



11 Castleton, Templepatrick, Ballyclare, BT39 0AZ

- Semi Detached Home
- Lounge; Contemporary Gas Fire
- Deluxe Shower Room
- Private Driveway
- Gardens Front and Rear
- Three Bedroom
- Kitchen Through Dining Room
- Gas Heating; Double Glazing
- Matching Garage
- Convenient, Well Sought After Location

Offers Over £194,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 14'9" x 12'4"

Contemporary wall mounted gas fire. Picture window to front elevation. Wood laminate floor covering. Open arch leading to:

#### KITCHEN THROUGH DINING ROOM 18'1" x 9'5"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed French doors.



## FIRST FLOOR

### LANDING

Access to shelved store and roof space.

### BEDROOM 1 14'2" x 10'2"

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

### BEDROOM 3 9'1" x 7'8" (wps)

Built in wardrobe/store.

### DELXUE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

### EXTERNAL

Front garden finished in lawn, trees and shrubbery.

Private driveway finished in asphalt.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

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

Outside taps.

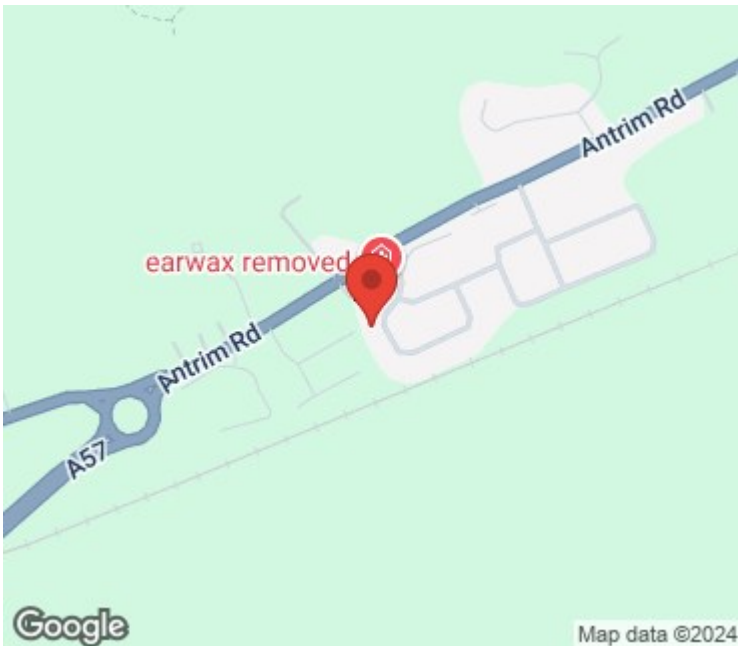
Enclosed rear entry open to:

### GARAGE 17'2" x 8'5"

Up and over door. Power and light. Gas fired central heating boiler. Utility area. Plumbed for automatic washing machine.

### 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, three bedroom, semi detached home with garage, situated within Castleton, Templepatrick.**


**The property comprises entrance hall, lounge with contemporary gas fire, kitchen through dining room, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe fully tiled shower room.**

**Externally, the property enjoys private driveway finished in asphalt, matching garage, front garden finished in lawn, and fully enclosed rear garden finished mainly in lawn and paved patio area.**

**Other attributes include gas fired central heating, double glazing, and convenient, well sought after 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>		
(69-80) <b>C</b>	<b>70</b>	<b>72</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 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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