COLIN GRAHAM RESIDENTIAL

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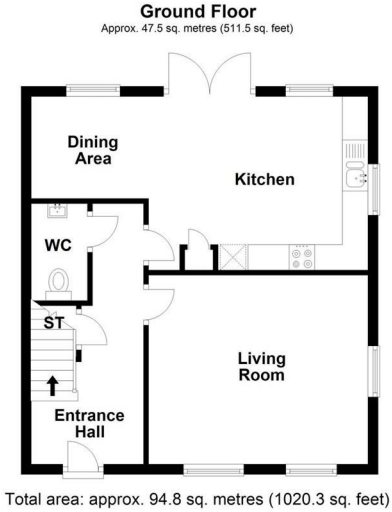
102 Temple Hall, Templepatrick, BT39 0FH

- Detached Villa
- Lounge; Dual Aspect Windows
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Fully Enclosed Rear Garden; Views Over Communal Green
- Three Bedrooms; Master En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £229,950

EPC Rating B





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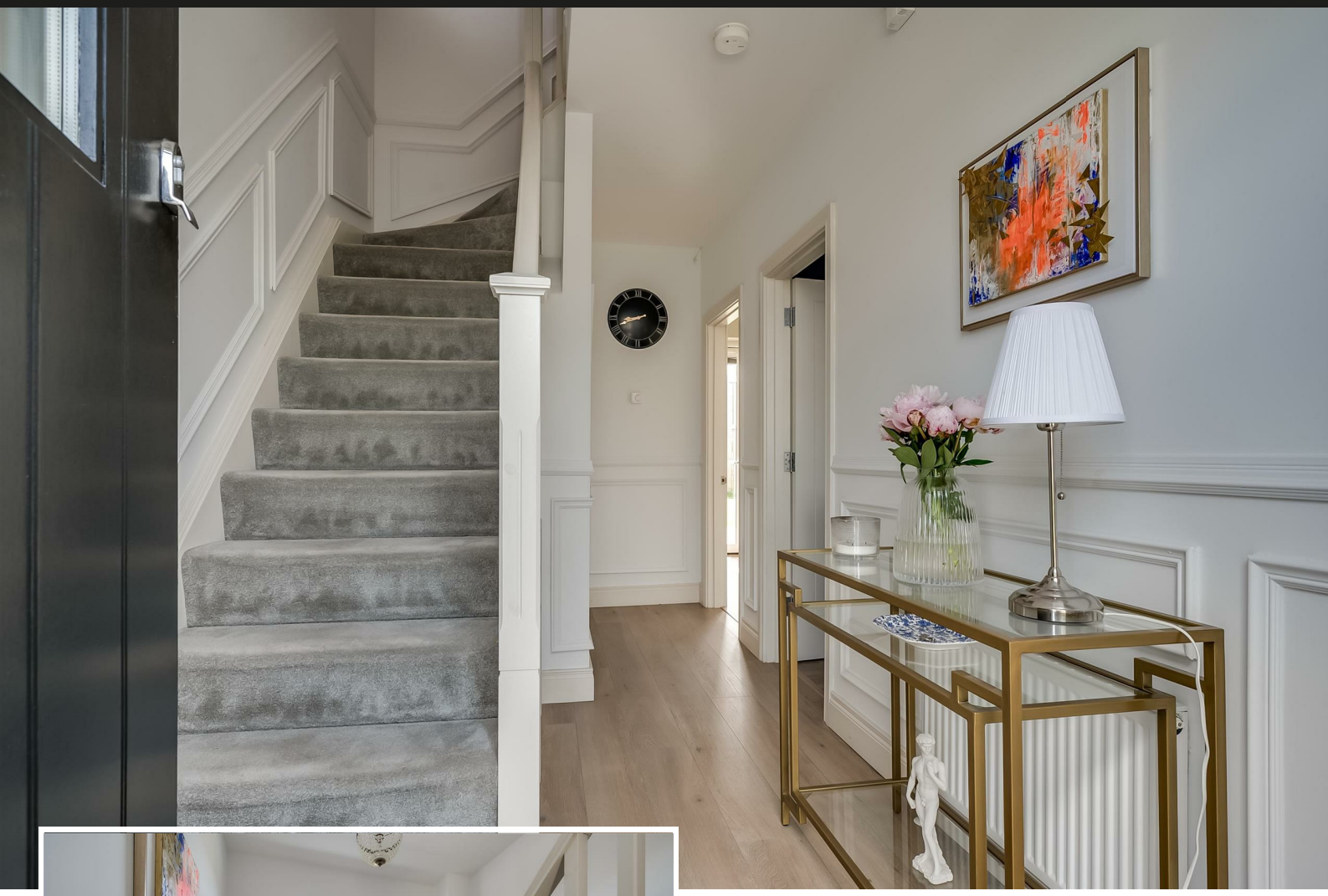




