

## 4 Lakeside, Templepatrick, BT39 0JR



- Semi Detached
- 3 Bedrooms/ 2 Receptions
- Highly Regarded Select Development
- Deluxe First Floor Bathroom
- Modern Fitted Kitchen
- Detached Garage With Electric Door
- Views Over Lake To Rear
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Excellent First Time Buy
- No Chain/ Original Owners From New



**PRICE Offers Over £235,000**

*Situated within a select modern development just off the Lylehill road in Templepatrick within walking distance to Primary School, park, public transport, local shops, hotels, gym and golf course. This well presented 3 bedroom semi-detached is a perfect purchase for first time buyers and downsizers alike. Boasting a private enclosed garden with unspoilt lake views to the rear and a well planned living layout. Incorporating a modern fitted kitchen and a deluxe first floor bathroom and realistically priced an early viewing is advised.*

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**Antrim**  
12 Church Street  
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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

Composite front door into:-

#### SPACIOUS ENTRANCE HALL

Open under stairs recess. High speed internet connection.

#### LOUNGE 14'6" x 12'6"

Attractive period style fireplace with natural stone inset with mahogany surround. Open plan through into:-

#### DINING ROOM 10'4" x 8'8"

Twin PVC double glazed French doors to garden.



#### MODERN FITTED KITCHEN 13'3" x 11'6"

At max. Equipped with a comprehensive range of high and low level fitted units in contrasting colours. Inlaid single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for dishwasher and washing machine. Integrated eye level oven and integrated microwave. Space for freestanding fridge freezer. Breakfast bar style return. Complementary wall tiling and tiled floor. PVC double glazed door to garden.



### FIRST FLOOR

#### HALLWAY

With hotpress and immersion heater. Ceiling access hatch with ladder to roof space.

#### BEDROOM 1 12'3" x 9'3"

#### BEDROOM 2 12'7" x 9'9"

At max. Fitted three bay mirrored slide robe. Far reaching views over garden extending towards lake.

#### BEDROOM 3 9'1" x 7'6"

With built in storage cupboard. Presently used as home office.





## DELUXE MODERN SHOWER ROOM

Comprising button flush w.c, pedestal wash hand basin and large walk in shower enclosure with full height fixed shower screens. Heated towel rail. Tiled floor. Fully tiled walls.




## OUTSIDE

Neat well maintained garden to front in lawn.  
Private enclosed hard landscaped garden to rear. Views over lake and surrounding trees.  
Driveway side leading to:-

## DETACHED GARAGE 19'3" x 11'0"

With electric up and over door power and light. Warm flow oil fired boiler.



| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>Northern Ireland</b>                            | EU Directive<br>2002/91/EC |  |

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

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