

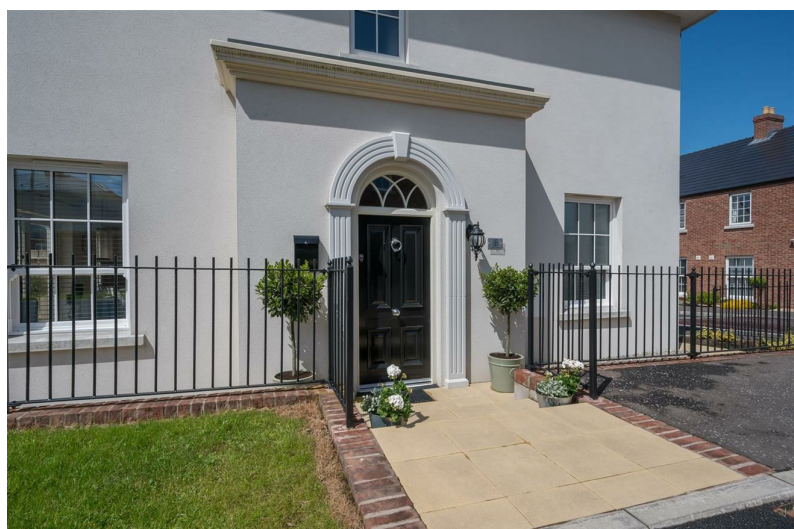


8 Temple Hall, Templepatrick, BT39 0FH

- Spacious Semi Detached Villa
- Lounge; Cast Iron Electric Stove
- Deluxe Bathroom With White Suite
- Utility Store
- Sought After Development; Convenient Location
- Three Bedrooms; Master En Suite
- Kitchen Through Living / Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway; Gardens Front and Rear
- Immaculately Presented

