COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



39 Temple Rise, Templepatrick, BT39 0AG

- Spacious, Detached Bungalow
- Lounge; Open Fire
- Country Style Kitchen
- Oil Heating; PVC Double Glazing
- Private, Fully Enclosed Rear Garden
- Three Bedroom/Two Reception
- Separate Dining Room/Bedroom 4
- Bathroom; White Suite
- Generous Sized Driveway; Integral Garage
- Convenient, Village Location

Offers Over £249,950

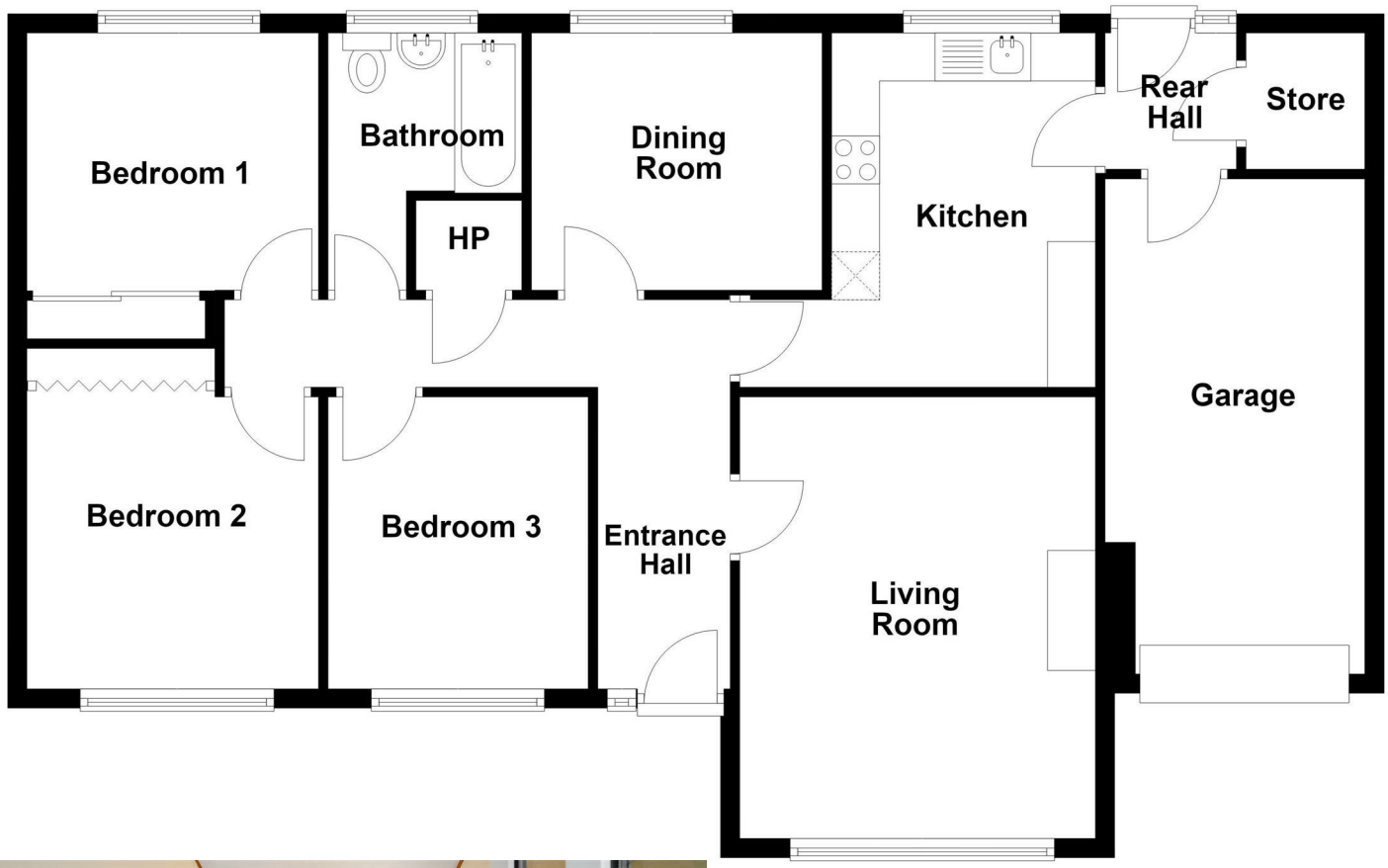
EPC Rating





39 Temple Rise, Templepatrick, BT39 0AG

Ground Floor





e, Ballyclare

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Access to shelved hot press and roof space.

LOUNGE 14'11" x 12'2"

Open fire in cast iron fireplace with tiled inset, timber surround and tiled hearth. Picture window to front elevation.

DINING ROOM / BEDROOM 4 9'11" x 8'11"

KITCHEN WITH INFORMAL DINING AREA 12'3" x 8'10"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for undercounter fridge and freezer. Built in wine rack. Glass fronted display cabinets. Splashback tiling to walls. PVC double glazed door leading to:



REAR PORCH

Access to store and garage. Glass panelled door with matching side screen leading to rear garden.

BEDROOM 1 11'4" x 10'0" (wps)

Built in wardrobe.

BEDROOM 2 11'1" x 9'11" (wps)

Built in wardrobe in mirror panelled sliding doors.

