

## 69 Temple Hall, Templepatrick, Ballyclare, BT39 0FE



This is an excellent opportunity to purchase a beautifully presented three bedroom detached house occupying a prominent corner site overlooking the mature green in this popular residential development just off the Lylehill Road and close to the ever popular Templepatrick Primary School. Finished to a high specification both inside and out, the property boasts generous well appointed accommodation with spacious living room benefiting from dual aspect windows and a open plan kitchen with informal living / dining area complete with a full range of French Grey coloured "Shaker" style high and low level units with integrated oven, gas hob, fridge, freezer, dishwasher and washer / dryer. On the first floor, the three well proportioned bedrooms are complimented by an ensuite to the master and a generous family bathroom with modern white suite to include panel bath with thermostatic shower over and concealed flush W/C. With two off-street parking spaces to the tarmac driveway and a private enclosed garden to the rear with neat lawn and paved patio, this property is ideally suited to both the young First Time Buyer and a family with young children hoping to benefit from the proximity to Templepatrick Primary School. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with light oak effect wood laminate floor / Staircase to first floor / Ground floor W/C
- Living room 14' x 11'10 with dual aspect windows and bleached oak effect wood laminate floor
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of "Shaker" style high and low level units / Integrated oven, gas hob, fridge, freezer, dishwasher and washer / dryer
- First floor landing with built-in storage cupboard
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include panel bath with thermostatic shower unit over
- PVC double glazed sliding sash windows to front and side / Gas fired central heating / Wired for alarm
- Generous corner site with tarmac drive to side for two plus cars / Enclosed garden to rear in neat lawn and paved patio
- Excellent opportunity for First Time Buyer's and young families alike

## ACCOMMODATION

Entrance door with double glazed port light and over light to:

### ENTRANCE HALL

Light oak wood laminate floor. Single radiator. Stair case to first floor with moulded hand rail and straight fluted balustrade. Small under stair storage cupboard.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with exposed stainless steel gully trap. Fully tiled floor. Polished chrome heated towel rail.

### LIVING ROOM

14' x 11'10 (4.27m x 3.61m)

Bleached oak effect wood laminate floor. Dual aspect windows. Double radiator.

### KITCHEN INTO INFORMAL DINING

21'7 x 11'3 (6.58m x 3.43m)

Full range of French grey "Shaker" style high and low level units with short chrome handles and Quartz effect work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring gas hob with stainless steel over head extractor fan and low level combination oven and grill. Integrated fridge, freezer, dishwasher and washer / dryer. Wall mounted concealed gas boiler. Dual aspect windows. Low voltage down lights. High level TV point. PVC double glazed French doors to rear. Double radiator.

## FIRST FLOOR LANDING

Access to loft. Built-in storage cupboard.

## BEDROOM 1

13'10 x 10'5 (4.22m x 3.18m)

(max) Single radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and moulded wash hand basin in newly fitted wall mounted vanity with feature black mixer tap and storage cupboard below. Fully tiled shower cubicle with thermostatic shower unit and glazed screen. Fully tiled floor and half tiled walls. Low voltage down lights. Extractor fan. Gable side window. Polished chrome heated towel rail.

## BEDROOM 2

12'4 x 9' (3.76m x 2.74m)

into built-in wardrobe with sliding mirrored doors. High level TV point. Double radiator.

## BEDROOM 3

8'11 x 8'11 (2.72m x 2.72m)

(max) Double radiator.

## BATHROOM

9'10 x 8'5 (3.00m x 2.57m)

(max) Modern white suite comprising panelled bath with feature mixer taps and thermostatic shower over. Glazed screen. Concealed flush W/C and wall mounted half pedestal wash hand basin with "monobloc" mixer taps. Half tiled walls and fully tiled floor. Extractor fan. Low voltage down lights. Polished chrome heated towel rail.

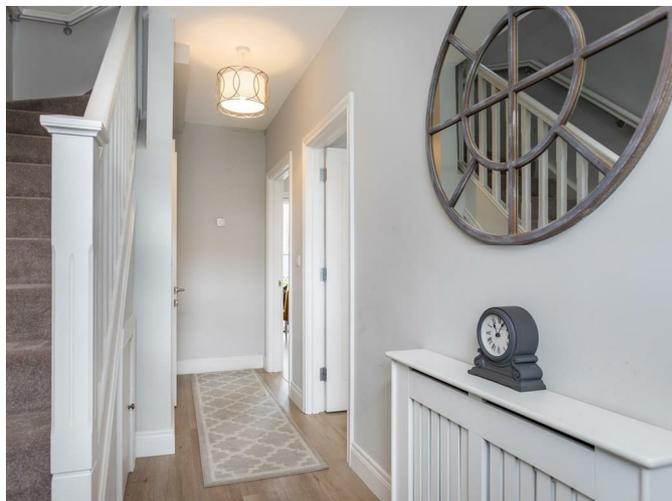
## OUTSIDE

Small garden in neat lawn to front and side edged in low kerbing. Wooden retainer with stone display close to house. Low level box hedging and planting to front door. Outside "up & down" wall light. Tarmac drive to side with off street parking for 2 plus cars. 6Ft. timber fencing and pedestrian gate to:

Fully enclosed garden to rear in neat lawn and paved patio. Feature 6Ft. plastered wall with brick coping. Stoned display area. Two outdoor electrical sockets and feature down lighting around the perimeter fence. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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