



36 Broadacres, Templepatrick, BT39 0AY

Offers Over £349,950

- Detached bungalow in highly regarded area of Templepatrick
- Modern fitted kitchen open plan to:
- Shower room
- Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- 4 Bedrooms/ 2 Reception rooms or 3 Bedrooms/ 3 Reception rooms
- Sunroom
- Oil fired central heating
- Detached garage
- Cul de sac in highly regarded area of Templepatrick

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This spacious detached bungalow is ideally positioned in a peaceful cul de sac and offers generous, well balanced accommodation throughout. The property comprises four well sized bedrooms along with two versatile reception rooms, providing flexible living space to suit a variety of needs. A modern fitted kitchen is open plan to a bright and inviting sunroom, creating an ideal space for dining, relaxing and entertaining. Conveniently located within close proximity to Templepatrick Village, the home enjoys easy access to the health centre, local shops and excellent transport links. Airbus services offer straightforward travel to Belfast City Centre, while Belfast International Airport is also nearby. This attractive property would make an excellent family home or a comfortable and practical choice for those retired.



Council Tax Band:



RECEPTION HALL

Solid wood flooring, uPVC front door, hot water cylinder, access to roofspace

LOUNGE

21'4" x 18'10"

Wired for wall lights

KITCHEN

11'0" x 10'11"

Modern fitted kitchen with range of high and low level units, granite worksurfaces, stainless steel sink unit with mixer tap, vegetable sink and granite drainer, built in Neff hob, built in twin fan assisted oven, built in Neff dishwasher, Built in fridge and freezer, ceramic tiled flooring, open plan to sunroom and dining room

SUNROOM

13'10" x 10'2"

Ceramic tiled flooring, downlighters, french doors to rear

DINING ROOM

11'10" x 8'0"

BEDROOM (1)

13'9" x 12'7"

Ceramic tiled flooring, downlighters

BEDROOM (2)

11'5" x 10'10"

BEDROOM (3)

11'4" x 10'11"

Built in wardrobes

BEDROOM (4)

10'11" x 7'5"

SHOWER ROOM

Low flush W/C, wall hung vanity unit with mixer tap, large glazed shower unit with controlled shower, tiling, ceramic tiled flooring, heated towel rail, downlighters, extractor fan

OUTSIDE

Front: in lawn, variety of plants, trees and shrubs

Side: driveway

Rear: in paving, lawn and mature plants and shrubs

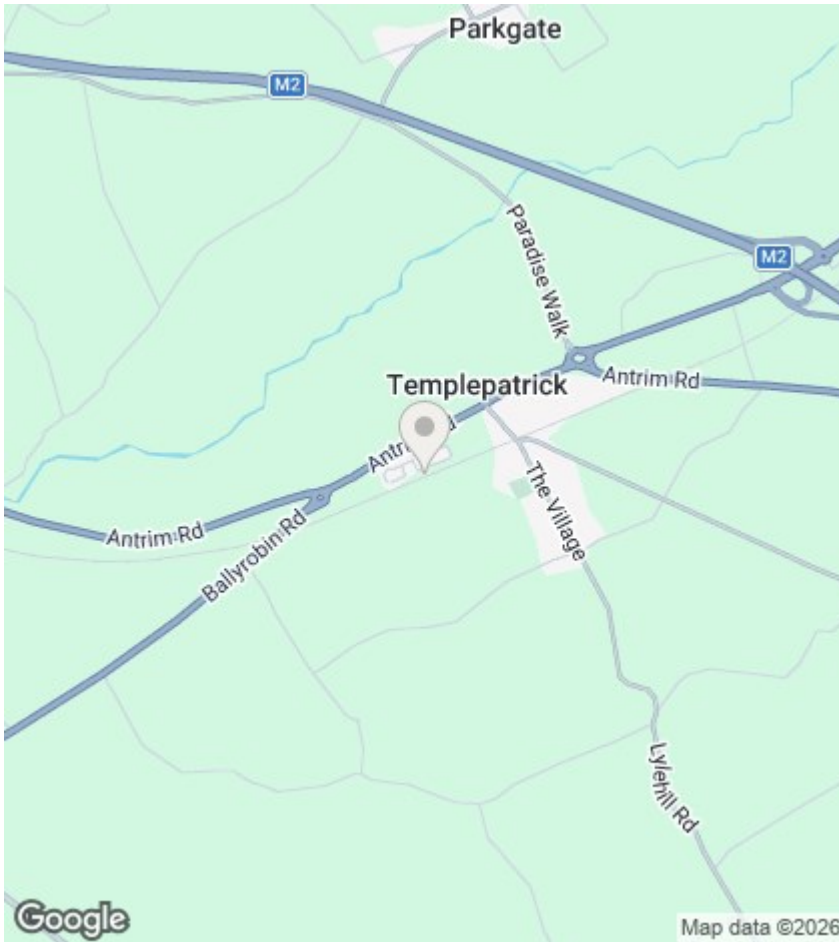
DETACHED GARAGE

26'6" x 10'10"

Plumbed for washing machine, light and power, up and over door

intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

The information contained within these particulars is



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Ground Floor

