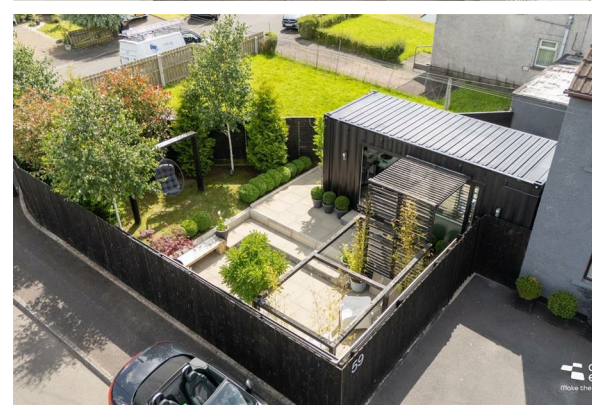


# 59 Templeton Park, Templepatrick, BT39 0AU



- Superb End Townhouse
- 2 Bedrooms/ 2 Receptions
- Flexible Open Plan Living Layout
- Highly Regarded Established Location
- Prime Corner Professionally Landscaped Site
- Luxury Modern Fitted Kitchen
- Luxury First Floor Modern Shower Room
- Converted High Cube Shipping Container/ Garden Room
- PVC Double Glazing/ Oil Fired Central Heating
- Private Parking Forecourt

**PRICE Offers Over £175,000**

*Situated on a prime corner mature site within Templepatrick Village. This beautifully presented spacious end townhouse is a perfect property for first time buyers or downsizers. The property has been comprehensively modernised by the present vendors and enjoys a flexible open plan living layout incorporating a luxury contemporary kitchen and deluxe first floor shower room. Externally, the Property benefits from a mature professionally hard landscaped site with sunken Terrace and a converted high cube shipping container that lends itself for a variety of uses such as studio, home office, games room etc an early viewing is recommended.*

**> 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

## ACCOMMODATION

### GROUND FLOOR

PVC front door with double glazed leaded glass inset into:-

#### WELL PRESENTED ENTRANCE HALL

Feature painted panelled accent wall. Stairs to 1st floor.

#### OPEN PLAN LOUNGE 12'3" x 11'6"

Approximately. Feature modern floor to ceiling tiled chimney breast with inset cast-iron multi fuel stove on granite hearth. Quality porcelain tiled floor extending through opening into kitchen dining areas. Fixed partition panel (can be removed for open plan living if desired). Feature painted panelled accent wall.

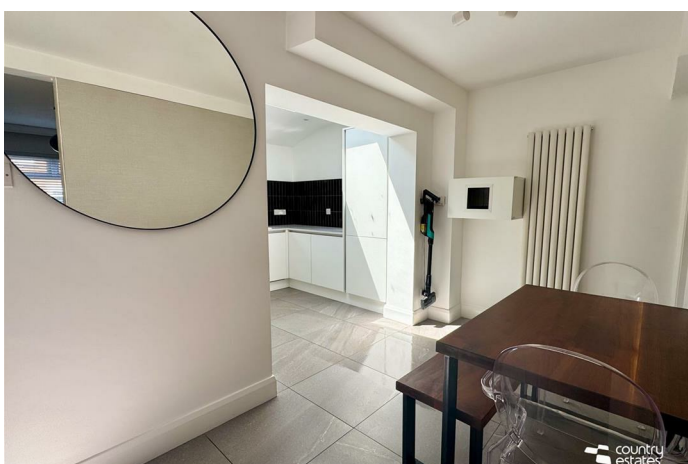


#### DINING AREA 14'7" x 6'6"

Approximately. External PVC double glazed door to courtyard. Open understairs recess. Open plan through arch into:-

#### MODERN CONTEMPORARY KITCHEN 9'6" x 8'8"

Equipped with a comprehensive range of high and low level modern white fitted units in matt finish with contrasting work surfaces. Colour coded sink with contrasting monobloc tap. A host of integrated appliances including eye level double oven, four ring hob with modern 'Comfee', modern angled extractor fan, fridge freezer and dishwasher. Complementary wall tiling.



### FIRST FLOOR

#### BEDROOM 1 9'8" x 14'3"

At max built-in storage cupboard. Feature twin accent walls in acoustic panelling. Quality laminate plank flooring.

#### BEDROOM 2 9'8" x 8'4"

Quality laminate plank flooring. Presently used as dressing room.



## LUXURY CONTEMPORARY SHOWER ROOM

Comprising modern floating vanity unit with monobloc tap, wall push 'Grohe' w.c and fully tiled large shower enclosure with drench style shower and hand shower attachment. Terrazzo tiled floor. Recessed low voltage lighting.



## OUTSIDE

Positioned on a prime mature corner site with private parking forecourt to front.

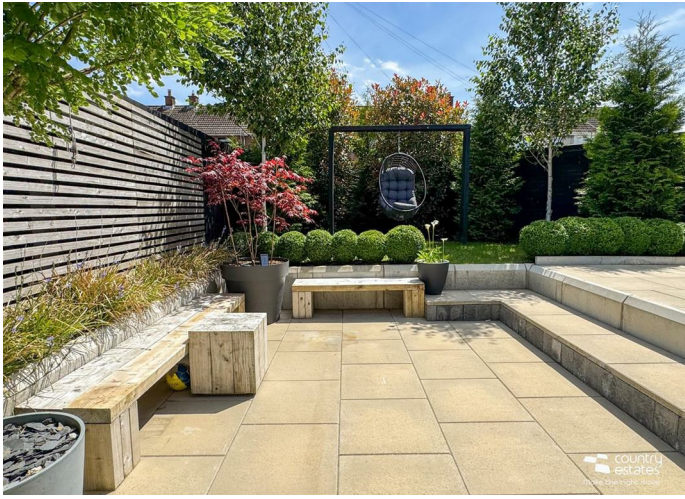
Courtyard area to rear fully paved with utility store. 7'8" x 6'3". Oil fired central heating boiler. Plumbed for washing machine. Power and light.

Covered secure rear yard with fixed full height door.

Paved walkway to side leading to superb professionally landscaped gardens with private sunken Sun terrace. A perfect space for evening entertaining, family barbecues or just relaxing. Screened by perimeter fence and a variety of mature trees and laid in neat part lawn.

Converted one trip High Cube shipping container/ Garden room 18'6" x 7'3" with full height sliding aluminium double glazed doors and triple high-level double glazed windows in aluminium frames. Fully insulated with power, light and water. A perfect space for a variety of use's such as studio, Home office, gym, garden room or games room.





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>		56
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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.

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