



89 Temple Hall Lylehill Road, Templepatrick, BT39 0FE

**Offers Over
£360,000**

We are delighted to offer for sale this attractive Georgian style detached home located within the prestigious Temple Hall Development, just off Lylehill Road, Templepatrick where homes of this standard are always highly sought after.

Internally the beautifully appointed accommodation comprises: tiled entrance hall with downstairs WC, spacious lounge with dual aspect and a fantastic well appointed kitchen finished to the highest standard with an excellent range of high and low level units, quartz worktops, integrated appliances, utility space and centre island unit open to a casual dining area, which flows seamlessly out onto the rear garden.

Upstairs there are four bedrooms, master with ensuite and a separate deluxe family bathroom with white three piece suite.

Other benefits include PVC double glazing (triple glazing to all sash windows) and gas heating.

Externally there is a large detached driveway to side affording ample parking, open plan garden to front in lawn and a fully enclosed garden to rear in lawn with paved patio area and array of mature shrubs/plants which have been carefully positioned to create what is a stunning outdoor area that the whole family can enjoy throughout the year.

The village of Templepatrick always proves to be a popular location with home buyers due to its convenience to a host of leading schools, amenities, motorway networks and regular public transport to and from Belfast city centre.

Early viewing recommended !!

89 Temple Hall

Lylehill Road, Templepatrick, BT39 0FE



- Beautifully appointed Georgian style detached within prestigious development
- Kitchen with informal dining, family areas and utility
- PVC double glazed windows to remainder of property / Gas fired central heating / Wired for alarm
- Four bedrooms - Master with ensuite shower room
- Full range of "Shaker" style high and low level units, Quartz work surfaces, island unit and shelved pantry
- Superb plot with tarmac drive to side / Enclosed garden to rear in neat lawn and paved patio
- Lounge with dual aspect and PVC triple glazed sliding sash windows
- Deluxe family bathroom with white three piece suite

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Hardwood front door, tiled floor, stairs to first floor

DOWNSTAIRS WC

Semi pedestal wash hand basin, low flush wc, tiled floor

LOUNGE

18'7" x 12'1" (5.66m" x 3.68m")

Hole in wall style fireplace, piped for gas fire, bespoke shelving units, hardwood flooring

KITCHEN / DINING

19'2" at widest x 18'7" (5.84m" at widest x 5.66m")

Fitted kitchen with range of high and low level units and complemented by quartz work surfaces, centre island with Belfast sink and breakfast bar area, range cooker space, stainless steel extractor fan, integrated fridge

& freezer, integrated dishwasher, hexagonal tiled splashback, tiled floor, pvc double glazed double doors to garden

PANTRY / UTILITY

pantry plumbed for washing machine, space for tumble dryer, gas boiler

FIRST FLOOR

LANDING

Access to floored roofspace via slingsby ladder, shelved cupboard/ hotpress

BEDROOM 1

13'5" x 10'5" (4.1 x 3.2)

Radiator

ENSUITE

Semi pedestal wash hand basin, low flush wc, enclosed shower cubicle with thermostatically controlled shower, chrome towel radiator, tiled floor, velux window

BEDROOM 2

10'5" x 9'10" (3.2 x 3)

BEDROOM 3

11'2" x 8'5" (3.40m" x 2.57m")

BEDROOM 4

9'6" x 7'1" (2.92 x 2.16)

BATHROOM

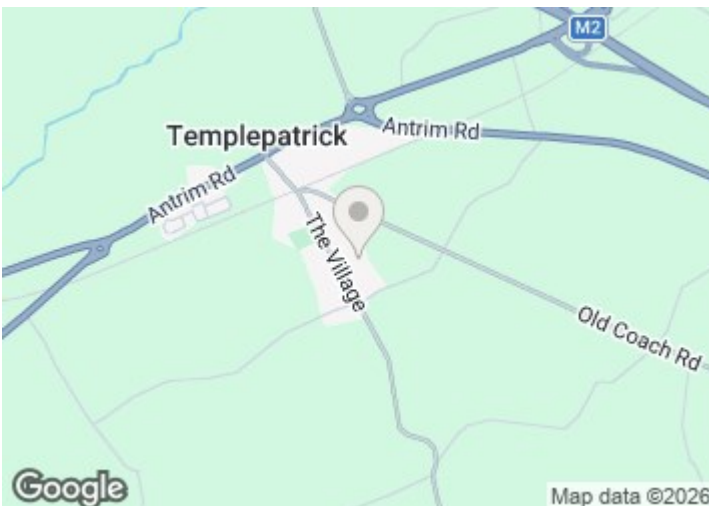
White three piece suite comprising semi pedestal wash hand basin, enclosed cistern wc, panelled bath with thermostatically controlled shower above and partly tiled walls, tiled floor

OUTSIDE

Open plan garden to front in lawn, with range of shrubs to the side.

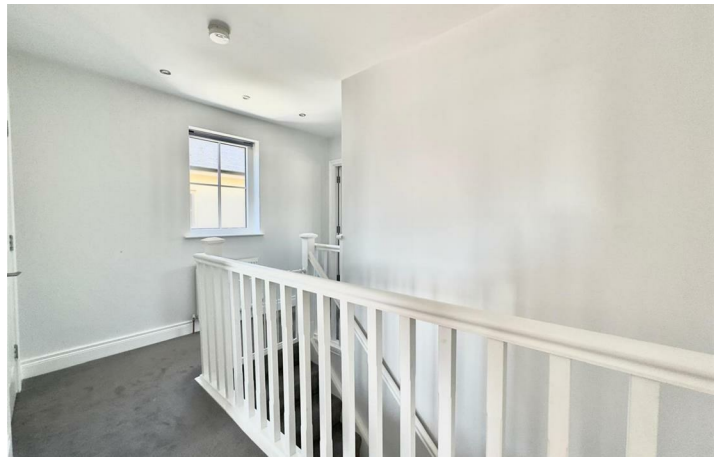
Tarmac driveway to side.

Enclosed garden to rear in lawn with paved patio area, security light and tap.



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





****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact the office. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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