

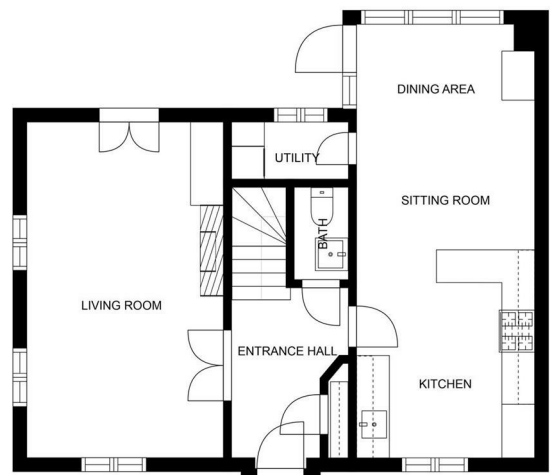


## 96 Temple Hall, Templepatrick, BT39 0FH

- Detached Villa
- Lounge; Inglenook Style Brick Fireplace
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Views Over Landscaped Communal Green
- Four Bedrooms; Master En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway; Gardens Front, Side And Rear
- Convenient Location; Immaculately Presented

Offers Over £289,950

EPC Rating B



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

96 Temple Hall, Templepatrick, BT39 0FH



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, Georgian style, panelled front door with matching double glazed fan light over. Tiled floor. Access to cloakroom. Double doors to lounge. Stairwell to first floor.

#### FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Tiled floor.

#### LOUNGE 21'3" x 11'10"

Inglennook style brick fireplace with slate hearth and timber surround. Dual aspect windows. Wood laminate floor covering. PVC double glazed French doors to rear garden. Views towards landscaped green.



## KITCHEN THROUGH DINING ROOM 27'0" x 10'9"

Modern fitted kitchen with range of high and low level storage units and contrasting solid quartz work surface. Ceramic Belfast style sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated double oven, microwave oven, fridge freezer, dishwasher and wine fridge. Splash back tiling and quartz upstands to walls. Tiled floor. Breakfast bar area. Sun porch to rear with PVC double glazed French door to rear garden. Views towards landscaped green.

## UTILITY ROOM 7'7" x 4'4"

Fitted storage units and work surface area. Plumbed for automatic washing machine. Tiled floor. Gas fired central heating boiler.

## FIRST FLOOR

### LANDING

Access to hot press and partially floored roof space with slingsby style ladder.

## MASTER BEDROOM 12'1" x 11'11"

Timber panelled feature wall. Wood laminate floor covering.

## DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit. Part tiling to walls. Chrome towel radiator. Tiled floor.

## BEDROOM 2 10'8" x 10'8"

## BEDROOM 3 widest points

Dual aspect windows. Views over landscaped green. Timber panelling to walls. Wood laminate floor covering.

## BEDROOM 4 widest points

Views over landscaped green. Wood laminate floor covering.

## DELUXE BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit. Half tiling to walls. Chrome towel radiator. Tiled floor.

## EXTERNAL

Front and side gardens finished in lawn, shrubs, trees and box hedging.

Entrance canopy.

Private driveway finished in tarmac.

Fully enclosed rear garden finished in lawn, timber decking and paved patio area.

External lighting.

Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS






Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, recently constructed, four bedroom detached villa with fully enclosed rear garden, located within the highly sought after Temple Hall development, situated off Lylehill Road, Templepatrick. The property is finished to an exceptional standard throughout and accommodation comprises entrance hall, furnished cloakroom, lounge with inglenook style brick fireplace, kitchen through dining room, modern fitted kitchen with range of integrated appliances, utility room, four well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with contemporary, white four piece suite. Externally the property enjoys private driveway finished in tarmac, front and side gardens finished in lawn, shrubs, trees and box hedging, and fully enclosed rear garden finished in lawn, timber decking and paved patio area. Other attributes include gas heating and views towards landscaped communal green. Early viewing highly recommended.**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

**Telegraph**  
**PROPERTY AWARDS 2018**  
in partnership with

**Telegraph**  
**PROPERTY AWARDS 2019**  
in partnership with

**Shortlisted**  
**TheNegotiator Awards 2018**

**Shortlisted**  
**TheNegotiator Awards 2019**

**THE INVESTORS IN PEOPLE**  
**AWARDS 2019**  
Finalist

**TheNegotiator**  
**AWARDS 2019**  
Regional Agency of the Year Northern Ireland  
**GOLD**

**WE ARE MACMILLAN.**  
**CANCER SUPPORT**