



## 89 Temple Hall Lylehill Road, Templepatrick, BT39 0FE

**Offers Around  
£349,950**

We are delighted to offer for sale this attractive Georgian style detached home located within the prestigious Temple Hall Development, just off Lylehill Road, Templepatrick where homes of this standard are always highly sought after.

Internally the beautifully appointed accommodation comprises: tiled entrance hall with downstairs WC, spacious lounge with dual aspect and a fantastic well appointed kitchen finished to the highest standard with an excellent range of high and low level units, quartz worktops, integrated appliances and centre island unit open to a casual dining area, which flows seamlessly out onto the rear garden.

Upstairs there are three bedrooms, master with ensuite and dressing area which could be easily converted into a fourth bedroom. There is also a deluxe family bathroom with white three piece suite.

Other benefits include PVC double glazing and gas heating.

Externally there is a large detached driveway to side affording ample parking, open plan garden to front in lawn and a fully enclosed garden to rear in lawn with paved patio area and array of mature shrubs/plants which have been carefully positioned to create what is a stunning outdoor area that the whole family can enjoy throughout the year.

The village of Templepatrick always proves to be a popular location with home buyers due to its convenience to a host of leading schools, amenities, motorway networks and regular public transport to and from Belfast city centre.

Early viewing recommended !!

# 89 Temple Hall

## Lylehill Road, Templepatrick, BT39 0FE



- Beautifully appointed Georgian style detached within prestigious development
- Kitchen with informal dining & family areas - PVC door to rear
- PVC double glazed windows to remainder of property / Gas fired central heating / Wired for alarm
- Three well proportioned bedrooms - Master with ensuite shower room and dressing room
- Full range of "Shaker" style high and low level units. Quartz work surfaces, island unit and shelved pantry
- Superb plot with tarmac drive to side / Enclosed garden to rear in neat lawn and paved patio
- Lounge with dual aspect and PVC triple glazed sliding sash windows
- Deluxe family bathroom with white three piece suite

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door, tiled floor, stairs to first floor

#### DOWNSTAIRS WC

Semi pedestal wash hand basin, low flush wc, tiled floor

#### LOUNGE

18'7" x 12'1" (5.66m" x 3.68m')

Hole in wall style fireplace, piped for gas fire, bespoke shelving units, hardwood flooring

#### KITCHEN / DINING

19'2" at widest x 18'7" (5.84m" at widest x 5.66m")

Fitted kitchen with range of high and low level units and complemented by quartz work surfaces, centre island with

Belfast sink and breakfast bar area, range cooker space, stainless steel extractor fan, integrated fridge & freezer, integrated dishwasher, plumbed for washing machine, hexagonal tiled splashback, tiled floor, pantry with space for tumble dryer and containing gas boiler, pvc double glazed double doors to garden

#### FIRST FLOOR

#### LANDING

Access to roofspace via slingsby ladder, shelved cupboard

#### BEDROOM 1

18'7" x 9'10" (5.66m" x 3.00m")

Formal dressing area leading to master suite

#### ENSUITE

Semi pedestal wash hand basin, low

flush wc, enclosed shower cubicle with thermostatically controlled shower, chrome towel radiator, tiled floor, velux window

#### BEDROOM 2

9'10" x 9'3" (3.00m" x 2.82m")

#### BEDROOM 3

11'2" x 8'5" (3.40m" x 2.57m")

#### BATHROOM

White three piece suite comprising semi pedestal wash hand basin, enclosed cistern wc, panelled bath with thermostatically controlled shower above and partly tiled walls, tiled floor

#### OUTSIDE

Open plan garden to front in lawn, with range of shrubs to the side.

Tarmac driveway to side.

Enclosed garden to rear in lawn with paved patio area, security light and tap.



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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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