



4 Kiln Park, Templepatrick, BT39 0BB

- Well Presented Family Detached
- Kitchen Through Dining Room
- Ground Floor Shower Room
- Oil Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Five Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Deluxe Family Bathroom; En Suite
- Private Driveway; Integral Garage
- Convenient, Well Sought After Location

Offers Over £385,000

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor.

LOUNGE 16'11" x 14'0"

Dual aspect windows. Cast iron wood burning stove on granite hearth. Timber flooring. Double doors leading to kitchen through dining room.

FAMILY ROOM 13'1" x 10'0"

Picture window to front elevation enjoying rural view.

KITCHEN THROUGH DINING ROOM 31'5" x 11'0"

Modern fitted kitchen with comprehensive range of high and low level storage units with contrasting, Quartz effect, melamine work surface. Matching island unit with breakfast bar area. Colour coded 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Integrated fridge freezer and dishwasher. Upstands to walls to match worktop. Tiled floor. Access to under stairs store. PVC double glazed French doors leading to rear garden.



REAR HALL

Tiled floor. Access to integral garage. PVC double glazed door leading to rear garden.

SHOWER ROOM

Contemporary, white three piece suite comprising oversized panelled shower enclosure, vanity unit and WC. Electric shower. Tiled floor.

FIRST FLOOR

LANDING

Wood laminate floor covering. Double doors accessing hot press. Access to roof space.

PRINCIPAL BEDROOM 14'0" x 11'9"

Wood laminate floor covering. Built in double wardrobe.

EN SUITE SHOWER ROOM

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

BEDROOM 2 19'9" x 11'8"

Dual aspect windows. Rural view to front elevation. Access to under eaves storage. Wood laminate floor covering.

BEDROOM 3 13'9" x 10'0"

Rural view. Wood laminate floor covering.

BEDROOM 4 10'8" x 8'9"

Wood laminate floor covering.

BEDROOM 5 11'1" x 10'5"

Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding clawfoot bath, separate, oversized shower enclosure, twin basin vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Panelled feature walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Front garden finished in lawn and mature trees.

Generous sized private driveway finished in tarmac.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished lawn, paved patio area and range of shrubs.

Outside tap.

PVC oil storage tank.

LARGE INTEGRAL GARAGE 17'0" x 11'8"

Aluminium, poer, operated, roller shutter door. Separate service door to house. Power, light, plumbed for automatic washing machine and oil fired central heating boiler.



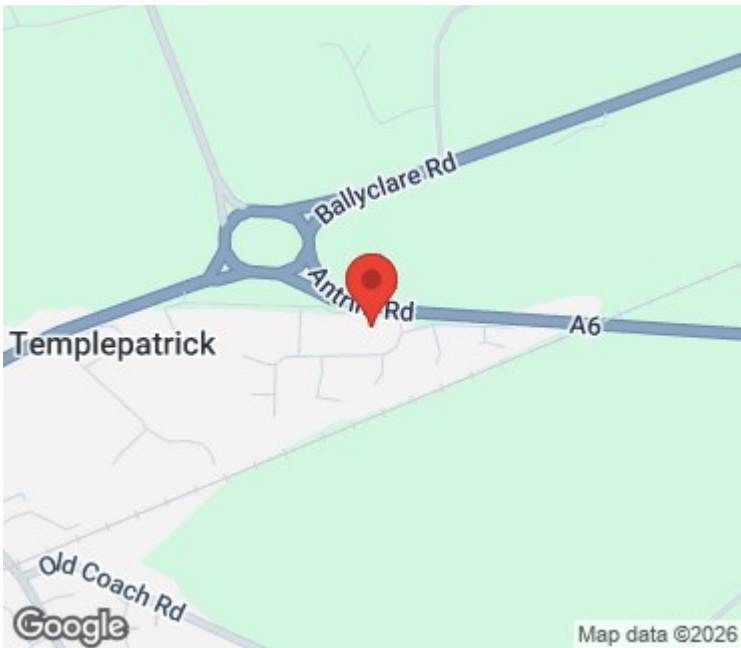
Well presented, five bedroom/two+ reception, detached family home, situated within the well sought after and conveniently positioned Kiln Park development, Templepatrick.

The property comprises entrance hall, lounge, family room, kitchen through dining room, rear hall, shower room, five well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, finished in tarmac, integral garage, and gardens front, side and rear, finished mainly in lawn and paved patio area.

Other attributes include oil heating and PVC double glazing.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(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 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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