



83 Temple Hall, Templepatrick, BT39 0FE

- Detached Villa
- Lounge; Dual Aspect Windows
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Gardens Front, Side and Rear
- Three Bedrooms; Master En Suite
- Kitchen Through Living / Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £229,950

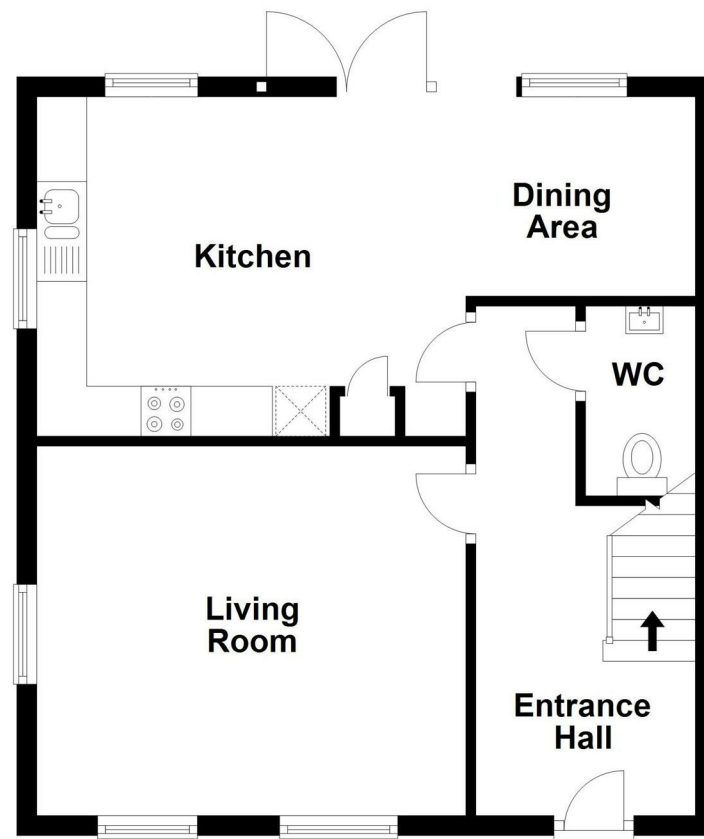
EPC Rating B



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Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

ive purposes only.
sing PlanUp.



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with matching fan light over. Tiled floor. Feature height ceilings. Stairwell to first floor.

FURNISHED CLOAKROOM

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

LOUNGE 14'0" x 11'11"

Dual aspect windows with sliding sash to front elevation. Wood laminate floor covering.



KITCHEN THROUGH LIVING / DINING ROOM **21'7" x 11'2"**

Country style kitchen with range of high and low level storage units and contrasting stone effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

MASTER BEDROOM widest points

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Part wall tiling to sink area. Chrome towel radiator. Tiled floor.

BEDROOM 2 11'7" x 9'1"

BEDROOM 3 widest points

DELUXE BATHROOM

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

EXTERNAL

Front and side gardens finished in lawn, trees and shrubbery. Generous sized private driveway finished in tarmac. Fully enclosed rear garden finished in lawn, paved patio area and decorative stone. PVC soffits, fascia and rainwater goods. 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, three bedroom detached villa with generous sized private driveway and fully enclosed rear garden, occupying a prime site within the highly sought after Temple Hall development, situated off the Lylehill Road, Templepatrick. The property comprises entrance hall, furnished cloakroom, lounge with dual aspect windows, kitchen through living/dining room with country style fitted kitchen, three well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, front and side gardens finished in lawn, trees and shrubbery, and fully enclosed rear garden finished in lawn, paved patio area and decorative stone. Other attributes include gas fired central heating, part sliding sash windows and feature height ceilings. Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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 | |

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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