

TEMPLETON
ROBINSON



1 The Halls,
Templepatrick,
BT39 0FF

Offers Around
£575,000

Viewing by
appointment with
& through agent
028 90 424747



Templeton Robinson are delighted to bring to market this superb, detached family home located in the quaint village of Templepatrick – only a stone's throw from the International Airport and the main M2 motorway artery for commuting to Belfast and beyond. Constructed in 2012 this modern and contemporary family residence has been carefully maintained and upgraded by the vendors; where there is nothing to do except move in and enjoy! This exclusive secure gated development consists of only five homes and is approached via a shared driveway.

The accommodation which is deceptively spacious is arranged over three floors. On the Ground Floor, Entrance Hall, Living Room with gas fired stove, Entertainment sized Kitchen / Dining / Living with patio doors to the private gardens, Sunroom with patio doors to side, Utility Room and Cloaks WC. First Floor – Principal Bedroom with Ensuite

shower room and separate walk-in Dressing Room, two further Bedrooms and Family Bathroom. Second Floor – two more Bedrooms, Study Area and Cloaks WC. The fabulous outside gardens are laid in lawns with extensive patio areas, including Garage, fenced Astro Turf kids football area, covered Bar with Jacuzzi plus further Cinema Games Room and small Astro Turf Putting Green. To the front there is parking for several cars.

All in all, this residence is conveniently located and even within walking distance to The Rabbit Hotel & Kingfisher Country Estate & Golf Resort. Leading schools are also within easy reach. The area also offers the perfect blend of rural lifestyle yet within close reach of Antrim Town plus the Ballymartin park & ride is only a short drive away or the Airport Bus connecting Belfast is located just outside on the main road. This property is not to be missed and early viewing highly recommended.



- Magnificent Detached Three Storey Family Residence
 - Idyllic Rural Templepatrick Village setting yet close proximity to Antrim Town
- Emphasis on Natural Light & Entertaining Space / Excellent Standard of Décor Throughout
 - Entrance Hall / Cloakroom WC / Utility Room
 - Living Room with Feature Fireplace and Cast-Iron Gas Stove
- Superb Entertainment Sized Kitchen / Living / Dining with Double Doors to Gardens
- Modern Cream Coloured Kitchen including Large Range Cooker / Island Breakfast Bar
 - Sunroom with further Velux Windows and Patio Doors to outside
- Three First Floor Bedrooms including Principal Bedroom with Ensuite & Dressing Room
- Contemporary Family Sized Bathroom with Separate Double Walk-in Shower Cubicle
 - Two Second Floor Bedrooms including Landing with Study Area / Cloaks WC
 - uPVC Triple Glazed / Gas Fired Central Heating / Fibre Optic Broadband
- Private Enclosed Rear & Side Gardens Laid in Lawn and Patio Areas – Ideal for Al Fresco Dining
- Covered & Enclosed Fabulous Bar & Jacuzzi – Ideal for Entertaining / Plus Separate Cinema / Games Room / Putting Green & Kids Enclosed Astro Turf Football Area
 - Small Private Development with Secure Gated Entrance
- Driveway Parking / Garage currently used as Gym with further Garage Room
 - The Rabbit Hotel & Kingfisher Country Estate Golf Resort – all within walking distance
- Ballymartin Park & Ride only a short drive away plus Airport Bus connecting Belfast is located along the main road
- The International Airport is short drive away & the M2 Motorway connecting to Belfast and the North Coast – located close by
 - Popular and Sought After Location & Early Viewing Highly Recommended

Telephone 028 9042 4747

www.templetonrobinson.com

The Property Comprises:

Ground Floor

Feature entrance canopy.

ENTRANCE HALL: Composite front door with glazed side lights. Ceramic tiled floor. Storage under stairs.

LIVING ROOM: 17' 5" x 13' 1" (5.3m x 4.0m) Hole in wall with feature gas fire stove with marble hearth surround.



KITCHEN / LIVING / DINING: 27' 3" x 15' 1" (8.3m x 4.6m) Fabulous Modern Open Plan Cream Coloured Kitchen comprising full range of high and low level units with concealed lighting, granite work surfaces with upstands, Belfast style double ceramic sink with mixer tap, feature lighting above sink, Beko Range cooker with seven ring gas hob and double oven, stainless steel extractor fan with light, integrated Logic dishwasher, space for American style fridge / freezer, built-in wine rack above fridge area, feature Island breakfast bar with drawers and space for three high stools, ceramic tiled floor, LED lighting, space for dining table.



Leading to Spacious Living Area with complete range of built-in display cabinets with space for large TV, ceramic tiled floor. uPVC Double patio doors and single door to gardens and patio areas.



Leading to...

SUN ROOM: 13' 9" x 10' 6" (4.2m x 3.2m) Built-in range of units / cupboards, additional Velux windows, ceramic tiled floor, uPVC double patio doors to side leading to gardens and putting range on astro turf.



