NEST
ESTATE AGENTS

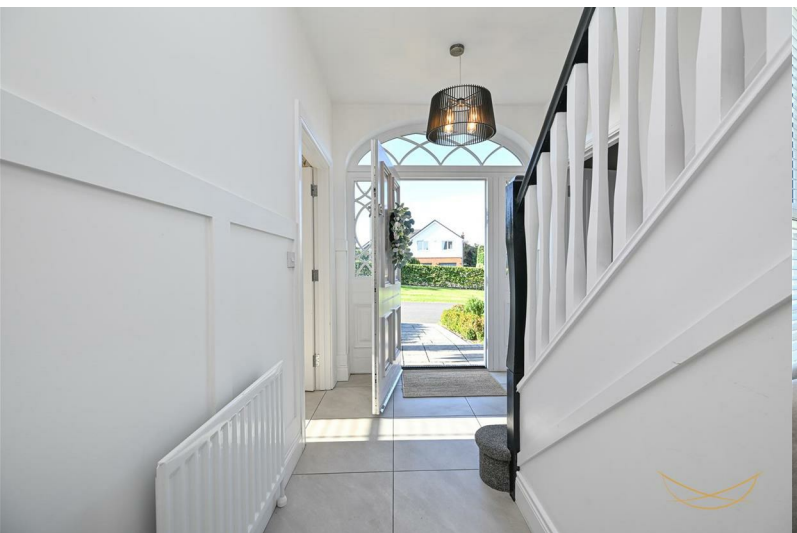


10 Temple Hall

Templepatrick, BT39 0FH

Offers over £359,950

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A Rare Opportunity in the Highly Sought-After Temple Hall Development

Welcome to 10 Temple Hall, a superb four-bedroom detached family home ideally positioned within the prestigious and highly sought-after Temple Hall development in the picturesque village of Templepatrick. Properties of this style and size rarely come to the market within this desirable development, making this an exciting opportunity for families seeking a quality home in an enviable village setting.

Beautifully presented throughout, the property offers spacious and versatile accommodation, including a generous lounge with a striking feature media wall, a modern Shaker-style kitchen which is open plan to a dining and additional living area, and a convenient downstairs W.C. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite, complemented by a contemporary four-piece family bathroom.

Externally, the property continues to impress, with two separate driveways providing excellent off-street parking, a detached garage and a beautifully landscaped, low-maintenance rear garden featuring attractive paved areas, creating the perfect space for outdoor entertaining and family life. The front garden is laid in lawn and adds to the property's attractive kerb appeal.

The location is a major highlight, with Templepatrick offering a wonderful blend of village charm and excellent connectivity. Templepatrick Primary School and Nursery are within walking distance, while Belfast International Airport is easily accessible and the M2 motorway provides a straightforward commute to Belfast and beyond.

An exceptional family home in a highly desirable development, with four-bedroom detached properties rarely becoming available — early viewing is highly recommended.

HALLWAY

14'3 x 6'9 (4.34m x 2.06m)

Georgian style hardwood front door with glazed side panels. Tiled flooring. Woof paneling.

LIVING ROOM

11'6 x 15'7 (3.51m x 4.75m)

Feature media wall with storage. Laminate flooring. Wood paneling.

DOWNSTAIRS W/C

4'2 x 4'6 (1.27m x 1.37m)

White suite comprising wall hung low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Wood paneling.

BEDROOM 5

11'3 x 8'7 (3.43m x 2.62m)

Wood paneling.

KITCHEN / DINING AREA

30'5 x 15'8 (9.27m x 4.78m)

Shaker style kitchen with a range of high and low level units with contrasting worktops and matching upstand. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Integrated gas hob. Integrated stainless steel extractor fan. Integrated eye level oven. Integrated microwave oven. Integrated fridge freezer. Integrated dishwasher. Breakfast bar area. Tiled flooring. Recessed spotlights. Access to rear garden.

UTILITY

6'7 x 5'2 (2.01m x 1.57m)

Range of high and low level units with contrasting worktops and upstand. Stainless steel sink unit with drainer and mixer taps. Plumbed for washing machine, Tiled flooring.

FIRST FLOOR

BEDROOM 1
11'3 x 13'9 (3.43m x 4.19m)
Built in wardrobes. Wood paneling.

ENSUITE
6'1 x 6'10 (1.85m x 2.08m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Fully enclosed shower unit. Heated chrome towel rail. Tiled flooring. Wood paneling.

BEDROOM 2
11'7 x 13'10 (3.53m x 4.22m)
Wood paneling.

BEDROOM 3
11'3 x 11 (3.43m x 3.35m)
Built in furniture.

BEDROOM 4
11 x 8'1 (3.35m x 2.46m)
Built in furniture.

BATHROOM
11'1 x 6'10 (3.38m x 2.08m)
White suite comprising paneled bathroom with mixer taps. Fully enclosed shower unit. Semi pedestal wash hand basin with mixer taps. Wall hung low flush W/C. Tiled flooring. Tiled splashback. Recessed spotlights.

LANDING
10'4 x 9'7 (3.15m x 2.92m)
Access to storage. Access to roofspace.

STORAGE
3'5 x 1'7 (1.04m x 0.48m)

GARAGE
10'4 x 9'11 (3.15m x 3.02m)
Up and over door.

