

For Sale

Asking Price: £285,000

SimonBrien



5 St. Patricks Gardens
Templepatrick
Ballyclare
BT39 0AD

simonbrien.com



In the centre of Templepatrick enjoying a quiet cul-de-sac location this fabulous home is a true hidden gem and is a fantastic opportunity for a wide variety of purchasers.

The accommodation comprises a delightful living room with feature fireplace, dining or family room leading to a kitchen featuring integrated appliances, two generous bedrooms and a first floor shower room. Externally there is a boiler room, potting shed, small garden room and a magnificent detached garage offering excellent potential for a multitude of uses. Of special note are the mature gardens with a secluded side patio area and a delightful aspect over the lake with it's ever-changing wildlife.

Chain-free we recommend an internal viewing at your convenience.

Special Features & Services

- Delightful end of terrace cottage in a quiet cul-de-sac in the heart of Templepatrick
- Close proximity to village-shops and the Park N Ride into Belfast
- Cosy living room with a feature fireplace
- Separate dining or family room
- Modern kitchen with a range of integrated appliances
- Two generous double bedrooms
- First floor shower room with a modern suite
- Oil fired heating, uPVC double glazing
- Large detached garage with great potential and fantastic front, side and rear gardens
- Suitable to a broad range of buyers



Accommodation

Wooden and glazed front door to

Reception Hall

Wood effect flooring

Living Room

16' x 11'2" (4.88m x 3.4m): Fireplace and hearth

Dining Room

11'7" x 7'9" (3.53m x 2.36m): Solid wooden flooring

Kitchen

11'7" x 7'8" (3.53m x 2.34m): Modern fitted kitchen with excellent range of units, work surfaces, Old Belfast style sink unit, plumbed for washing machine, integrated stainless steel oven with four ring electric hob and extractor fan. Wooden flooring, part tiled walls, storage understairs, door to rear

First Floor Landing

Solid wooden flooring

Bedroom One

15'11" x 9' (4.85m x 2.74m): Access to roofspace, shelved hotpress

Bedroom Two

15'11" x 8'7" (4.85m x 2.62m):

Shower Room

Modern suite comprising wash hand basin, low flush WC, corner shower cubicle and electric shower, heated towel rail and fully tiled walls.

Outside

Beautiful front and side gardens in lawns with mature planting and a secluded patio area. Idyllic rear garden with plants, trees and shrubs overlooking the lake with an array of wildlife.

Boiler Room

8'9" x 5'10" (2.67m x 1.78m): Oil fired boiler, light and power

Potting Shed

8'11" x 5'1" (2.72m x 1.55m): Low flush WC, stainless steel sink and drainer

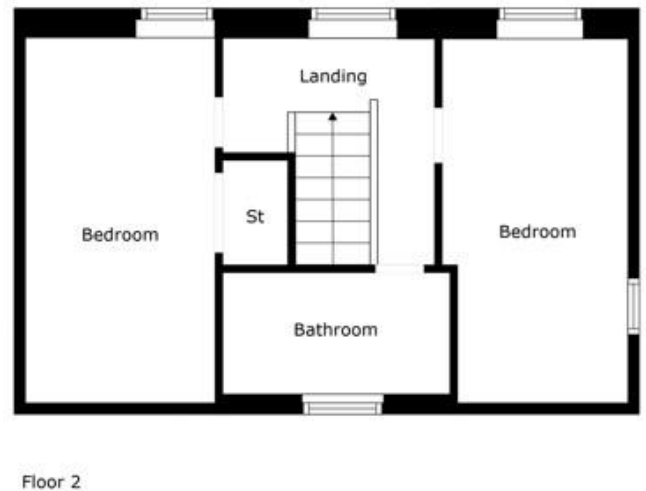
Summer Room

5'6" x 4'9" (1.68m x 1.45m):

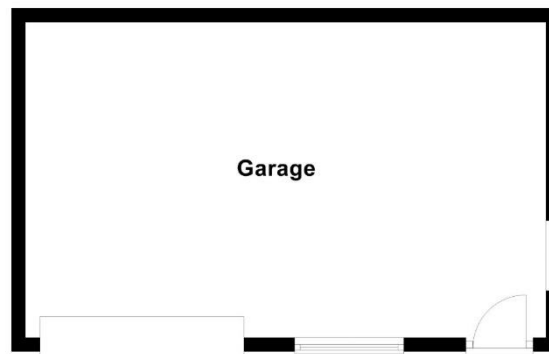
Detached Garage

24'6" x 14'10" (7.47m x 4.52m): Roller door, pedestrian door, light and power





Garage



VALUER

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MORTGAGE ADVICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

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