



3 Knightswood, Templepatrick, BT39 0AX

- Detached Family Home
- Three Separate Reception Rooms
- Deluxe Bathroom; Separate Shower Room
- Generous Sized Private Driveway
- Recently Refurbished To High Standard

- Four Bedrooms; Principal With En Suite
- Modern Fitted Kitchen; Utility Room
- Oil Heating; PVC Double Glazing
- Integral Garage; Large Rear Garden
- Convenient And Sought After Location

Offers Over £425,000

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, composite front entrance door with PVC double glazed side screens. Tiled floor. Stairwell leading to upper and lower floors. Access via double doors to built in store.

LOUNGE 19'7" x 12'5" (wps)

Glazed panelled door leading in from entrance hall. Picture window to front elevation. Focal point fireplace. Open arch into:

DINING ROOM 12'11" x 10'6"

Tiled floor. PVC double glazed picture window to rear elevation. Open arch to:

KITCHEN 14'3" x 10'6"

Modern fitted kitchen with range of high and low level storage units and contrasting quartz work surface with matching upstands. Inlaid stainless steel 1.5 bowl sink unit with mixer tap over. Integrated four ring, touch screen hob with recessed extractor canopy over. Integrated fridge freezer, oven, microwave oven and dishwasher. Tiled floor. PVC double glazed rear door. Recessed spotlights.

LOWER GROUND FLOOR



HALLWAY

Wood laminate floor covering. Recessed spotlights. Access into under stairs store with wood laminate floor covering and sensor lighting. Access into integral garage.

FAMILY ROOM / BEDROOM 5 13'7" x 12'7"

Open fire in brick fireplace with tiled hearth. Wood laminate floor covering. PVC double glazed window to rear elevation.

BEDROOM 4 13'3" x 10'6" (wps)

Wood laminate floor covering. PVC double glazed window to front elevation.

UTILITY ROOM 10'6" x 8'5"

Range of modern fitted high and low storage units with complementary melamine work surface. Stainless steel sink unit with draining bay and swan neck mixer tap. Integrated four ring hob with stainless steel pyramid style extractor canopy over. Integrated electric oven. Plumbed for automatic washing machine and space for tumble dryer. Tiled floor. PVC double glazed rear door. PVC double glazed window to side elevation.

DELUXE SHOWER ROOM 5'11" x 5'1"

Contemporary, three piece suite comprising panelled quadrant shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Chrome towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space and built in store with hot water tank (pressurised system).

PRINCIPAL BEDROOM 21'6" x 14'7"

Twin, PVC double glazed picture windows to front elevation.

DELUXE EN SUITE SHOWER ROOM 8'3" x 4'7"

Contemporary, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled shower unit with shower attachment and drench shower head over. Heated towel radiator. Tiled floor.

BEDROOM 2 13'9" x 9'4"

PVC double glazed window to rear elevation.

BEDROOM 3 11'9" x 8'9"

PVC double glazed window to rear elevation.

DELUXE FAMILY BATHROOM 8'5" x 7'8"

Contemporary, four piece suite comprising panelled bath with mixer tap, separate fully tiled shower enclosure, vanity unit and WC. Thermostat controlled shower unit with shower attachment and separate drench shower head over. Heated towel radiator. Tiled floor. Recessed spotlights.

EXTERNAL

Generous sized private driveway area finished in decorative stone.

Shrub beds to front and side.

PVC soffits, fascia and rainwater goods.

Fully enclosed, large, rear garden finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery.

PVC oil storage tank (screened to side of house).

External lighting.

Outside tap.

INTEGRAL GARAGE 16'7" x 10'5"

Remote controlled roller shutter door, separate service door to lower ground floor hallway, light, power and oil fired central heating boiler (pressurised system with separate zoning).

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.





Immaculately presented, recently refurbished, four bedroom, three reception detached family home with integral garage, occupying a prime site situated within the well sought after and conveniently located Knightswood development, Templepatrick.

The property comprises entrance hall, spacious lounge, separate dining room with open arch into modern fitted kitchen, family room/bedroom five, utility room, four well proportioned bedrooms, to include principal bedroom with deluxe en suite shower room, deluxe family bathroom, and separate deluxe shower room.


Externally, the property enjoys generous sized private driveway area finished in decorative stone, integral garage, and fully enclosed, large rear garden finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery.

Other attributes include oil fired central heating, PVC double glazing, and in close proximity to local amenities, public transport routes and main commuter networks.

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	60	63
(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 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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