



22 Oak View

Templepatrick, Ballyclare, BT39 0HF

3 1 1 C



Nest Estate Agents are delighted to present to the market this well-maintained mid terrace property, ideally located on the outskirts of Templepatrick. This attractive home boasts three generously sized bedrooms, a spacious lounge, and a modern kitchen and bathroom finished to a high standard. To the rear, you'll find a fully enclosed garden complete with an outbuilding, perfect for storage or a workshop, while the front offers a private driveway for off-street parking. Conveniently positioned close to main bus routes into Belfast and within easy reach of Glengormley, Ballyclare, and Antrim, this property offers both comfort and excellent connectivity – an ideal choice for first-time buyers, families, or investors alike.

HALLWAY 3'1" x 3' (0.94m x 0.91m)
uPVC front door with feature glazed inset. Laminate wood effect flooring.

LIVING ROOM 12'6" x 11'5" (3.81m x 3.48m)
Feature open fire with tiled surround and hearth. Wood surround and mantle. Laminate wood effect flooring.

FITTED KITCHEN/ DINING AREA 14'9" x 14'8" (4.50m x 4.47m)
Range of high and low level fitted units with contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Integrated electric oven and hob. Integrated extractor fan. Glass display units. Laminate wood effect flooring. Open plan to dining area. Access to rear garden. Access to storage.

FIRST FLOOR

LANDING 5'5" x 6' (1.65m x 1.83m)
Access to roofspace.

BEDROOM 1 12'8" x 9'2" (3.86m x 2.79m)
Feature wood paneling.

STORAGE 1'3" x 5'7" (0.38m x 1.70m)

BEDROOM 2 12'8" x 9'2" (3.86m x 2.79m)
Laminate wood effect flooring. Access to storage.

BEDROOM 3 10'2" x 6'8" (3.10m x 2.03m)
Feature wood paneling. Access to storage.

STORAGE 3'4" x 2'10" (1.02m x 0.86m)

BATHROOM 6" x 5'5" (1.83m x 1.65m)
White suite comprising paneled bath with mixer taps and mains shower. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled walls. Tiled floors.

SHED 6'2" x 8'1" (1.88m x 2.46m)
Light and power. Plumbed for machine and tumble dryer.

OUTSIDE
Paved rear garden bordered by mature shrubbery. Outdoor hot tap. Front driveway for two cars.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.