UTILITY ROOM: 6' 3" x 5' 7" (1.9m x 1.7m) Modern Utility Room comprising cream coloured range of high and low level units, 1.5 stainless steel sink unit with mixer tap, composite worktops, concealed lighting, Worcester gas fired boiler, space for washing machine, ceramic tiled floor, LED lighting, extractor fan.

CLOAKROOM WC: White suite comprising low flush WC, wall mounted pedestal wash hand basin with mixer tap and tiled splash back, ceramic tiled floor, extractor fan.

First Floor

PRINCIPAL BEDROOM: 13' 1" x 11' 6" (4.0m x 3.5m) Contemporary wall mounted electric fire, TV recess.



ENSUITE SHOWER ROOM: Modern Ensuite comprising fully tiled double shower cubicle and featuring Subway tiling, thermostatically controlled fixed overhead rain shower with hand held shower, shower screen, white coloured suite comprising low flush wc, pedestal wash hand basin with mixer tap and tiled splash back, heated towel rail, extractor fan, LED lighting.

WALK IN DRESSING ROOM: Feature walk-in long Dressing Room, LED lights.



BEDROOM (2): 15' 1" x 11' 2" (4.6m x 3.4m)



BEDROOM (3): 11' 6" x 11' 2" (3.5m x 3.4m) Built-in robe / cupboard.



FAMILY BATHROOM: Beautifully appointed family bathroom comprising white suite with low flush WC, pedestal wash hand basin with mixer tap and tiled splash back, tiled panelled bath with mixer tap and telephone hand held shower, separate double walk-in shower cubicle with rain shower head and hand held shower, shower screen, heated towel rail, extractor fan, ceramic tiled floor, LED lighting.



LINEN CUPBOARD: With Warmflow pressurised cylinder.

Second Floor

BEDROOM (4): 17' 9" x 12' 10" (5.4m x 3.9m) (At widest points) - Three Velux windows.

BEDROOM (5): 17' 1" x 9' 10" (5.2m x 3.0m) (At widest points) - Velux windows.



STUDY AREA: Small study area situated off the second floor Landing.

CLOAKS WC: Separate Cloaks WC comprising white suite with low flush WC, pedestal wash hand basin, ceramic tiled floor, LED lights.

Outside

TO FRONT: Development approached by electric gates leading to 1 The Halls.

Front driveway laid in paviours with private parking for two cars. Leading to Garage... GARAGE: 13' 5" x 10' 2" (4.1m x 3.1m) Up and over door. The front part of the garage is currently used as Gym with light and power, oak laminate flooring, LED lighting, Leading to Garage Room...

GARAGE ROOM: 10' 10" x 4' 11" (3.3m x 1.5m) Separate room to rear of garage with oak laminate flooring, light and power. Currently used for airing clothes with space for dryer.

Large area of garden fenced off with Astro Turf and currently used as kids football play area. Garden Shed.

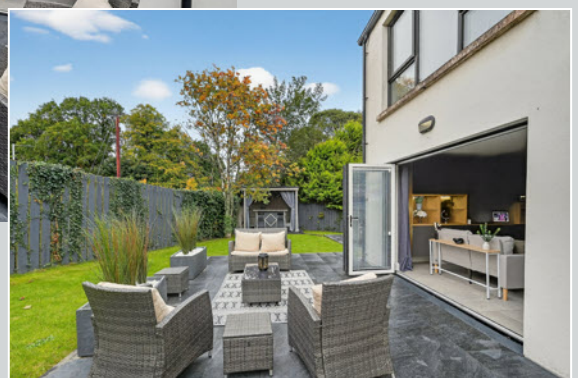
SIDE GARDEN: Garden area to side of Sunroom currently use as Putting Green - laid in Astro Turf. Side gate to front driveway.

Fully enclosed private rear garden (Not overlooked) laid in lawn and superb large patio area with built-in LED lighting at ground level. Trees and shrubs.

Outside lights and tap.

COVERED BAR & JACUZZI: Superb outside bar with high stools, space for TV. To the rear of the bar is a sunken good sized jacuzzi. The area is all covered and partly enclosed. Light and power.

CINEMA / GAMES ROOM: 17' 9" x 14' 9" (5.4m x 4.5m) Superb outside cinema / games room with laminate flooring, light and power, spotlighting.







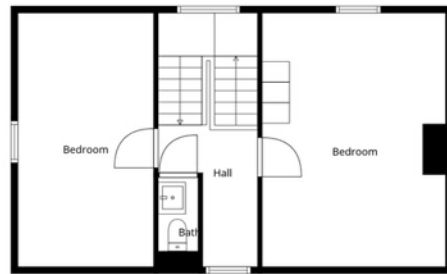
Location:

1 The Halls is located in the village of Templepatrick. Travelling on the Ballyclare Road (A57) from the M2 motorway towards Templepatrick, go straight across the Templepatrick roundabout on the Antrim Road (A6). Take the immediate left and veer right and the private gated development is located at the end.

Telephone 028 9042 4747
www.templetonrobinson.com



Floor 2



Floor 3



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic

Current: C78

Potential: C80

EPC Landmark Code: 9320-2491-5500-2405-5575

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	78	80
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.