



## 64 Temple Hall, Templepatrick, BT39 0FH

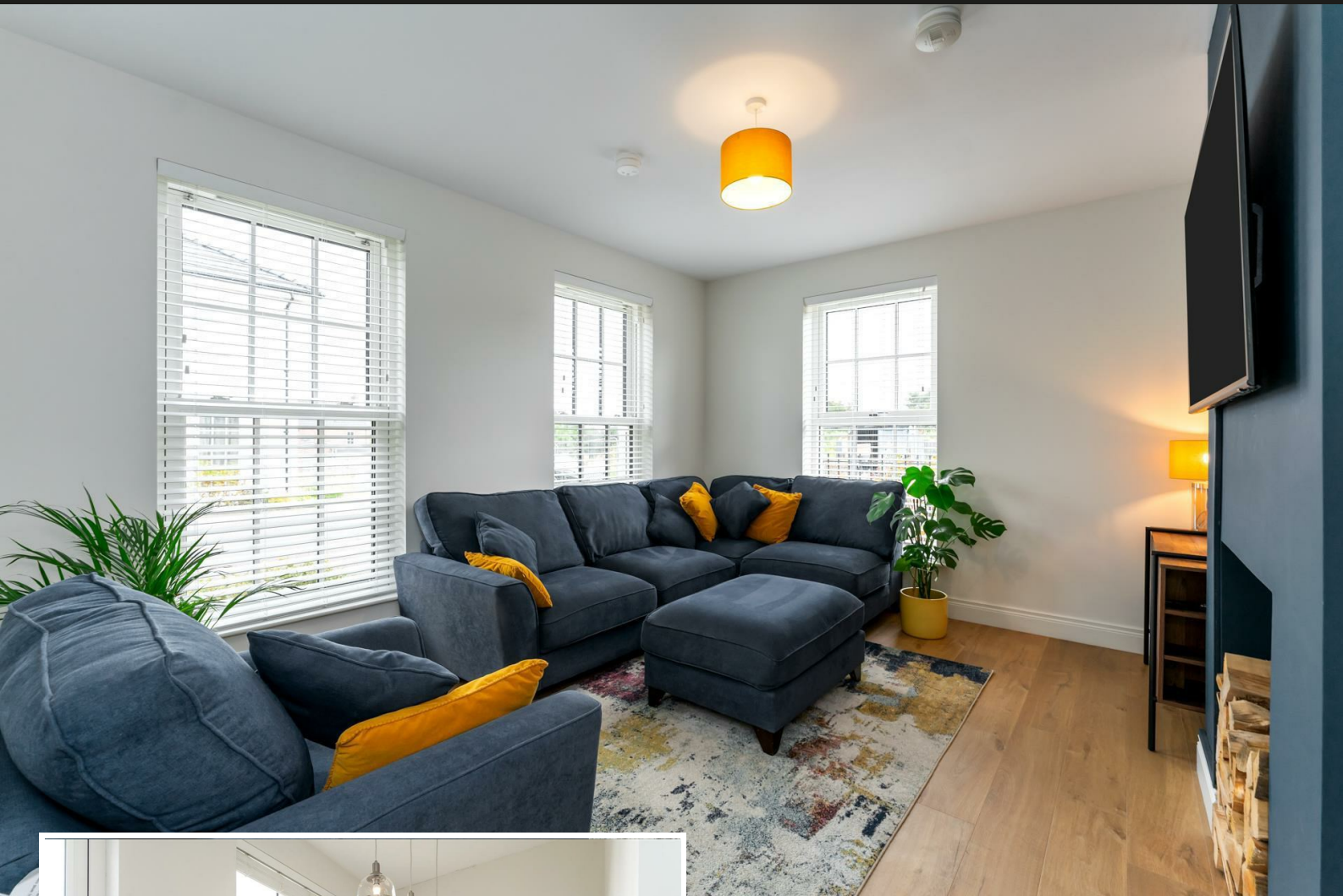
- Detached Family Home
- Lounge; Dual Aspect Windows
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Large, Fully Enclosed Rear Garden
- Three Bedrooms; Principal With En Suite
- Kitchen Through Living / Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over **£245,000**

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Dual tone, hardwood, double glazed front door with matching fan light over. Wood laminate floor covering. Feature height ceilings. Stairwell to first floor. Stairwell leading to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor. Chrome towel radiator.

#### LOUNGE 14'4" x 11'10"

Wood laminate floor covering. Dual aspect windows.





## **KITCHEN THROUGH LIVING / DINING ROOM 21'6" x 11'1"**

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and swan neck mixer tap. Integrated four ring gas hob. Integrated, under counter oven, fridge freezer, washing machine, and dishwasher. Gas fired central heating boiler (housed within matching unit). Wood laminate floor covering. PVC double glazed French doors, leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to built in shelved store and roof space.

### **PRINCIPAL BEDROOM 14'0" x 10'6" (wps)**

### **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. Splashback tiling to sink and part tiled wall behind WC. Tiled floor. Chrome towel radiator.

### **BEDROOM 2 12'6" x 8'9"**

### **BEDROOM 3 8'7" x 8'6" (wps)**

### **DELUXE BATHROOM**

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

## **EXTERNAL**

Generous sized private driveway finished in tarmac. Front and side gardens finished in range of shrubbery and paved pathways. Fully enclosed, private rear garden finished in lawn and paved patio area. Timber garden shed. 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 home with private driveway and generous sized 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 modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary three piece suite.**

**Externally the property enjoys private driveway finished in tarmac, and generous sized, fully enclosed rear garden finished in lawn and paved patio area.**

**Other attributes include gas fired central heating, feature height ceilings, and convenient 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>83</b>	<b>83</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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