



## 7 Bridge Park

Templepatrick, Ballyclare, BT39 0AE

Offers Around £270,000



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## ACCOMMODATION

### ENTRANCE HALL

Hardwood front door with side screen. Access to roof space and store.

### OPEN PLAN LOUNGE & DINING AREA

21'11 x 20'1 (6.68m x 6.12m)

widest points. Focal point open fire with timber surround on marble hearth. Dual aspect windows.

### FITTED KITCHEN

10'9 x 10'6 (3.28m x 3.20m)

Modern fitted shaker style kitchen with high and low level storage units and work surfaces. Stainless steel sink unit. Integrated appliance to include eye level oven and grill, 4 ring electric hob with stainless steel extractor fan over, fridge freezer, washing machine and slimline dishwasher. Chrome towel radiator. Part tiled walls and tiled floor. Hardwood door to sun room.

### SUNROOM

14'9 x 9'4 (4.50m x 2.84m)

Hardwood frames and French doors to rear garden. Tiled floor.

### BEDROOM 1

14'11 x 11'0 (4.55m x 3.35m)

Sink unit. Integrated wardrobes in mirrored sliding doors.

### BEDROOM 2

15'0 x 12'0 (4.57m x 3.66m)

Integrated wardrobes in mirrored sliding doors.

### BEDROOM 3

11'1 x 8'8 (3.38m x 2.64m)

## FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Chrome towel radiator. Fully panelled walls and tiled floor.

## ATTACHED GARAGE

21'11 x 9'1 (6.68m x 2.77m)

Electric roller shutter door. Separate PVC service door. Integrated utility area with stainless steel sink and space and plumbing for washing machine and tumble dryer. Oil fired central heating boiler.

## EXTERNAL

Front and side gardens in lawn with array of plants, trees and shrubs.

Private driveway in tarmac

Enclosed rear garden in lawn, with paved patio area and array of plants, trees and shrubs.

Countryside views to the rear.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.



## Road Map



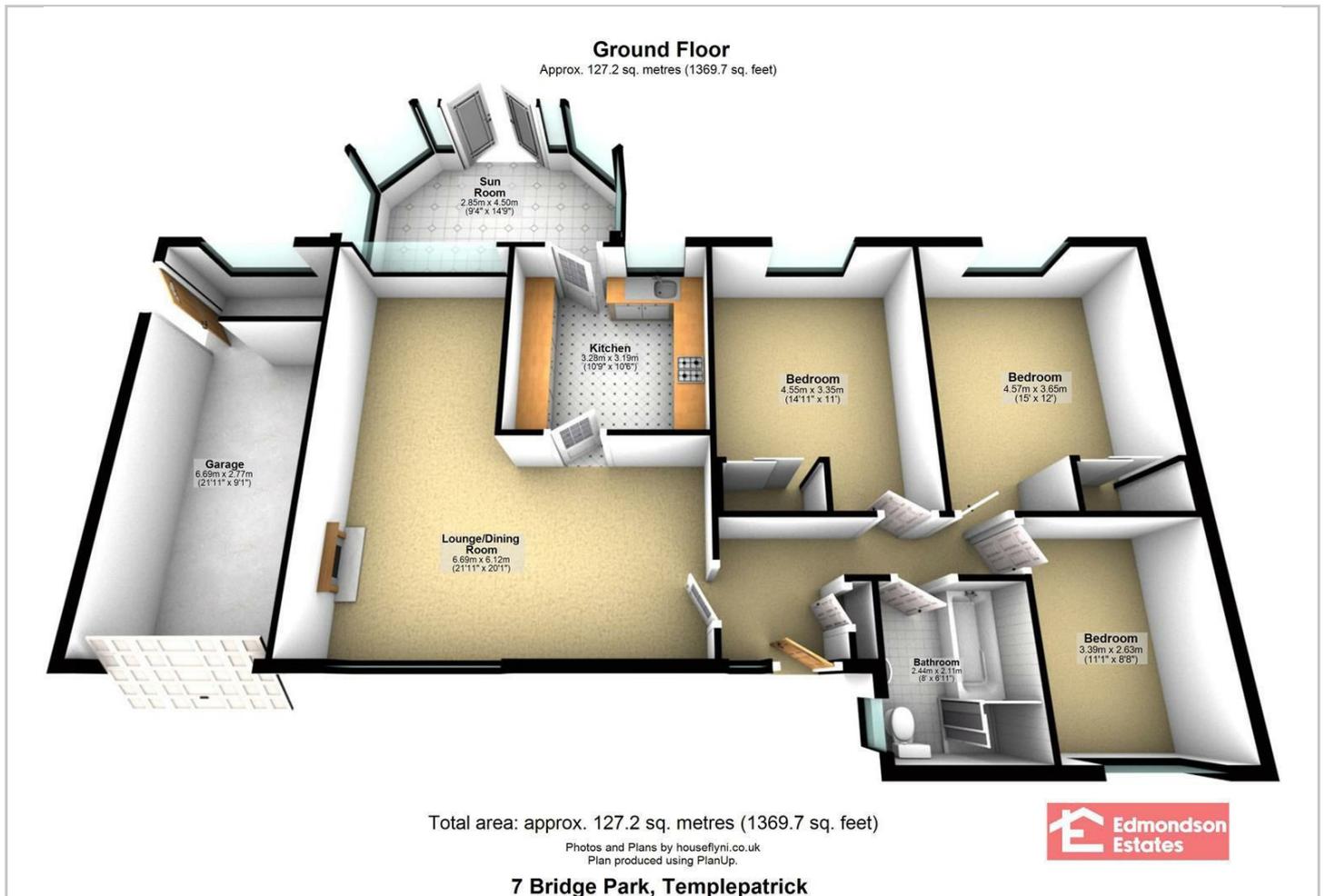
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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

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