Offers Over £225,000

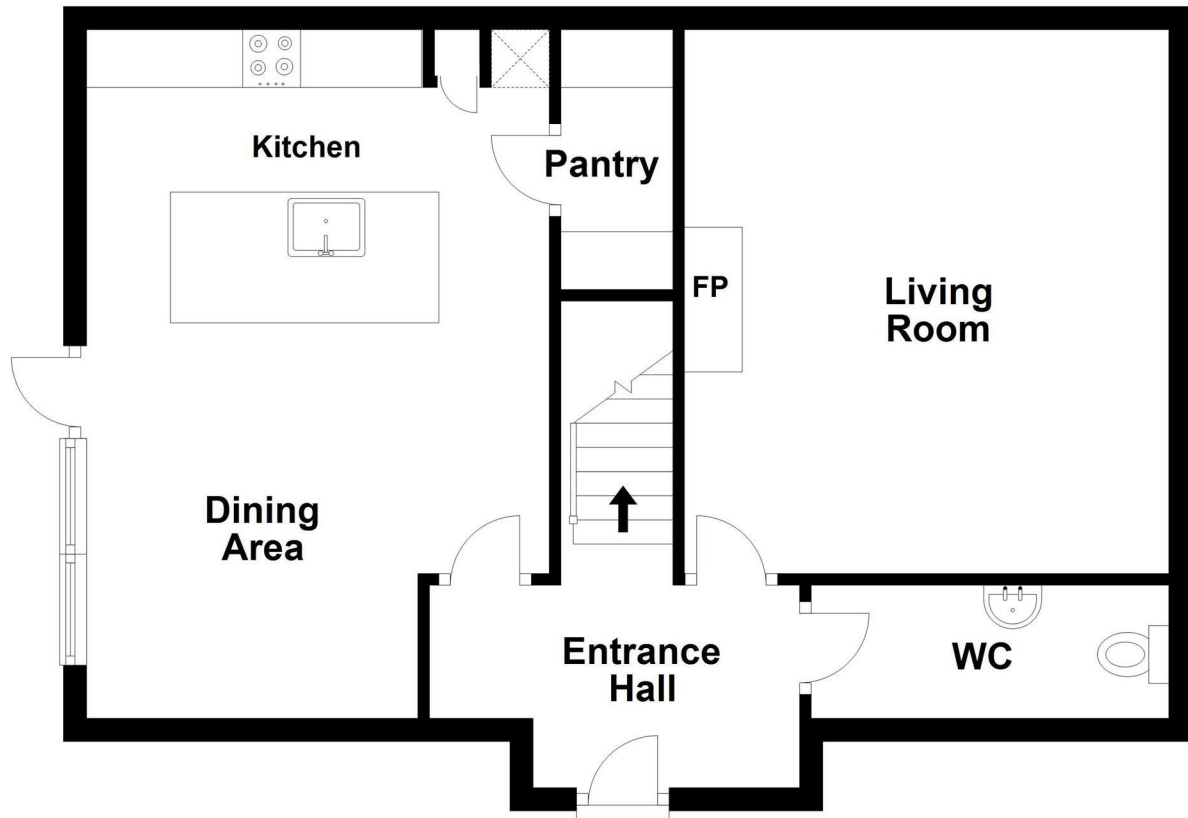
EPC Rating B



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Ground Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx 113.6 sq. metres (1222.5 sq. feet)



For information purposes only.
Please contact PlanUp.

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Georgian style, hardwood, panelled front door with double glazed fan light over. Feature height ceilings. Parquet style wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Parquet effect wood laminate floor covering.

LOUNGE 15'5" x 13'9"

Focal point tiled fireplace with cast iron electric stove, quartz hearth and timber surround. Twin sliding sash windows to front elevation. Parquet effect wood laminate floor covering.



KITCHEN THROUGH LIVING / DINING ROOM 19'7" x 13'0"

Luxury fitted kitchen with range of high and low level storage units and contrasting stone effect melamine work surface. Island unit with breakfast bar area. Stainless steel sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Parquet effect wood laminate floor covering. PVC double glazed French door with matching side screens leading to rear garden.

UTILITY STORE

Fitted low level storage units and work surface area to match kitchen. Plumbed for automatic washing machine. Parquet effect wood laminate floor covering.

FIRST FLOOR

LANDING

Access to hot press and roof space.

MASTER BEDROOM widest points

DELUXE EN SUITE SHOWER ROOM

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

BEDROOM 2 13'11" x 11'1"

Range of fitted wardrobes.

BEDROOM 3 10'2" x 8'3"

Range of fitted wardrobes.

DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit and glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn and shrubs.

Private driveway finished in tarmac.

Fully enclosed rear garden finished in paved patio and recently sown for lawn.

External lighting.

Outside tap.

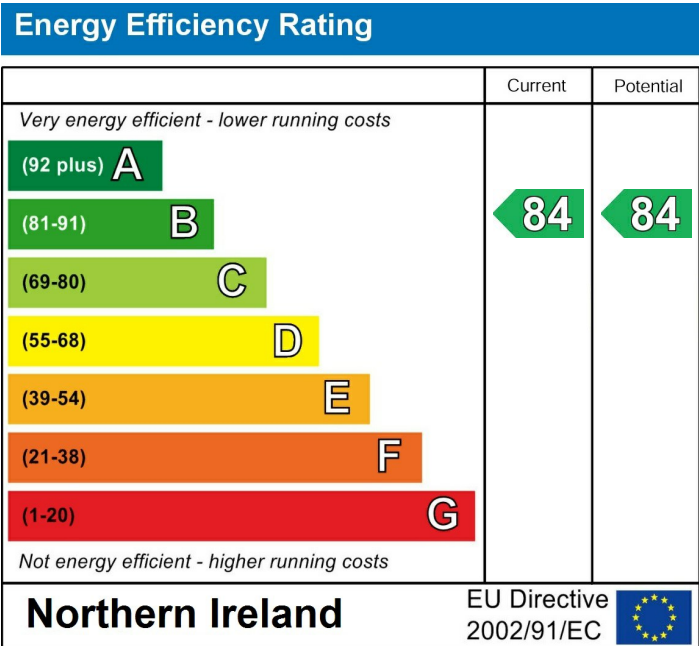
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, spacious three bedroom semi 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 cast iron electric stove, kitchen through living/dining room, luxury fitted kitchen with island unit, utility store, three well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys private driveway finished in tarmac, front garden finished lawn and shrubs, and fully enclosed rear garden finished in paved patio area and recently sown lawn. Other attributes include gas fired central heating, part sliding sash windows and feature height ceilings. Early viewing highly recommended to avoid disappointment.



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

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