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching double glazed fan light over. Quality wood laminate floor covering. Stairwell leading to first floor. Part wood panelling feature to walls. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising floating wash hand basin and WC. Quality wood laminate floor covering.

LOUNGE 14'0" x 11'11"

Feature, inglenook style, focal point fireplace. Feature wall panelling. Dual aspect windows. Quality wood laminate floor covering.







KITCHEN THROUGH DINING ROOM widest points

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and mixer tap. Integrated four ring gas hob with extractor canopy over. Integrated oven, fridge freezer, dishwasher and washer dryer. Gas fired central heating boiler (housed within matching unit). Quality wood laminate floor covering. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space. Access to shelved built in store.

MASTER BEDROOM widest points

Views over landscaped communal green.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Part tiled wall. Chrome towel radiator. Tiled floor.

BEDROOM 2 widest points

BEDROOM 3 widest points

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and concealed cistern WC. Mixer tap, thermostat controlled shower unit and glass shower screen over bath. Part tiled walls. Tiled floor. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac.
Low maintenance front garden finished in range of plants, trees and shrubbery.
Fully enclosed, rear garden finished in lawn and paved patio area.
External lighting.
Outside tap.

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.

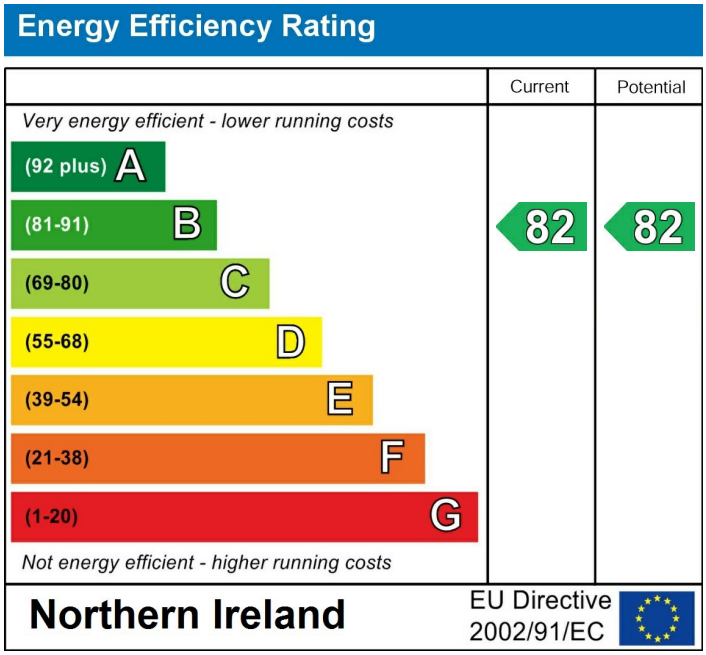






Immaculately presented, recently constructed, three bedroom detached villa with generous sized private driveway and fully enclosed rear garden, occupying a prime site overlooking a landscaped communal green, located within the highly sought after Temple Hall development, Lylehill Road, Templepatrick. The property comprises entrance hall, furnished cloakroom, lounge with dual aspect windows, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, low maintenance front garden finished in range of plants, trees and shrubbery, and fully enclosed, rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, part sliding sash windows and feature height ceilings. Early viewing highly recommended to avoid disappointment.





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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PRS Property Redress Scheme

Awards

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

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