

## 173 Templepatrick Road Templepatrick, Ballyclare, BT39 0RA

**Offers Around  
£295,000**

We are delighted to offer for sale this attractive and extremely well presented detached family home which is located on the Ballyclare / Templepatrick line, enjoying delightful rural views to rear. The property is located within minutes drive of Ballyclare town, Templepatrick village and access to M2 motorway offering easy access to all surrounding areas.

Inside the accommodation comprises tiled entrance hall, lounge with wood burning stove, separate family room, open plan modern fitted kitchen / dining / living area with PVC double glazed sliding patio doors to rear, matching utility room and furnished cloakroom.

Upstairs there are four good bedrooms master with ensuite and a separate luxury bathroom with white suite. Other benefits include oil fired central heating and PVC double glazing.

Outside there is a tarmac driveway leading to a detached garage and a fully enclosed garden to rear in lawn.

Early viewing is highly recommended to avoid disappointment !!

# 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

### 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

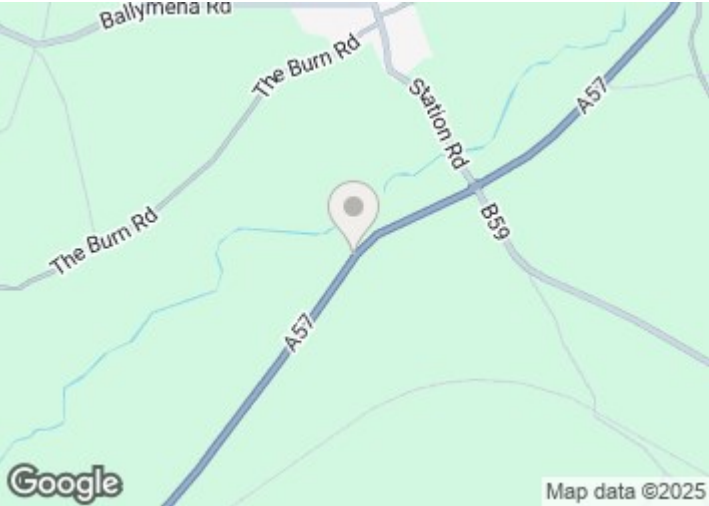
With white four piece suite comprising panelled bath with shower attachment, semi pedestal wash hand basin and low flush W.C. Separate shower cubicle with thermostatic shower. Partly tiled walls, tiled floor, radiator.

##### EXTERNAL

Tarmac driveway leading to a detached garage with roller shutter door, light, power and oil boiler.

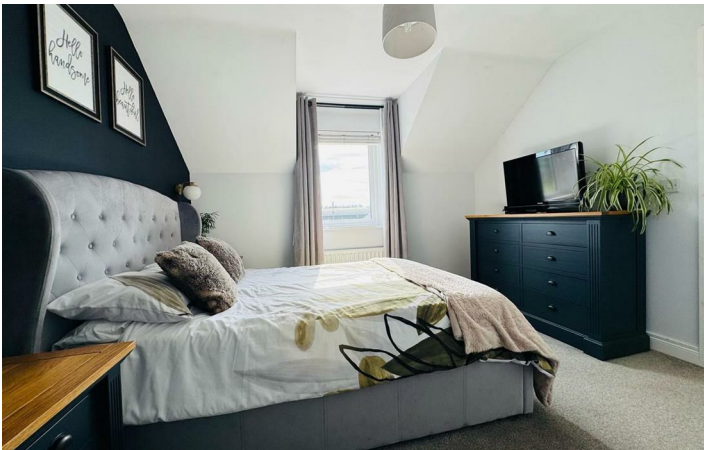
Fully enclosed garden to rear in lawn.

Open aspect to rear overlooking open fields.



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	





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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