full Turnkey Finish

Offers Over £349,950

EPC Rating





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with PVC double glazed side screens. Wood strip effect tiled flooring. Dual aspect windows. Oak stairwell with glass balustrade leading to first floor. Recessed spotlights. Alarm panel.

LOUNGE 14'7" x 11'8"

Recess for cast iron wood burning stove with slate hearth. Picture window to front elevation. Carpet flooring covering.

FAMILY ROOM / BEDROOM 5 11'8" x 10'4"

Dual aspect windows with picture window to front elevation. Carpet floor covering.

DINING ROOM 11'6" x 10'10"

Wood strip effect tiled floor covering. PVC double glazed French doors leading to paved patio area. Open arch into:

KITCHEN 12'11" x 10'0"

Modern fitted kitchen with range of high and low level storage units and contrasting marble effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and swan neck mixer tap. Integrated fridge freezer, oven, hob and dishwasher. Stainless steel pyramid style extractor canopy over hob. Upstands to match work surface. Wood strip effect tiled flooring. Recessed spotlights. Picture window to rear elevation.



UTILITY ROOM 8'5" x 6'7"

Range of high and low level storage units and contrasting melamine work surface to match kitchen. Stainless steel sink unit with draining bay and swan neck mixer tap. Plumbed and space for washer/dryer. Upstands to match work surface. Wood strip effect tiled flooring. PVC double glazed rear door. Access into:

FURNISHED CLOAKROOM 6'7" x 2'9"

Contemporary, white two piece suite comprising semi pedestal wash hand basin and low flush push button WC. Wood strip effect tiled floor.

FIRST FLOOR

GALLERY STYLE LANDING

Access to roof space. Access to large hot press (pressurised system) with sensor light and integrated shelving.

PRINCIPAL BEDROOM 14'7" x 11'8" (wps)

DELUXE EN SUITE SHOWER ROOM 7'7" x 6'7"

Contemporary, white three piece suite comprising fully panelled quadrant shower enclosure, semi pedestal wash hand basin and low flush push button WC. Thermostat controlled shower unit with drench shower head over. Chrome towel radiator. Tiled floor.

BEDROOM 2 11'7" x 10'10"

Dual aspect windows.

BEDROOM 3 11'7" x 10'4"

Dual aspect windows.

BEDROOM 4 10'0" x 8'2"

DELUXE FAMILY BATHROOM 10'0" x 8'11"

Contemporary, white four piece suite comprising panelled bath with mixer tap, separate fully panelled quadrant shower enclosure, vanity unit and low flush push button WC. Thermostat controlled shower unit. Chrome towel radiator. Tiled floor. Recessed spotlights.

EXTERNAL

Generous sized private driveway area finished in stone.

Gardens front, side and rear finished in lawn, paved patio area with matching pathways, and decorative stone.

PVC oil storage tank.

Oil fired central heating boiler.

External lighting.

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.

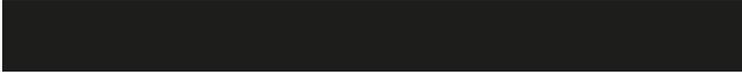
PLEASE NOTE:

CGI's are for illustrative purposes only. Tarmac driveway and grass to side garden has been added digitally in the front external images for illustrative purposes only - driveways are to be finished in coloured stone. Additional options/extras may be considered but they can only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction. This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

PLEASE NOTE:

Under the regulations of the Estate Agents Act 1979, please note that the vendor of this property is a relation of an employee of Colin Graham Residential.





Opportunity to purchase an impressive new build detached family home with full turnkey finish, extending to c.1,800 sq ft, occupying a prime site located within an exclusive development of only two homes, conveniently situated off the Millbank Road, Templepatrick. Offering adaptable accommodation, the property comprises entrance hall, lounge with cast iron wood burning stove, family room/bedroom five, separate dining room with open arch into modern fitted kitchen, utility room, furnished cloakrooms, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and family bathroom with contemporary four piece suite. Externally the property enjoys private driveway finished in coloured stone (via short communal access), optional garage (POA) and gardens top soiled and seeded. Other attributes include oil fired central heating, PVC double glazing and 10 year structural warranty. 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		
(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 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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