



92 Temple Hall, Templepatrick, BT39 0FH

- Detached Family Home
- Spacious Lounge
- Family Bathroom; Four Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front, Side And Rear
- Four Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; Triple & Double Glazed Windows
- Generous Driveway Area; Matching Linked Garage
- Immaculately Presented; Convenient Location

Offers Over **£349,950**

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Georgian style, panelled, hardwood front door with matching, double glazed fanlight over. Wood laminate floor covering. Feature height ceiling, continuing throughout remainder of home. Stairwell to first floor. Access to store. Double doors leading to lounge.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Tiled floor.

LOUNGE 21'1" x 11'7"

Dual aspect, sliding sash windows, enjoying view towards landscaped green. Wood laminate floor covering. PVC double glazed French doors leading to rear garden.



KITCHEN THROUGH DINING ROOM 26'3" x 10'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, microwave oven, fridge freezer and dishwasher. Splashback tiling to walls. Wood laminate floor covering. Sun porch area to rear with PVC double glazed French door leading to rear garden.

UTILITY ROOM 7'2" x 4'4"

Range of fitted storage units with contrasting, wood grain effect, melamine work surface. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to hot press and floored roof space area with power and light. Informal study area.

PRINCIPAL BEDROOM 11'7" x 11'1"

View towards landscaped green. Fitted wardrobe in glass panelled, sliding doors. Panelled feature wall.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit. Chrome towel radiator. Part tiling to walls. Tiled floor.

BEDROOM 2 10'9" x 10'5"

BEDROOM 3 11'8" x 8'9" (wps)

Dual aspect windows, enjoying view towards landscaped green.

BEDROOM 4 10'4" x 8'0" (wps)

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and concealed cistern WC. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized, private driveway area, finished in tarmac. Front and side gardens, finished in lawn, plants, trees and shrubbery. Entrance canopy. Seamless, Aluminium guttering. Fully enclosed rear garden, finished in lawn and paved patio area. Built in garden kitchen. External lighting. Outside tap.

MATCHING LINKED GARAGE 16'4" x 11'5"

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

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.

Immaculately presented, four bedroom, detached family home with matching linked garage and fully enclosed rear garden, situated within the highly sought after Temple Hall development, Lylehill Road, Templepatrick.

The property is finished to an exceptional standard throughout and accommodation comprises entrance hall, furnished cloakroom, lounge with PVC double glazed French doors leading to rear garden, kitchen through dining room with modern fitted kitchen, separate utility room, four well-proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and separate deluxe family bathroom, with contemporary, white four piece suite.

Externally, the property enjoys generous sized private driveway area finished in tarmac, matching linked garage, front and side gardens finished in lawn, plants, trees and shrubbery, and fully enclosed rear garden, finished in lawn and paved patio area with built in garden kitchen.

Other attributes include gas fired central heating, PVC triple glazed sliding sash windows, feature height ceilings, and convenient location.

Early viewing highly recommended to avoid disappointment.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (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 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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