



'Highways', 1 The Village, Templepatrick, BT39 0AA

- Well Presented, Detached Bungalow
- 4 Bed; 2+ Reception/3 Bed; 3+ Reception
- Utility Store
- Family Bathroom
- Private Driveway; Twin Garages
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Principal Suite With Dressing Room & En Suite
- Oil Heating; PVC Double Glazing
- Mature, Generous Sized Site

Offers Over £495,000

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Glass panelled front door with matching side screens. Feature height ceiling continuing throughout remainder of home. Glass panelled door with matching side screens and fanlight over, leading to:

ENTRANCE HALL

Access to walk in cloakroom/study.

DRAWING ROOM 17'3" x 11'7"

Gas fire in brick fireplace with matching hearth. Dual aspect windows. Original, solid timber, parquet flooring below carpet. Open arch leading to:

CONSERVATORY 12'11" x 9'5"

PVC double glazed frame. Tiled floor.

DINING ROOM/BEDROOM 4 14'11" x 10'4"

Open fire in brick fireplace with matching hearth. Bay window to rear elevation. Original, solid timber, parquet flooring below carpet.

LOUNGE 12'11" x 10'2"

Open fire in granite fireplace, with timber surround. Original, solid timber, parquet flooring below carpet.



KITCHEN WITH INFORMAL DINING AREA 16'6" x 9'6"

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Cooker point with extractor hood over. Space for undercounter fridge. Plumbed and space for dishwasher. Twin glass fronted display cabinets. Splashback tiling to walls. Tiled floor.

REAR HALL

Tiled floor. Chrome towel radiator. Access to utility store. Stable style timber door to rear garden.

UTILITY STORE

Fitted high level storage units. Plumbed for washing machine. Tiled floor.

PRINCIPAL BEDROOM 12'7" x 11'2"

REAR HALL

Access to walk in wardrobe/dressing room and en suite shower room.

WALK IN WARDROBE/DRESSING ROOM 14'8" x 11'8"

Picture window to front elevation. Wall to wall fitted wardrobes.

DELEXUE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower. Chrome towel radiator.

BEDROOM 2 13'3" x 11'3" (wps)

Dual aspect windows. Pedestal wash hand basin.

BEDROOM 3 13'0" x 11'1"

Fitted wardrobes in mirror panelled sliding doors.

BATHROOM

White, three, piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Fully panelled walls. Tiled floor.

EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac. Front garden finished in lawn and wide array of plants, trees and shrubbery. Granite paved entrance steps, with matching steps to rear.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, private rear garden, finished in lawn, paved patio areas, pergola, greenhouse and wide array of mature plants, trees and shrubbery.

Outside tap.

Paved service area to rear of garage.

PVC oil storage tank.

MATCHING DETACHED GARAGE 20'11" x 17'0"

Power operated, PVC coated, roller shutter door. Power and light.

SECOND MATCHING DETACHED GARAGE 21'9" x 10'3"

PVC coated, roller shutter door. Power, light and oil fired central heating boiler.

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.





Well presented, family sized, detached bungalow offering adaptable accommodation, occupying a prime, elevated site in the heart of Templepatrick village.

The property comprises entrance porch, entrance hall, cloakroom, drawing room, conservatory, dining room/bedroom four, lounge, kitchen with informal dining area, rear hall, utility store, three bedrooms, to include principal bedroom, with walk in wardrobe/dressing room and en suite shower room, and separate family bathroom.

Externally, the property enjoys private driveway, twin garages, and generous gardens, finished in lawn, paved patio areas, pergola, and wide array of mature plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, convenient location, and many original features.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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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