



41 Old Coach Road, Templepatrick, BT39 0EX

- Listed Cottage Style Detached Bungalow
- Lounge Through Dining Room
- Bathroom With Three Piece Suite
- Generous Sized Private Driveway Area
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Detached Pre-fabricated Garage
- Rural Views; Convenient Location

Offers Over £199,950

EPC Rating F



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PROPERTY DESCRIPTION

ACCOMMODATION

Hardwood front door leading into:

LOUNGE THROUGH DINING ROOM 17'3" x 15'8"

Open fire in polished granite fireplace with matching hearth and contrasting surround. Dual aspect windows. Tiled floor.

REAR HALL

Tiled floor. Recessed spotlights.



KITCHEN 10'3" x 7'4" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting polished granite work surface. Inlaid ceramic sink with mixer tap. Space for range oven and hob with extractor canopy over. Space for fridge freezer. Integrated dishwasher. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Hardwood, double glazed rear door. Rural views to rear.

BEDROOM 1 12'2" x 10'5" (wps)

Twin windows to front elevation.

BEDROOM 2 10'11" x 10'3" (wps)

BEDROOM 3 11'2" x 5'9"

Access to roof space. Built in wardrobe/store.

BATHROOM

White three piece suite comprising panelled bath, floating wash hand basin and WC. Electric shower unit and mixer tap over bath. Splash back tiling to bath and wash hand basin. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in stone. Front garden finished in lawn. Rear garden finished in lawn and paved patio area. Rural aspect to rear. PVC oil storage tank. Oil fired central heating (housed). External lighting. Outside tap.

DETACHED PRE-FABRICATED GARAGE

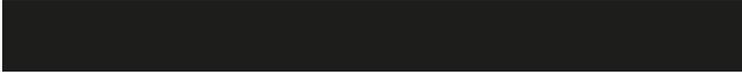
17'2" x 8'7"

Up and over door and separate service door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Unique opportunity to purchase a three bedroom, cottage style, detached bungalow with generous sized private driveway area, detached pre-fabricated garage, and gardens front and rear, occupying a prime site enjoying rural views, located off the Old Coach Road, Templepatrick. This B1 listed property encompassing part thatched roof comprises spacious lounge through dining room with open fire, rear hall, separate modern fitted kitchen, three well proportioned bedrooms, and bathroom with white three piece suite. Externally the property enjoys generous sized, private driveway area finished in stone, detached pre-fabricated garage, front garden finished in lawn, and rear garden finished in lawn and paved patio area. Other attributes include oil fired central heating, rural views and convenient location. The property requires some minor modernisation/refurbishment which has been reflected in the marketing figure. Early viewing strongly recommended to avoid disappointment.



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		29	52
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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