



## 2 Temple Rise, Templepatrick, BT39 0AG

- Immaculately Presented, Extended Detached Bungalow
- 4 Bed; 2+ Rec. / 3 Bed; 3+ Rec.
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Adaptable Accommodation
- Kitchen With Informal Living/Dining Area
- Deluxe Bathroom and Shower Room
- Private Driveway; Integral Garage
- Convenient, Village Location

Offers Over **£325,000**

EPC Rating D







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Composite, double glazed front door with PVC double glazed side screen. Wood laminate floor covering. Glass panelled door leading to:

#### ENTRANCE HALL

Access to roof space. Glass panelled door leading to:

#### LOUNGE 19'4" x 12'2"

Wood laminate floor covering. Open arch to dining room. Glass panelled door leading to play room.

#### DINING ROOM 16'2" x 8'7"

Wood laminate floor covering. Glass panelled door leading to rear hall.

#### REAR HALL

Wood laminate floor covering.



### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Wood laminate floor covering.

### KITCHEN WITH INFORMAL LIVING/DINING AREA 27'11" x 12'0"

Country style fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven. Space for American style fridge freezer. Plumbed and space for dishwasher. Glass fronted display cabinet. Upstands to walls to match work surface. Wood laminate floor covering. Orangery style roof light. PVC double glazed French doors leading to rear garden.

### PLAY ROOM 15'5" x 9'0"

Wood laminate floor covering. PVC double glazed door to rear garden. Glass panelled door leading to:

### UTILITY STORE 9'3" x 4'8"

Wood laminate floor covering. Plumbed for automatic washing machine. Access to integral garage.

### PRINCIPAL BEDROOM 9'5" x 9'11"

Bookcase style concealed access. Wood laminate floor covering. Glass panelled door leading to:

### DELUXE ENSUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Part tiling to walls. Tiled floor. Access to shelved store.

### BEDROOM 2 14'10" x 12'1"

### BEDROOM 3 9'10" x 8'11"

### DELUXE BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Half panelling to walls. Towel radiator. Tiled floor.

### EXTERNAL

Private driveway finished in tarmac. Front garden finished in lawn and trees. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed rear garden finished in lawn, paved patio areas and decorative stone. Outside tap. Wood store.







## INTEGRAL GARAGE 17'0" x 9'4"

Power operated, roller, shutter door. Power, light, gas fired central heating boiler and access to roof space.

## 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, extended, detached bungalow with integral garage, conveniently located within the well sought after Temple Rise development, Lylehill Road, Templepatrick.*

*The property offers adaptable accommodation and comprises entrance porch, entrance hall, lounge, dining room, kitchen with informal living/dining area, playroom/bedroom, utility room, furnished cloakroom, three further bedrooms, to include principal en suite, and separate deluxe, family bathroom.*

*Externally, the property enjoys private driveway, integral garage, and gardens front and rear, finished in lawn, patio areas, and range of plants, trees and shrubbery.*

*Other attributes include gas heating and PVC double glazing.*

*Early viewing highly recommended.*



## 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>		
(55-68) <b>D</b>	<b>60</b>	<b>69</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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