



2 Temple Court, Templepatrick, BT39 0BD

- Well Presented Semi Detached Home
- Lounge; Open Fire
- Bathroom; White Suite
- Generous Sized Private Driveway
- Mature, Fully Enclosed Rear Garden
- Three Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Integral Garage
- Well Sought After, Convenient Location

Offers Over £214,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to kitchen. Access to integral garage. Glass panelled French doors leading to:

LOUNGE 13'8" x 11'5"

Open fire in granite fireplace with matching hearth and timber surround. Picture window to front elevation. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 17'8" x 11'4" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Aluminium framed double glazed, sliding patio door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'9" x 9'4"

BEDROOM 2 11'3" x 9'3"

Built in double wardrobe.

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

Fitted shelving units.

BATHROOM

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and curved glass shower screen over bath. Splashback tiling to walls. Access to shelved hot press.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn, plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area, tarmac service area and range of plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

ATTACHED GARAGE 17'4" x 9'8"

Up and over door. Separate service door to house. PVC double glazed service door to rear garden. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs





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Well presented, three bedroom, semi detached home with attached garage, situated within a small, mews style development off Lylehill Road, Templepatrick.

The property comprises entrance hall, lounge, kitchen through dining room, three bedrooms, and bathroom, with white, three piece suite.

Externally, the property enjoys generous sized private driveway, attached garage, and fully enclosed rear garden, finished in lawn, paved patio area, and range of plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, and well sought after, convenient location.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	49
Northern Ireland	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 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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