



## 8A Old Coach Road, Templepatrick, BT39 0BA

- Detached Family Home
- Conservatory
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Gardens Front, Side & Rear
- Four Bedroom; Four+ Reception
- Kitchen With Informal Dining Area
- Bathroom; En Suite Cloakroom
- Private Driveway; Integral Double Garage
- Village Setting

Offers Over £325,000

EPC Rating E







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glazed front entrance door with matching glazed side screens. Timber floor covering. Access to built in store with light and window, Stairs leading to first floor. Beam vacuum point.

#### LOUNGE 14'5" x 12'10"

Focal point fireplace with electric fire inset. Box bay window to front elevation. Glazed double doors leading to:

#### DINING ROOM 11'6" x 10'0"

Timber floor covering. Picture window to rear elevation.

#### DINING ROOM 12'9" x 7'9"

Wood laminate floor covering. Double glazed sliding patio doors with matching side screen leading to rear garden. Open arch and steps leading down to:

#### SITTING ROOM 14'0" x 10'3"

Focal point fireplace with electric fire inset. Twin windows to rear elevation.



### **CONSERVATORY 15'5" x 10'11" (wps)**

Wood laminate floor covering. Light and power. Dual aspect windows. PVC double glazed French patio doors.

### **KITCHEN 11'5" x 10'6"**

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel twin bowl sink unit with water tap. Cooker point with extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Part tiled walls. Access to larder cupboard with light. Picture window to rear elevation.

### **UTILITY HALL 11'9" x 4'9" (wps)**

High and low level storage units with contrasting melamine work surface. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Access to garage, conservatory & furnished cloakroom.

### **FURNISHED CLOAKROOM**

Two piece suite comprising wash hand basin & WC. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Built in shelved store. Timber floor covering.

### **PRINCIPAL BEDROOM 11'11" x 10'7"**

Fitted double wardrobe with mirrored sliding doors. Picture window to front elevation.

### **FURNISHED CLOAKROOM**

Two piece suit comprising, pedestal wash hand basin and WC. Tiled effect Lino floor covering.

### **BEDROOM 2 12'9" x 18'2"**

Picture window to rear elevation. Enjoying rural aspects. Access to roof space.

### **BEDROOM 3 10'8" x 10'1"**

Fitted double wardrobe with mirrored sliding doors. Picture window to rear elevation enjoying rural aspects.

### **BEDROOM 4 10'1" x 8'11" (wps)**

Built in store with shelving and hang space. Open aspect over stairwell. Picture window to front elevation.

### **FAMILY BATHROOM**

Four piece suite compromising, panelled bath with central mounted mixer tap and telephone handle shower attachment, fully tiled shower enclosure with thermostat controlled shower unit, vanity and WC. Part tiled walls. Timber effect lino floor covering.

### **EXTERNAL**

Generous sized private driveway area finished in tarmac.

Front garden finished in lawn and range of plants, trees & shrubbery. External lighting.

Rear garden finished in lawn, paved patio area, decorative stones and shrubbery.

Outside tap.







### INTEGRAL DOUBLE GARAGE 19'9" x 19'7"

Up and over door. Separate service door to utility hall. Light and power. Beam vacuum hub. Built in store with light.

### 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.



**Well presented, four bedroom/four+ reception, detached family home, conveniently situated on the Old Coach Road, Templepatrick.**

**The property comprises entrance hall, lounge, family room, dining room, sitting room, conservatory, kitchen with informal dining area, utility room, furnished cloakroom, four first floor bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys private driveway, integral double garage, and gardens front, side and rear.**

**Other attributes include PVC double glazing, oil heating, and walking distance to the shops and amenities of Templepatrick village.**

**Early viewing highly recommended.**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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