

19 The Chase, Parkgate, BT39 0JT



PRICE Offers Over £429,950

Positioned within the highly regarded 'Chase' Development in Parkgate, Templepatrick. This architecturally designed bespoke build enjoys a spacious well proportioned living layout incorporating 4 bedrooms, 2+ receptions, deluxe four piece family bathroom, modern ensuite and a contemporary open plan kitchen, living /dining area with full size bi-folding doors that perfectly links the outside with inside. Externally the property is positioned on an extensive mature elevated site with basement style integral double garage with utility area and a professionally landscaped rear garden with raised sun terrace perfect for evening entertaining. This superb modern split level bungalow will interest the purchaser searching for their forever home in an enviable location conveniently situated 2 miles from Templepatrick Village, 7 miles from the International airport and 15 miles from Belfast city centre. Locally the property is within comfortable walking distance to the Village primary school, shops and public transport. An early viewing is advised.

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

- **Superb Split Level Detached Bungalow**
 - **4 Bedrooms/ 2+ Reception**
- **Contemporary Open Plan Luxury Kitchen With Bi-Folding Doors**
 - **Highly Regarded Established Development**
- **Private Professionally Landscaped Rear Garden With Raised Terrace**
 - **Cul De Sac Position / Elevated Position**
 - **Master Bedroom With Deluxe En Suite**
 - **Deluxe Modern Family Bathroom / Furnished Cloakroom**
 - **Integral Double Basement Garage With Utility Aspect**
- **PVC Double Glazed Windows And Facias/ Oil Fired Central Heating**



ACCOMMODATION

OPEN COVERED ENTRANCE PORCH

With composite front door with full height double glazed frosted side screen into:-

WELL PRESENTED ENTRANCE HALL

Quality oak effect laminate strip flooring extending through twin oak glazed doors into:-



LOUNGE 18'6" x 12'6"

Attractive Italian marble fireplace with matching hearth and gas fire inset. Corniced ceiling. Picture style window with views over cul de sac extending towards surrounding countryside.



FAMILY ROOM 13'0" x 11'4"

Attractive cast iron open fireplace with ornate tiled inset and painted wooden surround on granite hearth. Oak strip laminate flooring. Coved ceiling. Feature corner window with dual aspect, views over cul de sac extending towards surrounding countryside.



Steps to:-

SPACIOUS LANDING AREA

Quality laminate flooring.

FURNISHED MODERN CLOAKROOM

Comprising low flush w.c, pedestal wash hand basin. Part painted panelled walls. Tiled floor.



LARGE WALK IN STORAGE AREA 10'0" x 3'6"

Approx. With fixed shelving and hanging space.

OPEN PLAN LIVING/ KITCHEN/ DINING 30'6" x 14'7"

At max. Comprising luxury modern kitchen fitted with a comprehensive range of high and low level fitted units in contrasting gloss finishes and co-ordinating quality quartzite work surfaces and upstands. Inlaid stainless steel sink with swan neck mixer tap. A host of integrated appliances including eye level Bosch microwave, double oven, separate 4 ring halogan hob with modern overhead angled 'Airforce' extractor fan, dishwasher and fridge freezer. 'Karndean' LTV flooring. Service door leading to internal staircase providing access to Integral double basement style garage and utility.

Living/ Dining Area

With full size bi-folding doors to landscaped gardens, patio and raised terrace.



BEDROOM 1 14'3" x 10'7"

Laminate flooring.

MODERN EN SUITE

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and large shower enclosure with multi panels, concrete elements effect (Linda Barker) and thermostatically controlled shower. Complementary wall tiling.



BEDROOM 2 13'9" x 11'9"

Oak laminate flooring.

BEDROOM 3 11'9" x 9'4"

Oak laminate flooring.

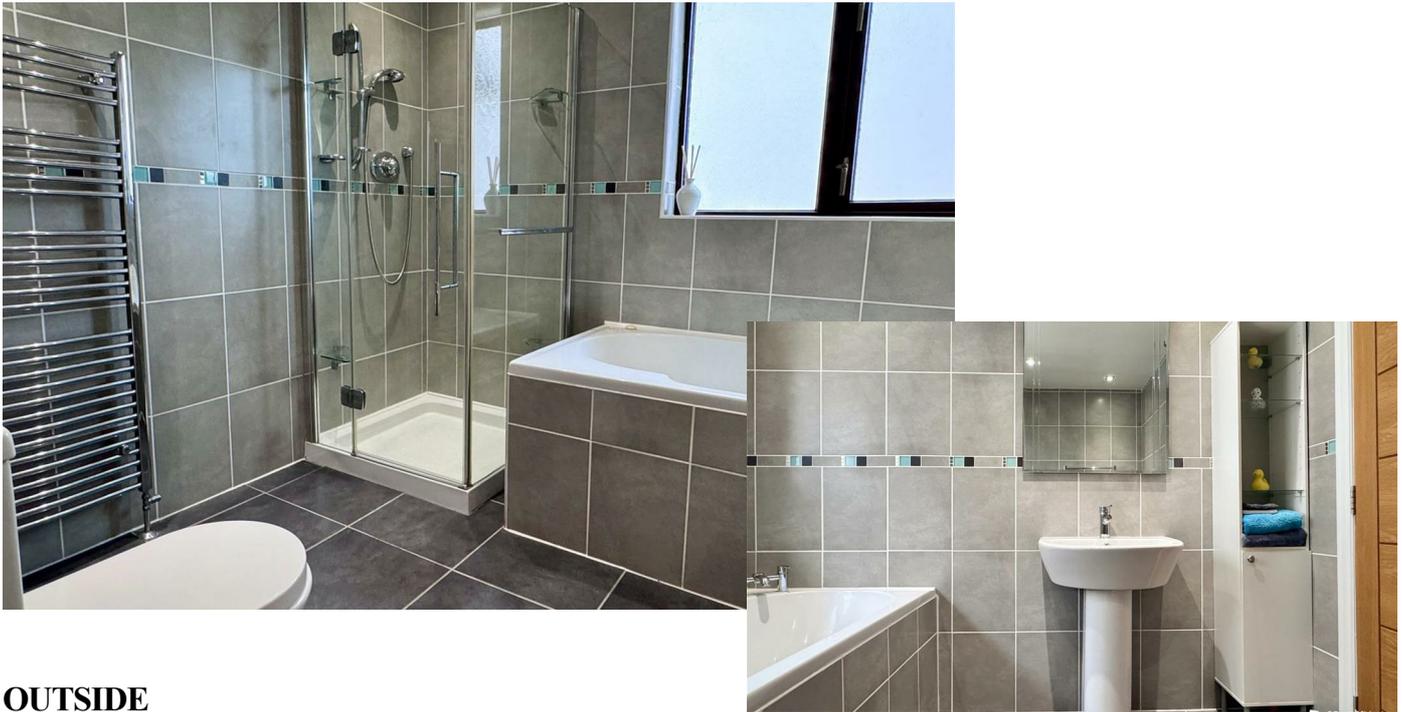
BEDROOM 4 12'7" x 8'7"

