



## 10 Temple Hall, Templepatrick, BT39 0FH

- Georgian Style, Family Detached Home
- Kitchen Through Dining Room; Sun Porch
- Deluxe Bathroom; En Suite Shower Room
- Twin Driveways; Matching Detached Garage
- Village Location

- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Immaculately Presented Throughout

Offers Over **£365,000**

EPC Rating B



10 Temple Hall, Templepatrick, BT39 0FH



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Georgian style, hardwood, panelled front door with matching, double glazed side screens and fan light over. Tiled floor. Feature height ceiling, continuing throughout remainder of property. Stairwell to first floor.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and concealed cistern WC. Tiled floor.

#### LOUNGE 16'2" x 11'7"

Dual aspect windows. Ready for installation of gas fire. Panelled feature wall. Wood laminate floor covering.

#### FAMILY ROOM 11'3" x 8'8"

Dual aspect windows. Tiled floor.





## **KITCHEN THROUGH DINING ROOM 30'4" x 10'5" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block 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, microwave oven, fridge freezer and dishwasher. Melamine upstands to walls to match work surface. Fitted breakfast bar unit. Access to under stairs store. Tiled floor.

## **SUN PORCH 8'8" x 5'8"**

Tiled floor. PVC double glazed door to rear garden.

## **UTILITY ROOM 6'7" x 5'3"**

Low level fitted storage units with contrasting wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Gas fired central heating boiler (housed within matching unit). Plumbed and space for automatic washing machine. Melamine upstands to walls to match kitchen. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

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

### **PRINCIPAL BEDROOM 13'9" x 11'3"**

Dual aspect windows.

### **DELUXE EN SUITE SHOWER ROOM**

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

### **BEDROOM 2 13'10" x 11'8" (wps)**

Dual aspect windows, enjoying elevated rural views.

### **BEDROOM 3 11'1" x 9'8" (wps)**

### **BEDROOM 4 11'3" x 11'1" (wps)**

### **DELUXE FAMILY BATHROOM**

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

### **EXTERNAL**

Front and side garden finished in lawn, trees and hedgerow.

Private driveway, finished in tarmac.

Second driveway to rear finished in tarmac.

External lighting.

Seamless aluminium guttering.

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

Outside tap.

### **MATCHING DETACHED GARAGE 16'2" x 10'4"**


PVC coated, roller shutter door. Separate PVC double glazed service door to rear garden. Power and light.





*Immaculately presented, Georgian style, spacious, family detached home, located within the well sought after Temple Hall development, Lylehill Road, Templepatrick. The property comprises entrance hall, furnished cloakroom, lounge, family room, kitchen through dining room, sun porch, utility room, four well-proportioned bedrooms, to include principal en suite bedroom, and deluxe, family bathroom, with contemporary, white, four piece suite. Externally, the property enjoys twin driveways, matching detached garage, and fully enclosed rear garden, finished in lawn and paved patio area. Other attributes include gas heating, PVC double glazing, and village location. Early viewing highly recommended to avoid disappointment.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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 and 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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