

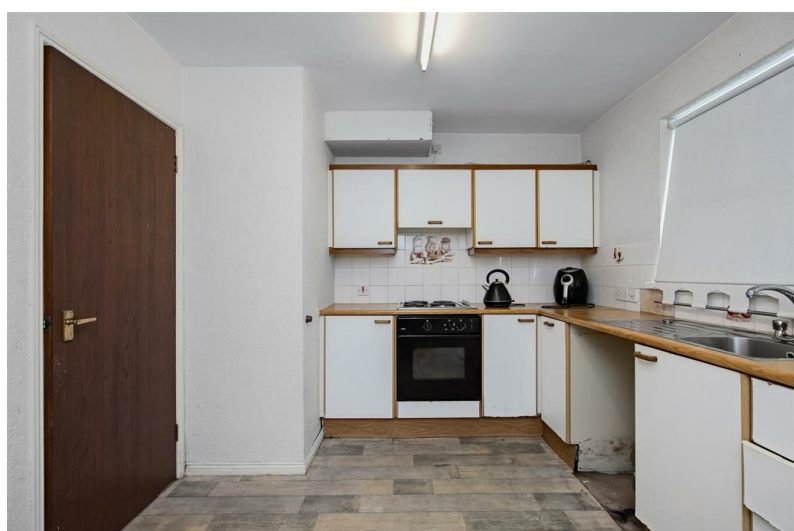


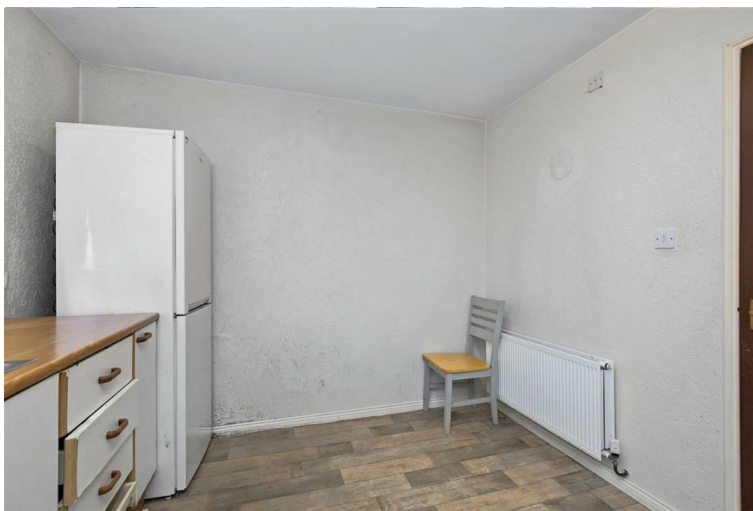
10 Thornleigh, Templepatrick, BT39 0EJ

- Spacious Ground Floor Apartment
- Lounge; Open Fire
- Two Well-Proportioned Bedrooms
- Gas Heating; PVC Double Glazing
- Communal Landscaping
- Private Entrance
- Kitchen With Informal Dining Area
- Shower Room
- Communal Parking
- Convenient Location

Offers Over £124,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Open through to:

ENTRANCE HALL

Wood laminate floor covering. Access to cloakroom with gas fired central heating boiler. Access to two further built in stores.

LOUNGE 18'5" x 11'8"

Open fire in brick fireplace with tiled hearth. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 11'6" x 9'4"

Fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls.

BEDROOM 1 13'9" x 12'7" (wps)

Wood laminate floor covering.

BEDROOM 2 13'8" x 10'8"

Wood laminate floor covering.

SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

EXTERNAL

Communal parking.

Communal landscaping.

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.





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Spacious, own-door, ground floor apartment, conveniently situated within a small, mews style development off Antrim Road, Templepatrick.

The property comprises private entrance porch, entrance hall, lounge with open fire, kitchen with informal dining area, two well-proportioned bedrooms, and shower room.

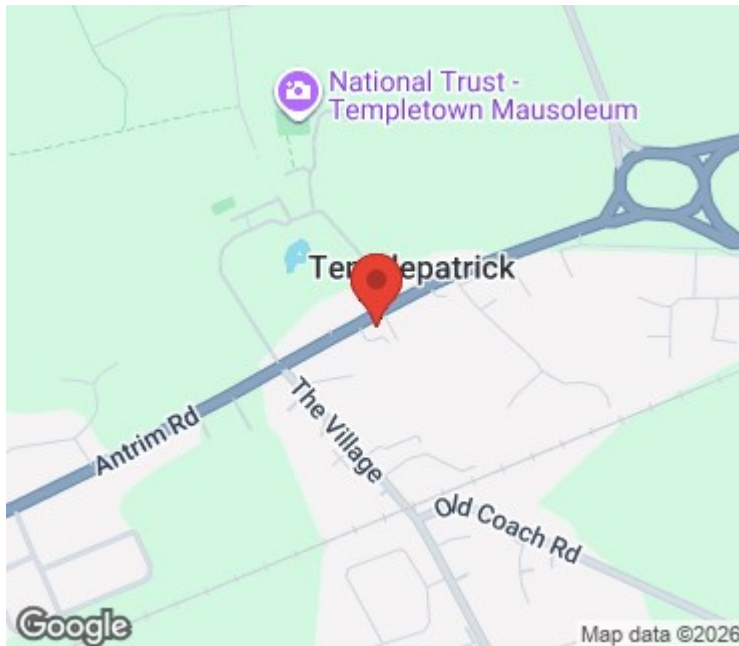
Externally, the property enjoys communal parking and communal landscaping.

Other attributes include gas heating and PVC double glazing.

The property is in need of some modernising and refurbishment, as generously reflected within marketing figure.

Ideal first time buy / buy to let investment alike.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(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 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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