



28 The Village, Templepatrick, BT39 0AA

- Detached Family Home
- Lounge; Sun Lounge; Family Room
- Deluxe Bathroom With Three Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front And Rear
- Four Bedrooms; Principal With En Suite
- Kitchen With Informal Living/Dining Area
- Gas Heating; Double Glazing
- Generous Sized Private Driveway Area
- Convenient Location; Immaculately Presented

Offers Around **£365,000**

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Timber flooring. Stairwell to first floor. Access to cloakroom.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Timber flooring. Access to under stairs store.

LOUNGE THROUGH DINING ROOM 31'5" x 17'5" (wps)

Gas fire in granite fireplace with contrasting marble surround. Picture window to front elevation. PVC double glazed sliding patio door to rear garden. Glass panelled French doors, with matching side screens, leading to:

SUN LOUNGE 12'11" x 11'4"

Dual aspect windows. Tiled floor. PVC double glazed door to rear garden.



FAMILY ROOM 12'10" x 11'5"

Open fire in marble fireplace, with matching hearth and timber surround. Picture window to front elevation.

KITCHEN WITH INFORMAL LIVING / DINING AREA 23'1" x 16'4"

Modern fitted kitchen with range of high and low level storage units with contrasting solid quartz work surface area. Island unit with granite effect melamine work surface area and breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Integrated, touch screen, induction hob with extractor hood over. Integrated double oven, fridge freezer and dishwasher. Glass fronted display cabinet. Access to walk in larder store. Splash back tiling and solid quartz upstands to walls. Wood laminate floor covering. Bay window to rear elevation. Glass panelled door leading to:

UTILITY ROOM 10'7" x 6'8"

Fitted low level storage units with melamine work surface area. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Wood laminate floor covering. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Stained glass feature window. Access to store with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 19'0" x 12'0" (wps)

Dual aspect windows.

WALK IN WARDROBE

EN SUITE SHOWER ROOM

White three piece suite comprising tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Half tiling to walls. Tiled floor.

BEDROOM 2 12'11" x 11'6"

Wall to wall fitted wardrobes with sliding panelled and mirror panelled doors.

BEDROOM 3 9'11" x 8'5"

BEDROOM 4 9'4" x 7'8"

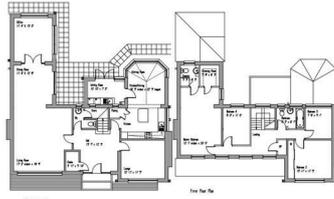
DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit, with drench shower head, and curved glass shower screen over bath. Chrome towel radiator. Tile effect panelled walls. Wood laminate floor covering.

EXTERNAL

Generous sized private driveway area finished in decorative stone. Additional parking area finished asphalt. Front garden finished in mature trees and tree bark. Rear garden finished in lawn, paved patio area, timber decking, raised planters and decorative stone. Outside hot and cold taps. PVC soffits, fascia and rainwater goods.





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.



Immaculately presented, four bedroom, three+ reception, detached family home with generous sized private driveway and gardens front and rear, conveniently located in the well sought after Templepatrick village, within close proximity to local amenities/shops, public transport routes and M2 access for those commuting to Belfast City. The property comprises entrance hall, furnished cloakroom, lounge through dining room with gas fire and glass panelled French doors leading to sun lounge, separate family room, modern fitted kitchen with informal living/dining area, utility room, four well proportioned first floor bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys generous sized private driveway area finished in decorative stone, additional parking area finished asphalt, front garden finished in mature trees and tree bark, and rear garden finished in lawn, paved patio area, timber decking, raised planters and decorative stone. Other attributes include gas fired central heating, double glazing and convenient location. Early viewing highly 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	65	65
(39-54) E		
(21-38) F		
(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 are 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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