

173 TEMPLEPATRICK ROAD

Templepatrick Ballyclare BT39 0RA

- Detached Family Home
- 4 bedrooms / Master Ensuite
- Two Reception Rooms
- Open Plan Kitchen / Dining / Living
- Downstairs W.C. / Utility
- Modern White Bathroom
- PVC Double Glazing / Oil
- Detached Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

Offers Around £295,000

173 Templepatrick Road

Templepatrick, Ballyclare, BT39 0RA



ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE HALL

Double glazed front door, tiled floor, under stairs storage.

LOUNGE

15'4" x 11'6" (4.67 x 3.51)

Hole in the wall style fireplace with wood burning stove and slate hearth, wood laminate flooring, radiator.

FAMILY ROOM

11'11" x 11'5" (3.63 x 3.48)

Feature fireplace with granite inset / hearth with open fire, radiator.

KITCHEN / DINING / LIVING

18'6" x 17'1" AT WIDEST (5.64 x 5.21 AT WIDEST)

Modern fitted kitchen with a range of high and low level units with complimentary worktops, basin and a half ceramic sink unit, Integrated hob stainless steel extractor fan, oven, fridge / freezer and dishwasher. Partly tiled walls, tiled floor, PVC double glazed sliding doors and matching side screen enjoying delightful rural views to rear.

UTILITY ROOM

7'1" x 5'10" (2.16 x 1.78)

Matching range of high and low level fitted units and complimentary worktops. Stainless steel single drainer sink unit, Plumbed for washing machine, tumble dryer space, partly tiled walls, tiled floor, PVC double glazed back door.

FURNISHED CLOAKROOM

White suite comprising: low flush WC, semi pedestal wash hand basin, tiled floor, radiator.

FIRST FLOOR

LANDING

With access to roofspace and hotpress.

MASTER BEDROOM

12'0" x 11'5" (3.66 x 3.48)

Radiator.

ENSUITE

With white three piece suite comprising shower cubicle with Thermostatic shower, semi pedestal wash hand basin and low flush WC. Partly tiled walls, tiled floor, radiator.

BEDROOM 2

12'9" x 9'3" (3.89 x 2.82)

Radiator.

BEDROOM 3

11'5" x 10'8" (3.48 x 3.25)

Radiator.

BEDROOM 4

11'5" x 10'6" (3.48 x 3.20)

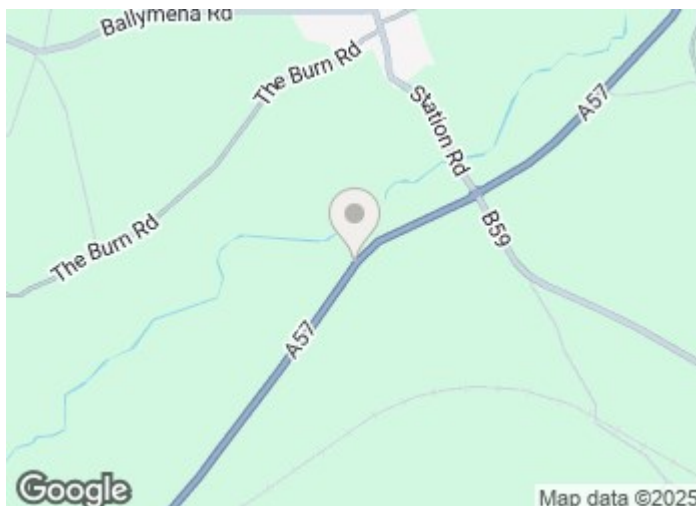
Velux window, radiator, storage cupboard.

BATHROOM

With white four piece suite comprising panelled bath with shower attachment, semi pedestal wash hand basin and low flush W.C. Separate shower cubicle with thermostatic shower. Partly tiled walls, tiled floor, radiator.

EXTERNAL

Tarmac driveway leading to a detached garage with roller shutter door, light, power and oil boiler.
Fully enclosed garden to rear in lawn.
Open aspect to rear overlooking open fields.

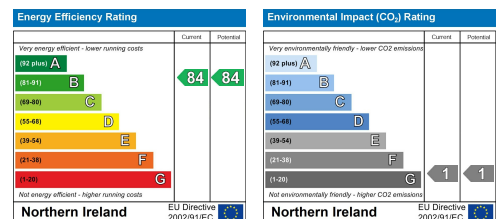


Directions



Floor Plan

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