

38 Templeton Park, Ballyclare, BT39 0AU



- Semi Detached
- Three Bedrooms
- One Reception
- Highly Regarded Location
- Excellent First Time Buy/ Investment Opportunity
- Private Parking Forecourt
- Enclosed Hard Landscaped Courtyard To Rear
- Range Of Outbuildings With Power And Light
- PVC Double Glazed Windows
- Oil Fired Central Heating/ Recently Installed Grant Boiler

PRICE Offers Over £149,950

Positioned within a quiet cul-de-sac this well presented semi detached will interest both first-time buyers and investors alike. Enjoying an open aspect, private parking forecourt and a large hard landscaped courtyard style garden with a range of outbuildings. The accommodation briefly comprises 3 first floor bedrooms, spacious lounge, kitchen and ground floor bathroom. Perfect for first time buyers and investors alike. An early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

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

ACCOMMODATION

GROUND FLOOR

Mahogany effect PVC front door with leaded glass double glazed inset.

ENTRANCE HALL

Quality laminate plank flooring extending into:-

LOUNGE 14'2" x 12'3"

Attractive cast-iron horseshoe style fireplace with wooden surround and raised tiled hearth. Open aspect to front. Understairs storage cupboard.

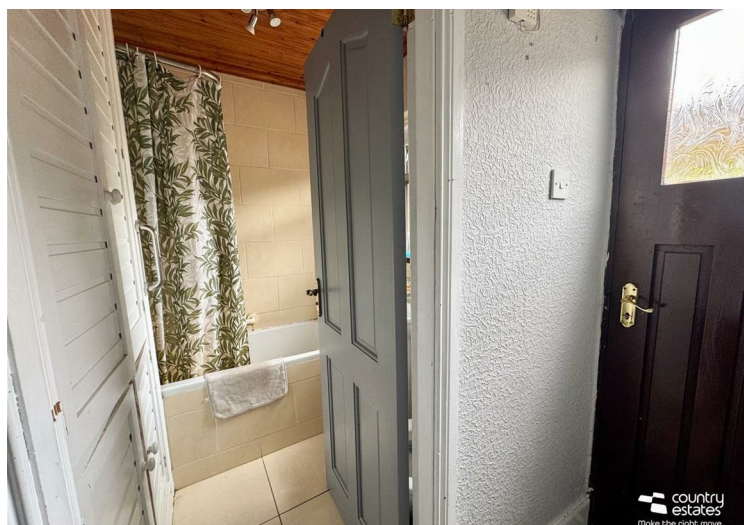


MODERN FITTED KITCHEN 7'7" x 6'6"

Approximately. Equipped with a comprehensive range of high and low level modern fitted units with contrasting work surfaces. Leaded glass display cabinet. Open ended corner displays. Space for freestanding cooker with stainless steel splashback. Concealed overhead extractor fan. Single drainer stainless steel sink unit with swan neck mixer tap. Arch into rear hall. External door to garden.

BATHROOM

Comprising pedestal wash hand basin with monobloc tap, button flush w.c and panelled bath with electric shower unit over. Fully tiled walls. Timber clad ceiling.



FIRST FLOOR

BEDROOM 1 13'6" x 9'7"

Dual window aspect. Built-in double robe. Access to roof space via concealed staircase. Recessed low voltage lights.



BEDROOM 2 9'11" x 7'6"

BEDROOM 3 9'6" x 6'7"

OUTSIDE

Private parking forecourt to front.

Large private enclosed hard landscaped rear garden. Fixed twin gates for vehicle access. Twin outbuildings with attached open store.

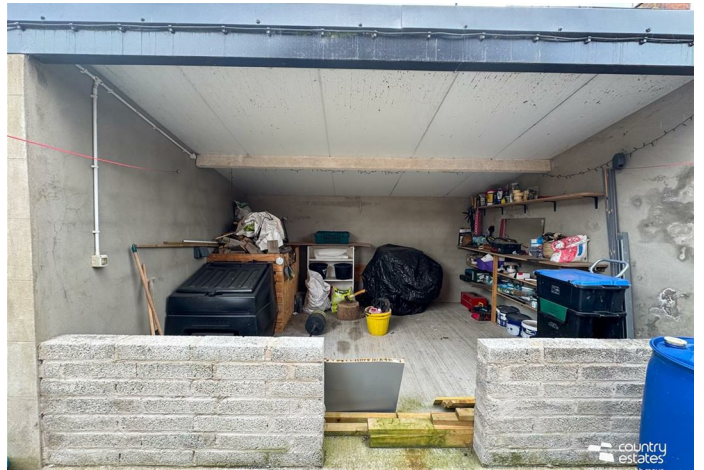
Outbuilding in two sections.

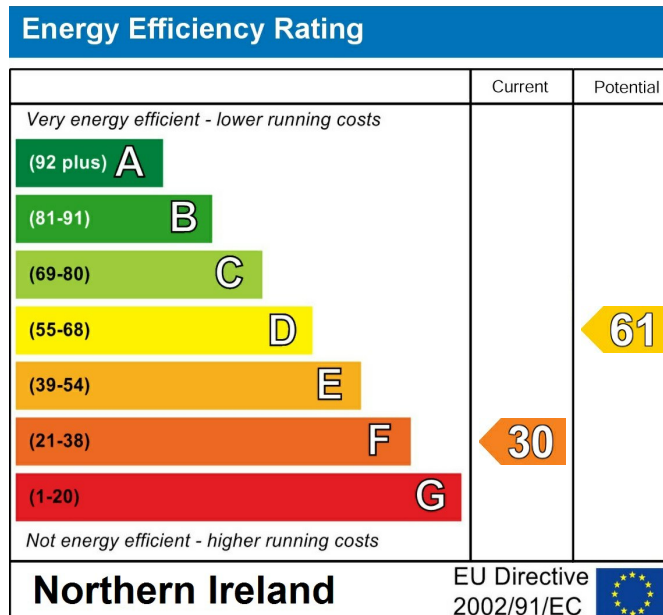
SECTION 1/ UTILITY AREA 10'6" x 8'7"

At max. Single drainer stainless steel sink. Low level L-shaped bench storage unit with fixed high 3 bay cabinet. Separate low flush w.c. Tiled floor. Power and light. External PVC double glazed door.

SECTION 2/ STORE 10'6" x 12'7"

Accessed via twin PVC doors. Power and light. PVC panelled ceiling. Recently installed Grant Oil fired boiler. Attached open wood store / storage area 14.3x10.11 at max. With power and light.





IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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