Oak laminate flooring. Presently used as home office.



DELUXE FOUR PIECE FAMILY BATHROOM

Comprising button flush w.c, fully tiled shower enclosure with thermostatically controlled shower, tiled boxed Jacuzzi bath and pedestal wash hand basin with mono block tap. Fully tiled walls. Co-ordinating Tiled floor.



OUTSIDE

Large private site with neat well maintained garden to front in lawn.

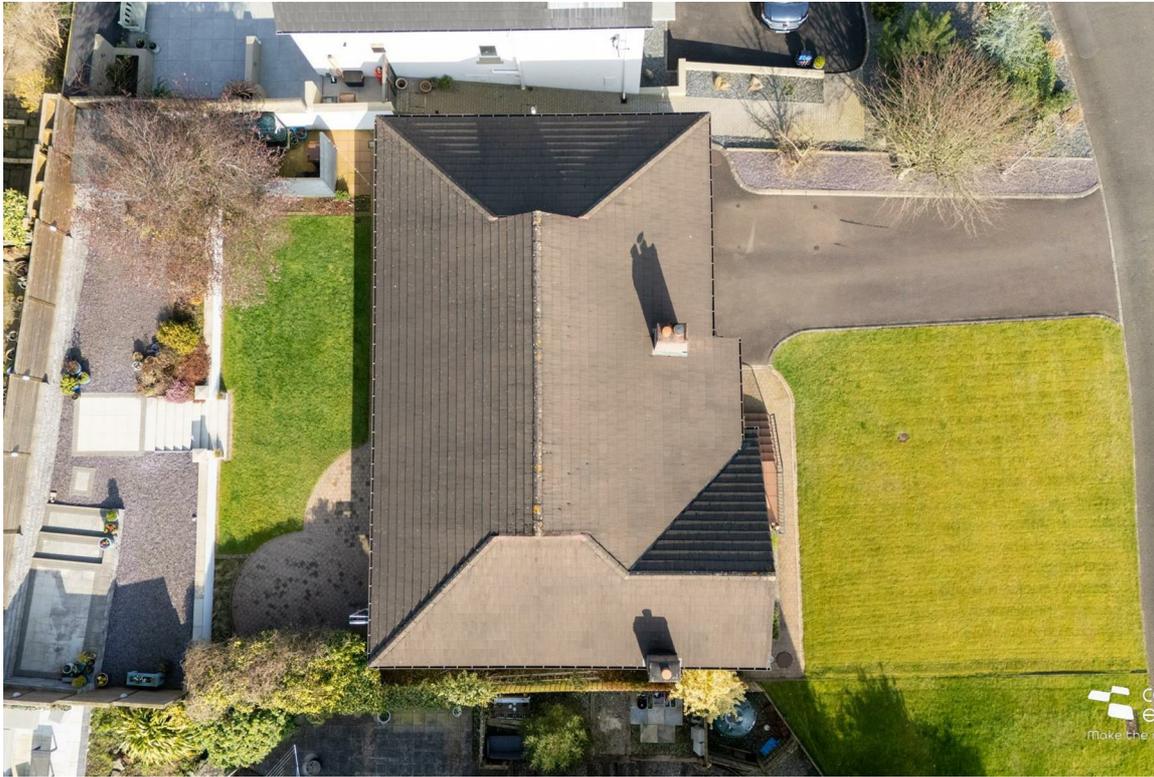
Extensive driveway to side with ample parking facilities for a number of vehicles. Electric vehicle charging point. Steps to entrance porch.

Professionally landscaped private garden to rear with brick paved patio and covered barbeque storage area. Garden laid in part lawn with paved walkway. Steps to raised secluded hard landscaped terrace and patio a perfect space for family barbecues or evening entertaining. Raised beds stocked with a variety of shrubs and plants. Garden screened to rear by perimeter wall and fence with fixed outside lights.

INTEGRAL DOUBLE GARAGE 23'4" x 20'9"

With twin roller shutter doors. Fixed workbenches and fitted shelving units. Utility area fitted with a range of modern high and low level kitchen units. Single drainer stainless steel sink unit. Plumbed for washing machine.





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