



21 Temple Hall, Templepatrick, BT39 0FE

- Semi Detached Home
- Lounge; Cast Iron Gas Stove
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Fully Enclosed Rear Garden
- Four Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Well Sought After Development; Convenient Location

Offers Over £269,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood panelled front entrance door with matching double glazed fan light over. Tiled floor. Stairwell leading to first floor. Access to under stairs store and separate cloakroom.

FURNISHED CLOAKROOM

White two piece suite comprising floating wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 17'4" x 11'10"

Cast iron gas stove set on slate hearth with floating mantle over. Quality wood laminate floor covering. Sliding sash, triple glazed window to front elevation.



KITCHEN THROUGH DINING ROOM 19'7" x 12'11"

Modern fitted kitchen with range of high and low level storage units and contrasting marble effect melamine work surface. Matching breakfast bar island with inlaid stainless steel 1.5 bowl sink unit and draining bay. Integrated five ring gas hob with extractor canopy over. Integrated oven. Integrated fridge freezer, dishwasher and washer dryer. Gas fired central heating boiler (housed within matching unit). Splash back tiling to work surface. Tiled floor. Twin PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space and shelved store.

PRINCIPAL BEDROOM 11'8" x 10'9"

DELUXE EN SUITE SHOWER ROOM

White three piece suite comprising oversized shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled shower unit. Part tiled walls. Tiled floor. Chrome towel radiator.

BEDROOM 2 10'9" x 9'6"

Sliding sash triple glazed window to front elevation.

BEDROOM 3 8'5" x 8'2"

BEDROOM 4 8'5" x 7'11"

Sliding sash triple glazed window to front elevation.

DELUXE BATHROOM

White three piece suite comprising tile encased bath, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled shower unit and glass shower screen over bath. Part tiled walls. Tiled floor. Chrome towel radiator.

EXTERNAL

Front garden finished mainly in lawn.

Generous sized private driveway area finished in tarmac.

Fully enclosed rear garden finished in lawn and paved patio area.

External lighting.

Outside tap.

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 constructed, four bedroom semi detached home with fully enclosed rear garden, conveniently located within the highly sought after Temple Hall development, off Lylehill Road, Templepatrick.

The property is finished to an exceptional standard throughout and accommodation comprises entrance hall, furnished cloakroom, lounge with cast iron gas stove, kitchen through dining room, modern fitted kitchen with comprehensive range of integrated appliances, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with white three piece suite.

Externally, the property enjoys generous sized private driveway finished in tarmac, front garden finished mainly in lawn, and fully enclosed rear garden finished in lawn and paved patio area.

Other attributes include gas fired central heating, triple glazed sliding sash windows to front, and feature height ceilings.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 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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