ULSTER PROPERTY SALES

GLENGORMLEY BRANCH

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89 Temple Hall Lylehill Road, Templepatrick, BT39 OFE



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 seamlessley 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.

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GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS WC

flush wc, tiled floor

KITCHEN / DINING

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

first floor

LOUNGE

flooring

5.66m")



- 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

ACCOMMMODATION COMPRISES

Hardwood front door, tiled floor, stairs to

Semi pedestal wash hand basin, low

Hole in wall style fireplace, piped for gas

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

Fitted kitchen with range of high and

low level units and complemented by

guartz work surfaces, centre island with

fire, bespoke shelving units, hardwood

- 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

Belfast sink and breakfast bar area, range cooker space, stainless steel extractor fan, integrated fridge & freezer, chrome towel radiator, tiled floor, velux integrated dishwasher, plumbed for washing machine, hexagonal tiled splashback, tiled floor, pantry with space $9'10" \times 9'3"$ (3.00m" x 2.82m") 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

Lounge with dual aspect and PVC triple glazed sliding sash windows

Deluxe family bathroom with white three piece suite

flush wc, enclosed shower cubicle with thermostatically controlled shower, window

BEDROOM 2

BEDROOM 3

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

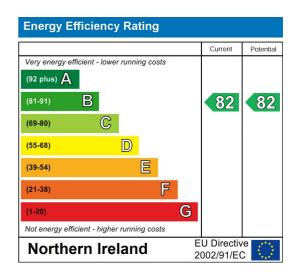
BATHROOM

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.





















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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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