

## 2 Old Coach Mews, Templepatrick, BT39 0JS



### PRICE Offers Over £375,000

*Situated on a mature private landscaped site within a select private cul de sac. This spacious double fronted cottage style detached chalet benefits from a well planned flexible living layout that will suit different family needs. Perfectly positioned within walking distance of Templepatrick Village this home enjoys a deluxe ground floor bathroom, first floor deluxe family bathroom, 5 bedrooms, 3 receptions and a oak fitted kitchen. Externally there are private well tended gardens plus a detached garage and two car car port. 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



- **Impressive Detached Cottage Style Chalet**
  - **5 Bedrooms/ 3 Receptions**
  - **Highly Regarded Village Location**
- **Cul De Sac Position/ Landscaped Mature Site**
  - **Ground Floor Deluxe Bathroom**
  - **First Floor Deluxe Bathroom**
  - **PVC Double Glazed Conservatory**
- **Double Glazed Windows/ Oil Fired Central Heating**
- **Detached Garage/ Two Car Covered Car Port**
  - **Deluxe Oak Kitchen / Utility Room**





## ACCOMMODATION

### GROUND FLOOR

Hardwood front door with coloured leaded glass inset with matching side screens into:-

#### WELL PRESENTED SPACIOUS ENTRANCE HALL

Quality exposed oak flooring. Feature open tread stairwell to first floor.



#### LOUNGE 19'8" x 13'7"

Into bay window. Attractive marble fireplace with rustic wooden surround with inset gas fire. Quality exposed dark oak flooring extending through twin French doors into:-



#### DINING ROOM 11'7" x 11'3"

Sliding double glazed patio doors to:-



## PVC DOUBLE GLAZED CONSERVATORY 15'0" x 10'3"

Enjoying delightful views over gardens. Twin PVC double glazed doors. Tiled floor.



## DELUXE OAK FITTED KITCHEN 16'6" x 11'3"

Equipped with a comprehensive range of high and low level fitted units with contrasting granite work surfaces. Old Belfast style sink with swan neck mixer taps. Breakfast bar style return with granite work surfaces for casual dining. Space for freestanding cooker with concealed overhead extractor fan. Integrated dishwasher. Complementary wall tiling. Quality Pergo flooring.





## **FAMILY ROOM 14'3" x 12'8"**

Open aspect over front garden and cul de sac. Quality Pergo flooring.

## **BEDROOM 1 12'6" x 10'6"**

Open aspect over front garden and cul de sac. Laminate flooring.



## **BEDROOM 2 12'6" x 10'8"**

Quality dark oak flooring.

## **DELUXE FAMILY BATHROOM**

Comprising low flush w.c, pedestal wash hand basin and off set bath with telephone hand shower attachment. Porcelain tiled floor with mosaic centrepiece. Fully tiled walls.



## **UTILITY/ LAUNDRY ROOM 10'6" x 4'8"**

Plumbed for washing machine. Twin fixed low level storage units.



## FIRST FLOOR

### BEDROOM 3 19'6" x 11'6"

Laminate flooring. Twin velux windows.

### MODERN ENSUITE

Comprising low flush wc, pedestal wash hand basin and fully tiled shower enclosure with power shower. Velux window.



### BEDROOM 2 18'6" x 12'7"

Undereaves storage facility. Laminate flooring.

### BEDROOM 1 16'6" x 9'3"

Laminate flooring. Twin velux window. Undereaves storage facility.





## MODERN FAMILY BATHROOM

Comprising low flush w.c, pedestal wash hand basin, off set bath with curved shower screen and power shower over. Porcelain tiled flooring. Fully tiled walls. Velux window.



## OUTSIDE

Neat well maintained landscaped front garden in lawn stocked with a variety of shrubs and edged in blue slate for easy maintenance.

Extensive brick paved driveway to front with parking forecourt suitable for a number of vehicles.

Two car covered car port leading to detached garage.

Superb private landscaped garden to rear laid in well tended lawn and screened by perimeter fence and mature trees. Granite paved patio.

Ornamental garden pond with water feature. Outside fixed lights and outside tap. Brick paved walkway and terrace area.


## DETACHED GARAGE 20'6" x 13'6"

With electric operated roller shutter door. Power and light. Fitted with an extensive range of fitted cupboards.







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 

**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

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.