

## 5 Thornleigh, Templepatrick, BT39 0EJ



- Duplex Apartment
- 2 Bedrooms
- 1 Reception
- Modern Shower Room
- Modern Kitchen
- Highly Regarded Village Location
- Double Glazed Windows
- Gas Heating
- Excellent Investment Opportunity

**PRICE Offers Around £119,950**

*Positioned centrally within Templepatrick Village, this spacious well maintained duplex apartment will interest both first time buyers and investors alike. With two bedrooms, lounge, modern separate kitchen and modern shower room this property should attract a high level of interest so an early viewing is recommended.*

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## ACCOMMODATION

Communal entrance door into:-

### HALLWAY

Stairs to first floor.

Entrance door into entrance hall.

### LOUNGE 14'7" x 12'6"

Modern gas fire. Dual window aspect.

### MODERN KITCHEN 10'6" x 10'4"

Equipped with a range of high and low level fitted units. Integrated oven with 4 ring hob. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls.

## SECOND FLOOR

### BEDROOM 1 11'4" x 13'3"

Open built in double wardrobe. Dual window aspect with skylight.

### BEDROOM 2 10'3" x 6'9"


Skylight.

### MODERN SHOWER ROOM

Comprising button flush w.c, pedestal wash hand basin and large shower enclosure. Part tiled walls.

## OUTSIDE

Communal gardens with resident and visitor parking bays.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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