COLIN GRAHAM RESIDENTIAL

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1 Bridge Park, Templepatrick, BT39 0AE

- Well Presented Detached Bungalow
- Fitted Kitchen
- Oil Heating
- Generous Sized Private Driveway
- Mature Gardens
- Three Bedroom; Two Reception
- Shower Room
- PVC Double Glazing
- Integral Garage
- Convenient Location

Offers Over £249,950

EPC Rating F

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with matching double glazed side screen. Access to roof space. Access to walk in cloakroom.

LOUNGE 17'8" x 12'0"

Dual aspect windows. Gas fire in tiled fireplace. Vaulted timber clad ceiling.

DINING ROOM 10'1" x 9'7"

KITCHEN 11'1" x 11'5"

Fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Cooker point. Plumbed and space for washing machine. Splashback tiling to walls. PVC double glazed door leading to rear garden.

[redacted]

[redacted]

BEDROOM 1 11'11" x 10'11"

Fitted wardrobes in panelled and mirror panelled sliding doors. Vaulted ceiling.

BEDROOM 2 10'11" x 10'11"

Fitted wardrobes in panelled and mirror panelled sliding doors.

BEDROOM 3 11'11" x 10'7" (wps)

SHOWER ROOM

White three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Fully tiled walls. Access to hot press.

EXTERNAL

Generous sized private driveway finished in tarmac.
External lighting.
PVC soffits, fascia and rainwater goods.
Front, side and rear gardens finished in lawn, paving and wide array of plants, trees and shrubbery.
PVC oil storage tank.

INTEGRAL GARAGE 16'0" x 8'0"

Power operated up and over door. Power, light and water tap.
Attached boiler room/garden store with 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 are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

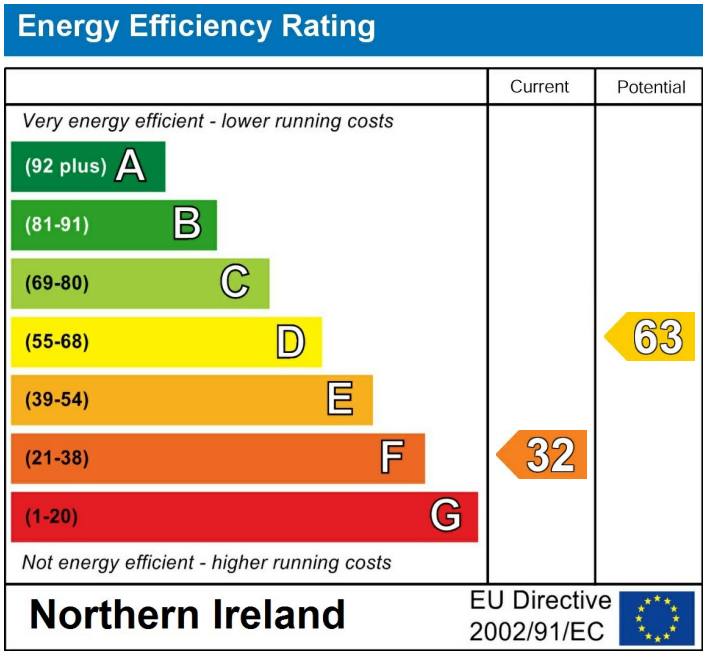
Well presented, three bedroom/two reception, detached bungalow with integral garage, occupying a mature, corner site within Bridge Park, Lylehill Road, Templepatrick.

The property comprises entrance hall, lounge, dining room, separate kitchen, three bedrooms and shower room.

Externally, the property enjoys generous sized private driveway, integral garage, and gardens finished in lawn, paving and wide array of plants, trees and shrubbery.

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

Early interest recommended.



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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