



## 'The Adam House', 3 The Adam Yard, Templepatrick, BT39 0BE

- Stunning, 18th Century, Town House Property
- Four Bedroom; Two+ Reception
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Courtyard Parking
- Rear Garden Finished In Lawn & Patio Area
- Sympathetically Renovated and Converted c.2000
- Kitchen Through Dining Room
- Oil Heating
- Integral Garage
- Immaculately Presented Throughout

**Offers Over £525,000**

**EPC Rating G**







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. LVT flooring. Access to cloakroom.

#### FURNISHED CLOAKROOM

White, two piece suite, comprising pedestal wash hand basin WC. Splashback tiling to sink. LVT flooring. Sliding sash window.

#### DRAWING ROOM 23'5" x 20'1"

Open fire in tiled fireplace, with matching hearth and carved timber surround. Glass panelled doors leading to courtyard and rear garden. Glass panelled French doors, leading to rear. LVT flooring. Stairwell to first floor.

#### FAMILY ROOM 13'2" x 11'7"

Dual aspect, sliding sash windows. LVT flooring. Access to under stairs storage.



## KITCHEN THROUGH DINING ROOM 20'3" x 11'1" (wps)

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting, solid quartz work surface and upstand to wall. Inlaid, ceramic sink unit. Integrated, touch screen, ceramic, induction hob with downdraft extractor unit. Integrated oven, microwave oven and fridge freezer. Plumbed and space for washing machine. Feature window to rear elevation. LVT flooring. Stable style split, hardwood, glass panelled door to rear garden.

## FIRST FLOOR

### LANDING

Sliding sash window with view over courtyard.

### PRINCIPAL BEDROOM 18'1" x 16'6" (wps)

Dual aspect windows. Feature height ceiling. Timber flooring. Access to roof space. Jack and Jill access to:

### DELUXE BATHROOM

Luxury, white, four piece suite comprising freestanding, clawfoot bath, separate, fully tiled, oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Sliding sash window with view over rear garden. Splashback tiling to sink. Tiled floor.

### GUEST BEDROOM 19'7" x 11'8" (wps)

Vaulted ceiling. Dual aspect windows. Fitted, shelved unit. Glass panelled doors leading to:

### DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

### REAR HALL

Access to shelved hot press.

### BEDROOM 3 15'5" x 10'7"

Dual aspect windows. Vaulted ceiling. Exposed beams.

### BEDROOM 4 11'5" x 9'7" (wps)

Built in wardrobe/store. Vaulted ceiling. Timber flooring.

### EXTERNAL

Access opposite The Rabbit Hotel, Antrim Road, Templepatrick. Tarmac driveway leading to courtyard, finished in decorative stone. Garden to rear finished in lawn, patio area and wide array of plants, trees and shrubbery. Private access to Kingfisher Country Estate and golf course. Bin enclosure. Electric meter. Outside tap.







## INTEGRAL GARAGE 16 x 10 (approx)

## 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.

*Built in 1790 to the designs of Robert Adam, and sympathetically renovated and converted to dwellings between 1988-2000, 'The Adam House' occupies the south-west corner to the south yard, including the south-west tower, of this idyllic, courtyard development, situated within the grounds of the picturesque Castle Upton Estate, Templepatrick.*

*The property comprises entrance hall, furnished cloakroom, drawing room, separate family room, kitchen through dining room, four well-proportioned bedrooms, to include principal bedroom and guest en suite, in addition to deluxe family bathroom (with Jack & Jill access to principal bedroom).*

*Externally, the property enjoys courtyard parking area, integral garage, and rear garden finished in lawn, patio area, and wide array of mature plants, trees and shrubbery.*

*Other attributes include oil heating, convenient location, and private access to the Kingfisher Country Estate and golf course.*

*Early viewing highly recommended.*



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	20	40
<b>Northern Ireland</b>	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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