

# 11 Bridge Park, Templepatrick, BT39 0AE



**PRICE Offers Over £270,000**

*Positioned within a well regarded established development. This extended detached bungalow enjoys a spacious well planned living layout incorporating 3 or 4 bedrooms, 3+ or 2+ receptions, modern kitchen and bathroom. Enjoying a superb private mature rear garden with far reaching views over the surrounding unspoilt countryside this bungalow will interest both young families and downsizers alike. Priced to allow for some modernisation an early viewing is recommended.*

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- **Impressive Extended Detached Bungalow**
  - **4/3 Bedrooms**
  - **2+ / 3+ Receptions**
- **Prime Mature Landscaped Site Extending To Circa 0.2 Acre**
- **Far Reaching Views Over Surrounding Countryside To Rear**
  - **Highly Regarded Established Location**
- **Modern Fitted Kitchen With Integrated Appliances**
  - **Modern Family Bathroom**
  - **Attached Garage**
- **Double Glazing/ Oil Fired Central Heating**





## ACCOMMODATION

Hardwood front door into open entrance porch with tiled floor. Open arch into:-

### ENTRANCE HALL 9'3" x 3'8"

Twin louvered sliding doors. Exposed hardwood flooring extending into:



### L SHAPE LOUNGE / DINING ROOM 20'7" x 21'9"

At Max. Picture style window. Feature tiled fireplace with tiled inset and wooden surround on slate hearth. Part painted panelled walls. Sliding patio doors into:-





### **SUNROOM 13'4" x 13'3"**

Tiled floor. Featured vaulted ceiling. Twin glazed doors with matching full height side screens to rear garden.



### **FAMILY ROOM / BEDROOM 4 15'7" x 9'10"**

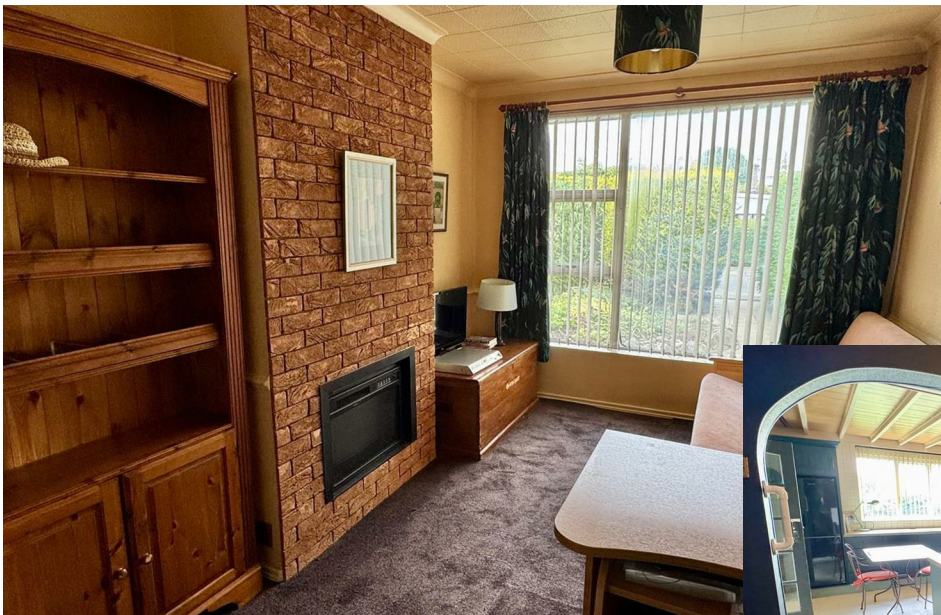
Feature chimney breast with recess for electric fire. Dado rail.

### **UTILITY / CLOAKROOM 6'8" x 8'8"**

Comprising button flush w.c. and wash hand basin with fixed mirror. Warmflow oil fired boiler. Vented for tumble dryer.

### **DINING / SNUG 11'3" x 10'9"**

Twin built in storage cupboards. Open arch into:-





## MODERN KITCHEN 12'9" x 12'3"

Equipped with comprehensive range of high and low level fitted units with contrasting work surfaces. Inlaid stainless steel single drainer sink unit with mixer tap. A range of integrated appliances including Bosch under oven, Neff four ring ceramic hob and Neff dishwasher. Space for freestanding fridge/freezer (included). Exposed feature beamed ceiling. Complementary wall and floor tiling.



## BEDROOM 1 13'9" x 11'4"

Fitted with extensive range of built in bedroom furniture includes wardrobe, drawers, beside units.





## **BEDROOM 2 13'9" x 10'9"**

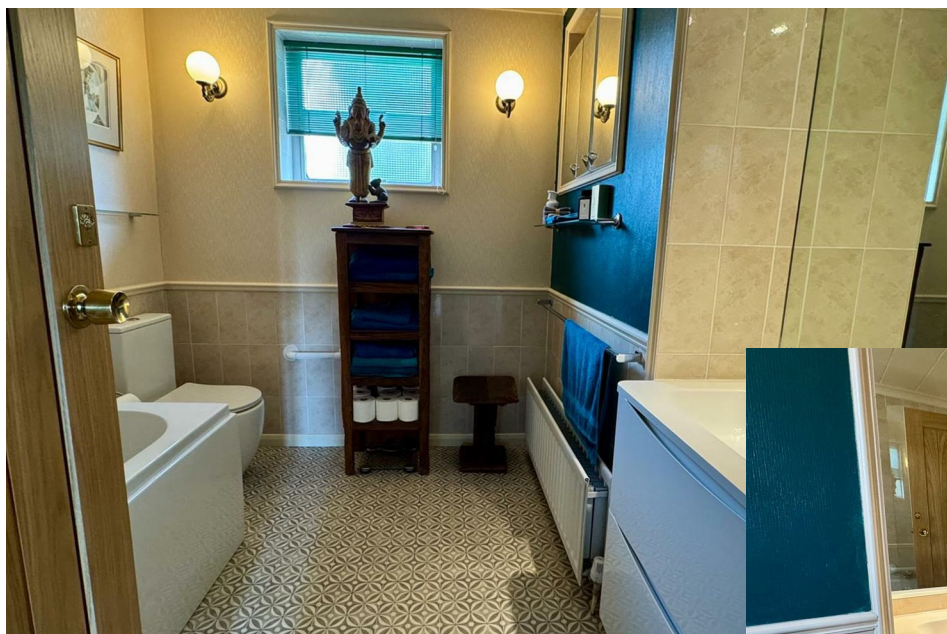
Quality oak effect laminate flooring. Includes open wardrobe recess.

## **BEDROOM 3 12'3" x 8'6"**



## **MODERN BATHROOM**

Comprising offset bath with fixed shower screen, electric shower, button flush w.c and modern gloss vanity with monoblock tap. Part tiled walls.





## OUTSIDE

Large private mature site extending to circa 0.2 acre . Paved terrace area to front screened by mature conifers and stocked with a variety of shrubs.

Driveway to side leading to Attached garage.

Private mature landscaped garden to rear. Laid in lawn. Stocked with a variety of shrub and flows. Screened by mature hedgerow. Views over unspoilt surrounding countryside.

Part paved patio perfect for family barbeques.

## ATTACHED GARAGE 19'3" x 11'7"

Up and over door with power and light. Sliding partition door to rear.


## ADJOINING STORE 9'3" x 11'9"

With power, light and heat. Suitable for a variety of uses.







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

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**We have not tested any of the systems or appliances at this property.**

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