OUTSIDE
Rear enclosed garden with feature paving and raised flowerbeds. Front in laid in lawns bordered by mature shrubbery and feature paving. Paved finished driveway. Second tarmac finished driveway. Outdoor lighting. Outdoor tap.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.
Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.





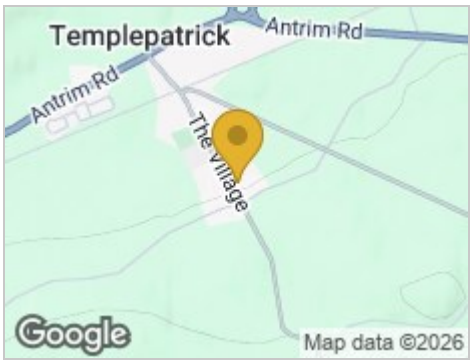

Road Map



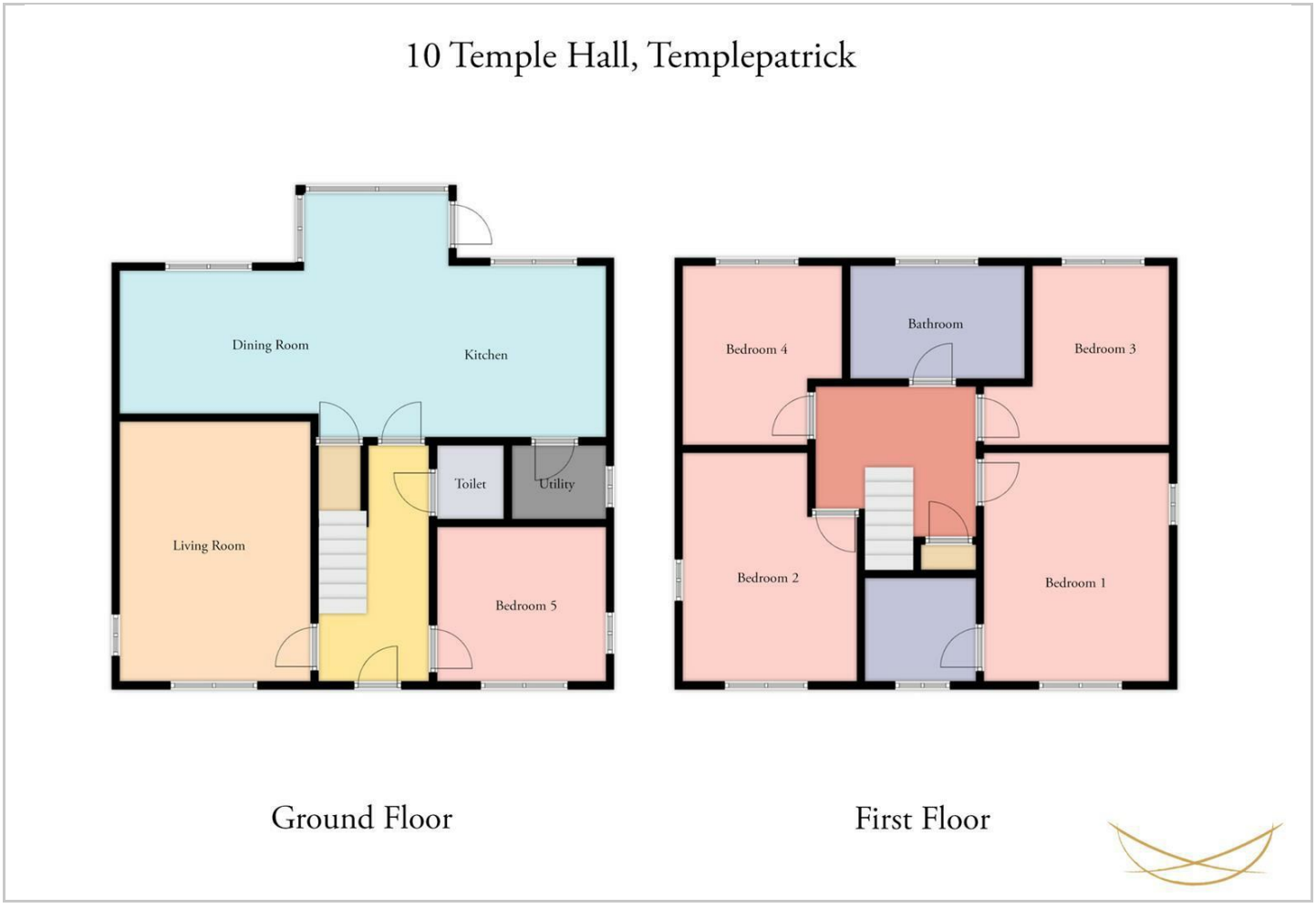
Hybrid Map



Terrain Map



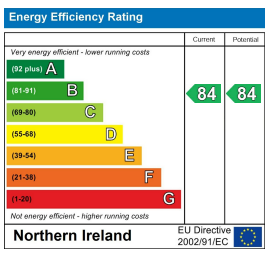
Floor Plan

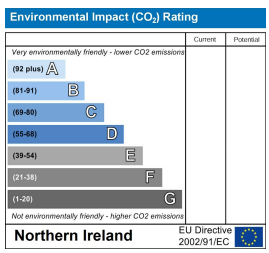


Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com