BEDROOM 3 9'11" x 8'11"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully tiled walls. Timber parquet flooring.

EXTERNAL

Generous sized. paved, private driveway.
Front garden finished in lawn and shrubs.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Generous sized, fully enclosed, private rear garden finished in lawn, paving and range of plants, trees and shrubbery.
PVC oil storage tank.
Boiler house with oil fired central heating boiler.



INTEGRAL GARAGE 16'11" x 9'4" (wps)

PVC coated roller shutter door. Separate service door to rear porch. Power, light and water. Fitted storage units. Roof space area.

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.



Spacious, three bedroom/two reception, detached bungalow with integral garage, occupying a prime site within the established and popular Temple Rise development, Lylehill Road, Templepatrick.

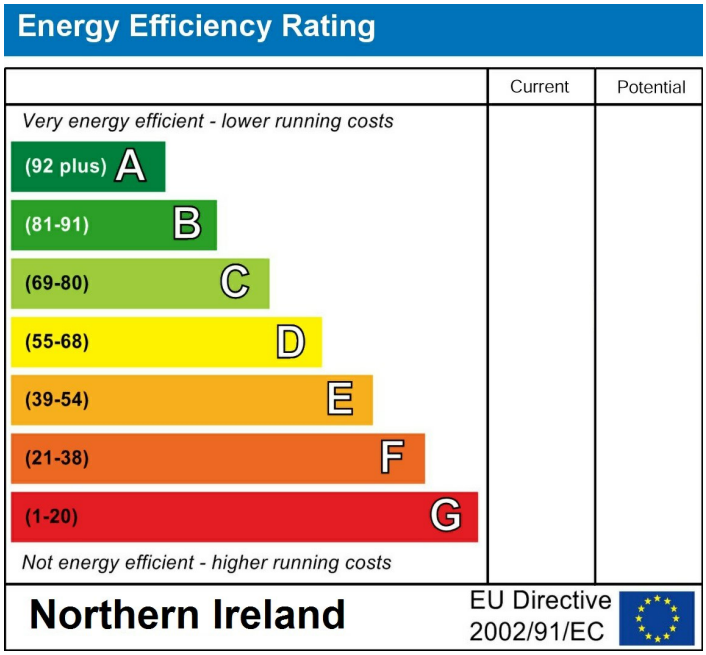
The property comprises entrance hall, lounge, dining room/bedroom four, separate kitchen, rear porch, three bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys generous sized private driveway, integral garage, and private, fully enclosed rear garden, finished in lawn, paving and range of plants, trees and shrubbery.

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

Early interest highly 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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